

INNOVATION LOOP | MARBLE FALLS, TEXAS

PROPOSED ±20,000 SF INDUSTRIAL WAREHOUSE

Purpose-designed industrial facility featuring a **1+ acre laydown yard** with efficient truck circulation, outdoor storage, and operational flexibility.

Substantial planning and engineering work has already been completed, while the project remains flexible for buyer-driven modifications prior to permitting.



The information was obtained from sources deemed reliable; however, Stuart Commercial Partners LLC has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

BUILT FOR INDUSTRIAL OPERATIONS

Purpose-designed warehouse and yard with outdoor storage, efficient circulation, and a professional frontage.



±20,000 SF WAREHOUSE

Flexible industrial footprint for owner-users, contractors

1+ Acre LAYDOWN YARD

Substantial outdoor operating area for fleet & equipment

FLOW THROUGH CIRCULATION

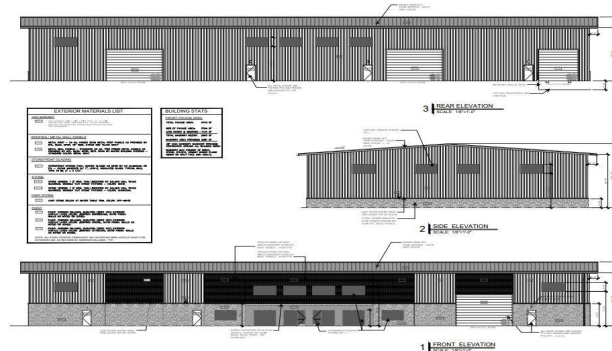
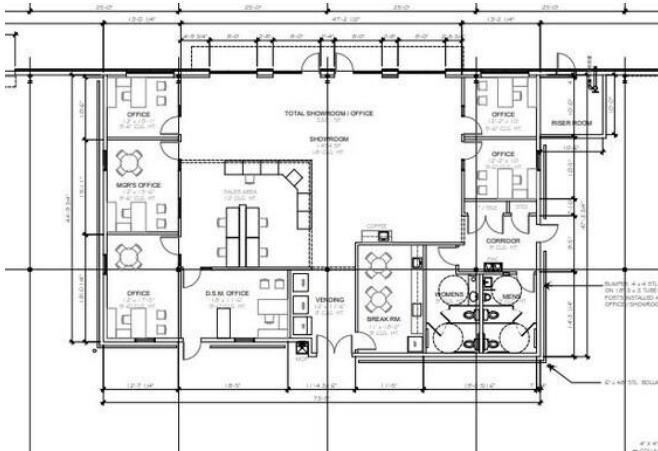
Designed to simplify truck movement

ADVANCED PLANNING

Substantial engineering and design work already completed

BUILDING CONCEPT + DESIGN STATUS

A strong starting point is already in place, while the project still retains flexibility for an owner-user to refine the final building.



DEVELOPMENT STATUS

Engineering + landscape
Substantially Completed

Architecture advanced
stage of completion

City permitting
Not yet submitted / permitted

CONCEPT RENDERINGS

Illustrative views communicate the intended building character, access, yard scale and configuration. Final design may vary.



5,500+ Planned Rooftops — Major residential growth is expanding the local customer and contractor base.

Strong Population Growth — Marble Falls and the surrounding trade area are projected to continue growing rapidly.

Regional Service Hub — Marble Falls serves the broader Highland Lakes market for retail, services, and employment.

Central Texas Access — Convenient connectivity via US-281 and SH-71 to Austin, San Antonio, and the Hill Country.

Marble Falls is growing as the regional hub for the Highland Lakes, with convenient access to Austin, San Antonio, and the surrounding Hill Country via US-281 and SH-71.



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EXPLORE THE OPPORTUNITY

Request the plans, engineering package, pricing, and additional site information.

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