

CENTURY 21

Judge Fite Company



2300 N US HIGHWAY

MARBLE FALLS



\$1,550,000



4,342 sqft

DESCRIPTION

Exceptional commercial opportunity located at 2300 N Hwy 281 in Marble Falls, Texas. This 4,342± sq ft professional building is thoughtfully designed for functionality and flexibility, making it ideal for a variety of business uses. The interior features 8 private exam rooms, 4 executive luxury offices, 2 separate reception areas, and 6 dedicated workstations, providing excellent workflow for professional or medical operations. The building also includes large restrooms, a lab or additional workspace with a separate private entrance, for a total of 2 front entrances, a large file-storage room, and multiple copy and work areas, allowing for efficient daily operations or potential multi-tenant configurations. Positioned along the highly traveled N Hwy 281 (US 281) corridor, this property benefits from heavy daily traffic counts frequently exceeding 20,000 vehicles per day, according to the TxDOT Statewide Traffic Monitoring Program, offering outstanding visibility and accessibility. The flexible layout makes this property well suited for a medical facility, bank, recovery center, title company, spa, holistic wellness retreat, or could easily be adapted for multi-tenant commercial use, small business condos-flex space, or mixed-use development. This is a rare opportunity to secure a high-visibility commercial property in one of Marble Falls' busiest corridors with strong growth and business potential.

PROPERTY TYPE: Commercial - Office
MLS STATUS: Active
MLS: 21202053
YEAR BUILT: 1970
COUNTY: Burnet
TRACT OR SUBDIVIION: Northwood Acres
LIST DATE: 03/09/2026

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800.451.8055

AREA:
SQUARE FEET: 4,342
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.72
LOT SIZE (SQFT): 31,398

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- LuxuryVinylPlank

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AttachedCarpport
- AdditionalParking
- AlleyAccess
- Asphalt
- Covered
- DirectAccess
- OnSite
- OffStreet
- Paved
- ParkingLot
- Leased

LOT DESCRIPTION:

- InteriorLot

ROOF TYPE:

- Asphalt

SIDING:

- AluminumSiding
- MetalSiding
- Rock
- Stone

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- CableAvailable
 - ElectricityAvailable
 - SewerAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- Prewired
 - SecuritySystem
 - FireAlarm
 - FireSprinklerSystem
 - KeyCardEntry
 - SecurityLights
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LISTED BY: Shawna Wimberley 

BROKERED BY: Homestead Real Estate