

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 4304 W INNOVATION LOOP

MARBLE FALLS, TX 78654



\$549,000



1 acres

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## DESCRIPTION

The property is already cleared and well-maintained, with light tree cover—meaning minimal clearing and removal costs compared to heavier tracts. The land lays out clean and efficient for a wide range of site plans, from flex/warehouse to industrial office or other compatible commercial/industrial concepts (buyer to verify zoning and uses). Major civil advantage: Regional detention in place (real cost savings). A key differentiator is regional detention already provided, which can materially reduce stormwater infrastructure scope and cost and preserve more usable area for building and parking—helping keep your civil budget tighter and your timeline cleaner. Build-ready utilities: Available at/near the street, including water and sewer, 3-phase and single-phase power, and internet/telecom. This site offers a smoother path from concept to construction with fewer off-site improvement unknowns. (buyer to verify exact locations, capacity, connection requirements, and fees). Investment thesis: A clean, scarce land opportunity in a growing Hill Country market—ideal for a developer or investor seeking a turnkey industrial park tract with strong physical attributes, efficient layout potential, and a “finished” look that supports premium end-user product.

**PROPERTY TYPE:** Land - UnimprovedLand  
**MLS STATUS:** Active  
**MLS:** 5889784  
**YEAR BUILT:**  
**COUNTY:** Burnet  
**TRACT OR SUBDIVIION:** Marble Falls Ind Park  
**LIST DATE:** 02/24/2026

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**800.451.8055**

**AREA:** BU  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 3.91  
**LOT SIZE (SQFT):** 170,319

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Cleared
- OpenLot
- TreesMediumSize

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- FiberOpticAvailable
- NaturalGasAvailable
- SeeRemarks
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- SeeRemarks

**LISTED BY:** Taylor Stuart

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**BROKERED BY:** Taylor Stuart, Broker