



HORSESHOE BAY RESORT.  
TEXAS HILL COUNTRY

Summit Rock  
Golf Course

**SITE**  
**±14.38 AC**

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IN THE SUMMIT ROCK COMMUNITY OF HORSESHOE BAY, TEXAS



Texas Land and Commercial is pleased to offer this parcel of land located in the middle of the Horseshoe Bay Resort near constant-level Lake LBJ, approximately 45 miles from Austin in the heart of the Texas Hill Country.

## PROPERTY DETAILS

- Land Size: ±14.38 AC
- Sale Price: \$4,500,000
- Proposed Use: Multifamily, Senior Living, Hotel, Medical, Assisted living, Single Family Villas, Townhomes
- Zoning: C2 - General Commercial & Residential Planned Development Zone; Includes: Assisted Living, Medical, Hotel, Retail, Office, Senior Living, Memory Care, Rehabilitation. Multifamily Residential & Villas - Single Family Residential with Conditional Use Permit. Full zoning information upon request.

## DEMOGRAPHICS

Radius	2022 Population	Daytime Population	Average HH Income
1-mile	766	1,110	\$157,276
3-mile	4,425	5,111	\$152,760
5-mile	12,232	9,972	\$117,658
7-mile	19,981	16,175	\$112,062
10-mile	30,774	31,710	\$99,787
15-mile	41,062	40,799	\$99,708

## HORSESHOE BAY RESORT

- Part of the Horseshoe Bay Resort, Summit Rock is a private, members-only course located in Horseshoe Bay Resort near the city of Marble Falls.
- Horseshoe Bay Resort, in the picturesque Texas Hill Country, is a short 50-minute trip from Austin and a few hours drive from Dallas, Houston and San Antonio. The 7,000-acre, AAA Four Diamond Horseshoe Bay Resort sits along the shore of constant-level Lake LBJ. The 347-room resort is home to three Robert Trent Jones Sr. designed golf courses; a private members-only Jack Nicklaus Signature Golf Course; an 18-hole, par-72 Dwarf Bermuda grass putting course; The Waters 50-room condo tower and a full-service marina. A private airport, 16 tennis courts, bike rentals, hiking trails, spa and fitness center all add to the extraordinary experience of Horseshoe Bay Resort.
- The Resort offers four panoramic championship golf courses each of which incorporate the unique, natural terrain of the beautiful Texas Hill Country while providing holes playable for a variety of skill levels.
  - Three Robert Trent Jones Sr. golf courses: Slick Rock, Ram Rock and Apple Rock.
  - A Jack Nicklaus Signature Golf Course in Summit Rock.
- The AAA four-diamond lake and golf resort also features an airport with a 6,000 foot runway, a seven story 249-room hotel with high tech convention facilities, 13 tennis courts, four swimming pools, a white-sand beach, and unmatched scenic views.





±14.38 ACRES IN THE SUMMIT ROCK COMMUNITY OF HORSESHOE BAY, TEXAS

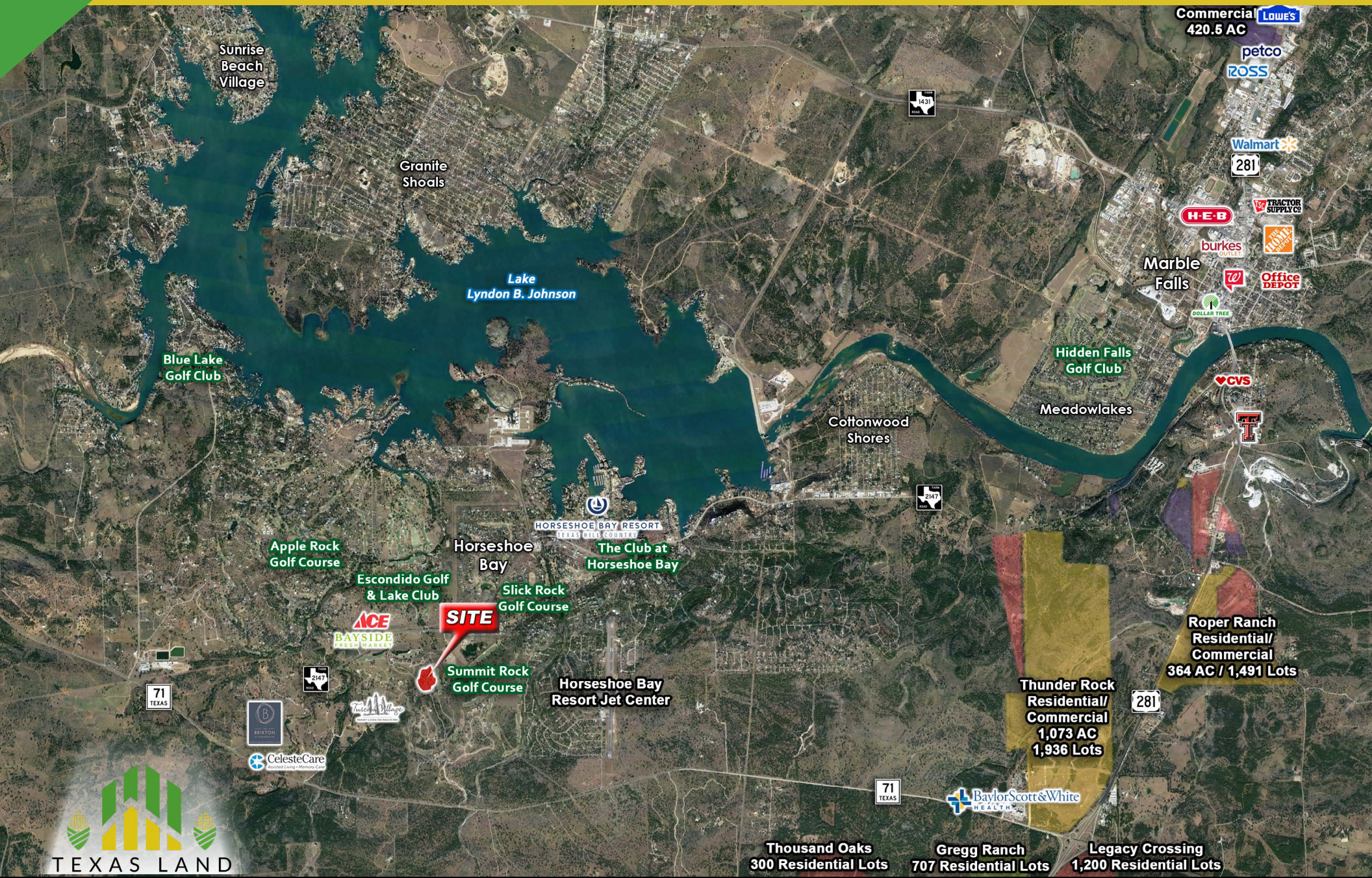


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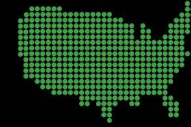
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200 Summit Rock Blvd, Horseshoe Bay, Texas, 78657  
Ring of 5 miles



**TAPESTRY**  
SEGMENTATION  
[esri.com/tapestry](http://esri.com/tapestry)

### DOMINANT TAPESTRY SEGMENT



2,502 households are *Silver & Gold*  
49.0% of households are in this segment

#### **Silver & Gold:** *Senior Styles* LifeMode

Almost the oldest senior market, Silver and Gold is the most affluent senior market. The affluence of Silver and Gold has afforded the opportunity to retire to sunnier climates that feature exclusive communities and vacation homes.

### ABOUT THIS SEGMENT



Primarily retired, but many still active in the labor force. Self-employment is the highest across all Tapestry markets.



Partial to luxury cars or SUVs - highest demand market for convertibles. Generous supporters of charitable organizations.



Pursue the luxuries that well-funded retirement affords. Enjoy an active social life - travel, hobbies, and sports (especially golf).



Active seniors that maintain a regular exercise regimen and pay attention to healthier eating habits.



Connected, but primarily to get news and track investments, more likely to own an e-reader or tablet than a smartphone.

### ABOUT THIS AREA

**Household Type:**  
Single Family/Seasonal

**Employment:**  
Retired; Prof; Svcs

**Median Age:**  
53.6

**Median Household Income:**  
\$74,254

**Education:**  
44.1% have a college degree



### KEY FACTS FOR THIS AREA

12,232

Population

5,111

Households

2.39

Avg Size Household

161

Wealth Index

111

Housing Affordability

67

Diversity Index

\$289,340

Median Home Value

0.55%

Forecasted Annual Growth Rate

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