

COMMERCIAL SPACE FOR SALE OR LEASE

MARBLE FALLS MEDICAL PROPERTY

802 AVENUE J, MARBLE FALLS, TX 78654



FOR SALE OR LEASE

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

PRESENTED BY:

HOLLY COATS, CPA, CCIM
Commercial Broker Associate
O: (806) 683-1330
C: (806) 683-1330
hollycoats@kwcommercial.com
606152, TEXAS

ANDREW COATS
Commercial Associate
O: (806) 576-7228
C: 806-576-7228
andrewcoats@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

802 AVENUE J



OFFERING SUMMARY

SALES PRICE:	Negotiable
LEASE RATE:	\$14 SF/yr + NNN
BUILDING SF:	8,160
LOT SIZE:	0.96 Acres
BUILDING CLASS:	B
YEAR BUILT:	1979

PROPERTY OVERVIEW

802 Avenue J offers a robust combination of downtown visibility, demographic momentum, and existing commercial infrastructure. Ideal for medical practices, office use, or mixed-use. The high-growth urban core of Marble Falls, combined with strong visitor traffic and planned civic investment, positions this property as a strategic long-term asset in the Hill Country marketplace.

PROPERTY HIGHLIGHTS

- Located in downtown Marble Falls, a walkable historic district with ~178 businesses lining Ave J and Main Street
- Acts as a regional hub for the Highland Lakes/Colorado River area, supporting a primary trade area of ~121,000 people
- Key local economy drivers include tourism, natural resources, retail, service, and light medical sectors
- Strong draws: proximity to downtown attractions, local shops, restaurants, parks, the lake and visitor events
- Road access: Situated on Avenue J, close to Main Street – prime downtown route with strong visibility & foot traffic
- Parking: On-site parking available; extra public parking nearby downtown
- Support systems: Existing utilities/services tailored for medical and office users
- Health-service-ready: Built-out for medical/office use; immediate tenant appeal

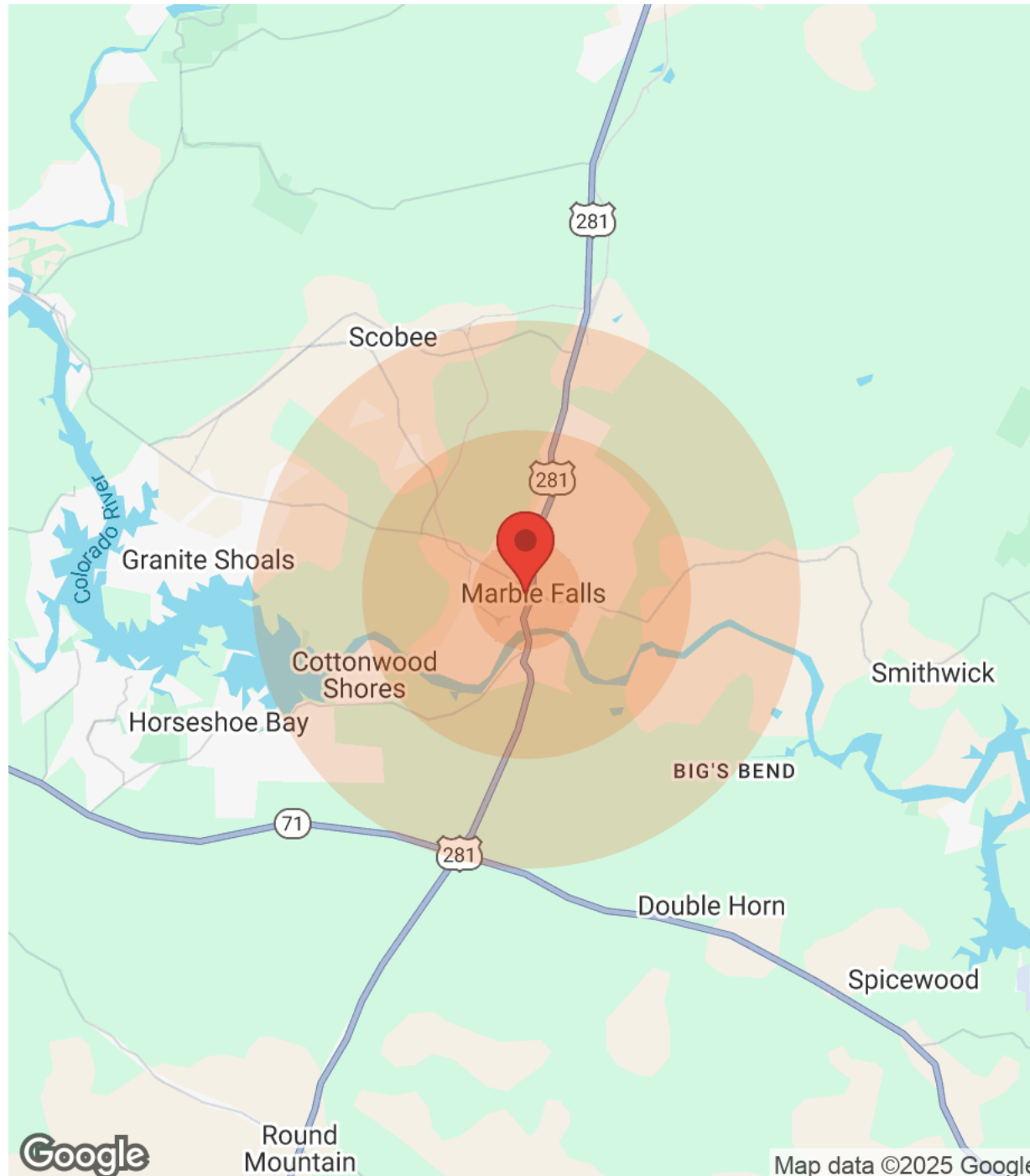
ADDITIONAL PHOTOS

802 AVENUE J



DEMOGRAPHICS

802 AVENUE J



Population	1 Mile	3 Miles	5 Miles
Male	580	4,118	6,487
Female	584	4,644	6,948
Total Population	1,164	8,762	13,435

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	322	1,677	2,779
Ages 15-24	197	1,231	1,968
Ages 25-54	521	2,784	4,554
Ages 55-64	83	1,027	1,496
Ages 65+	41	2,043	2,638

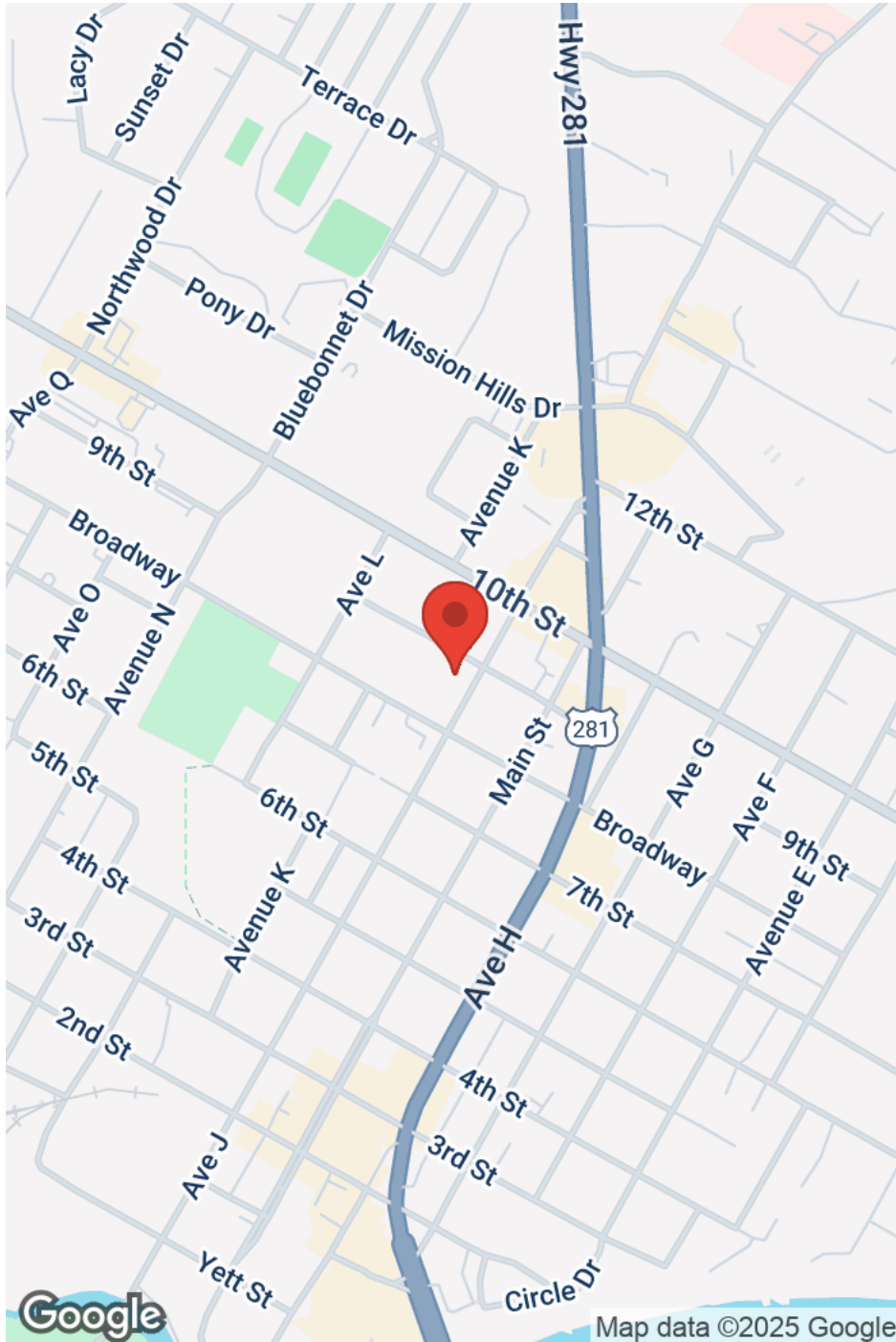
Race	1 Mile	3 Miles	5 Miles
White	826	7,858	11,666
Black	53	213	243
Am In/AK Nat	N/A	N/A	7
Hawaiian	N/A	N/A	N/A
Hispanic	761	1,779	3,693
Multi-Racial	570	1,366	3,016

Income	1 Mile	3 Miles	5 Miles
Median	\$28,068	\$46,084	\$44,089
< \$15,000	122	621	850
\$15,000-\$24,999	45	337	538
\$25,000-\$34,999	77	407	667
\$35,000-\$49,999	57	565	1,006
\$50,000-\$74,999	44	778	1,003
\$75,000-\$99,999	36	347	498
\$100,000-\$149,999	N/A	433	488
\$150,000-\$199,999	N/A	61	78
> \$200,000	N/A	101	133

Housing	1 Mile	3 Miles	5 Miles
Total Units	475	4,263	6,374
Occupied	420	3,814	5,486
Owner Occupied	170	2,230	3,490
Renter Occupied	250	1,584	1,996
Vacant	55	449	888

LOCATION MAPS

802 AVENUE J





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Albert Harris/Keller Williams Realty Amarillo</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>474896</u> License No.	<u>amarillokw@gmail.com</u> Email	<u>(806)359-4000</u> Phone
<u>Albert Harris</u> Designated Broker of Firm	<u>526244</u> License No.	<u>al.harris@kw.com</u> Email	<u>(806)433-2782</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Holly Coats</u> Sales Agent/Associate's Name	<u>606152</u> License No.	<u>hollycoats@kwcommercial.com</u> Email	<u>(806)683-1330</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501