

# SHOPS AT FLATROCK CROSSING



Marble Falls, Texas



South Highway 281 &  
FM 2147



[johnson-deane.com](http://johnson-deane.com)

Bobby Johnson  
(214) 673-4911  
[bobby@johnson-deane.com](mailto:bobby@johnson-deane.com)

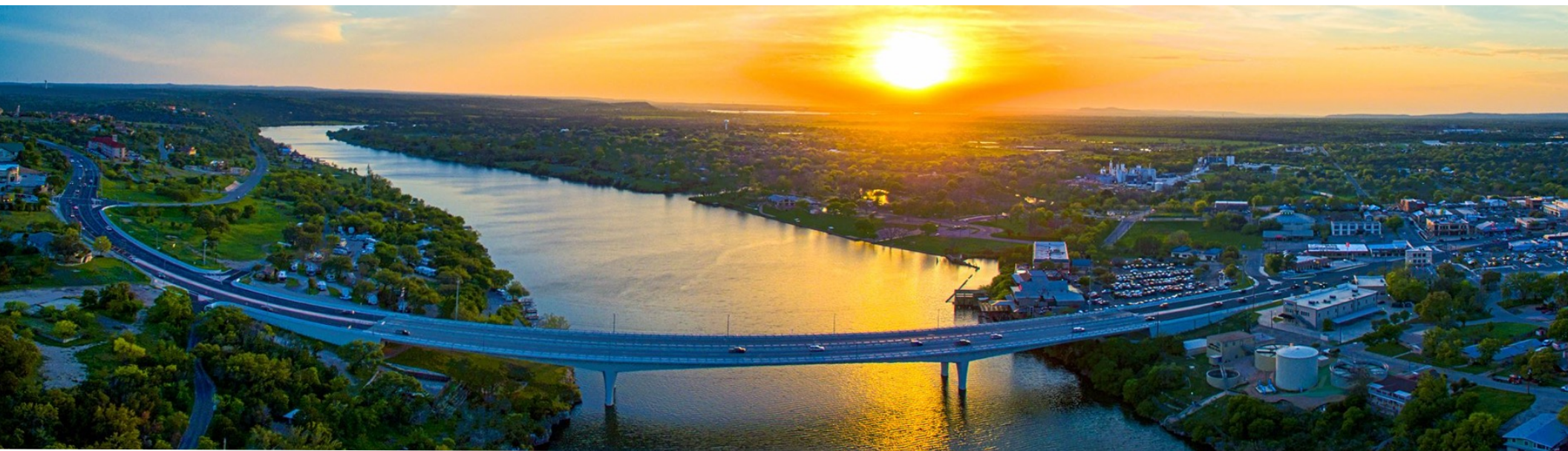
Will Deane  
(281) 381-1913  
[will@willdeane.net](mailto:will@willdeane.net)

Josh Robles  
(512) 755-2383  
[jroblesrealtor@gmail.com](mailto:jroblesrealtor@gmail.com)



# **Shops at Flatrock Crossing in Marble Falls is the gateway to the Highland Lakes of Central Texas.**

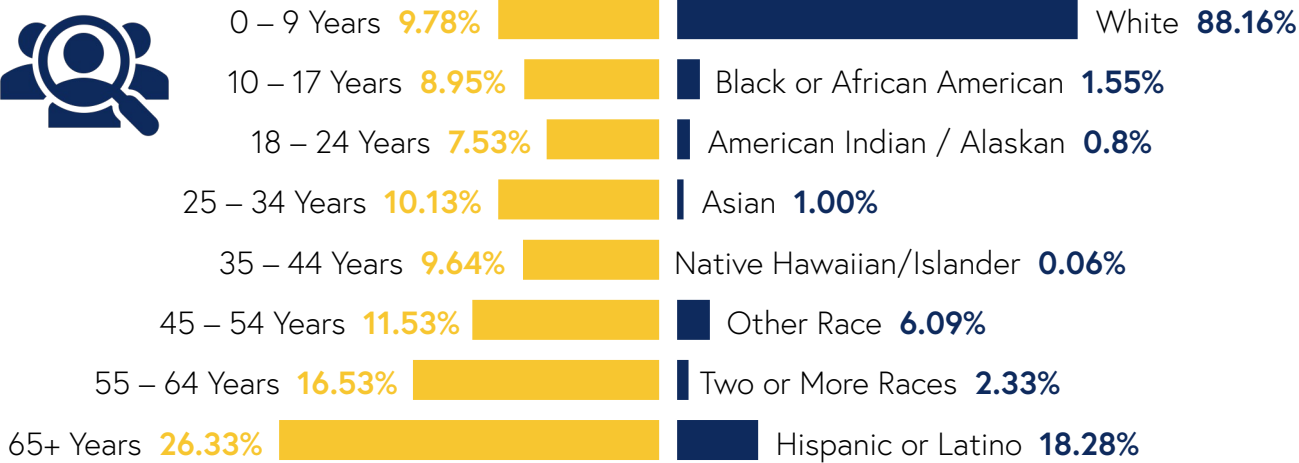
A regional hub with unperilled beauty. Home to an abundance of wineries, "best of" golf courses, resorts, hunting, fishing and recreational watersports. Postcard pretty with untapped opportunities for retail and businesses alike.





- Marble Falls drew over 1 million visitors in 2022
- 2684 new single family homes approved by city
- 1350 multifamily units approved
- 4100 new residents from Williamson & Travis counties over last 3 years
- 4500 total new residents over the last 3 years
- \$443,000 average market value of primary residence
- \$414,000 median home sales price in 2022
- Approximately 4,400 new single family homes planned within 1.5 miles of Flatrock Crossing  
Additionally, approximately 1700 multi-family units
- The largest concentration of new home development is within 1.5 miles of Flatrock Crossing
- Austin was ranked #4 nationally for remote workforce, resulting in Marble Falls housing growth

## Age Distribution & Race



## Population



## Household Income



**\$76,973**

Median Household



**\$109,311**

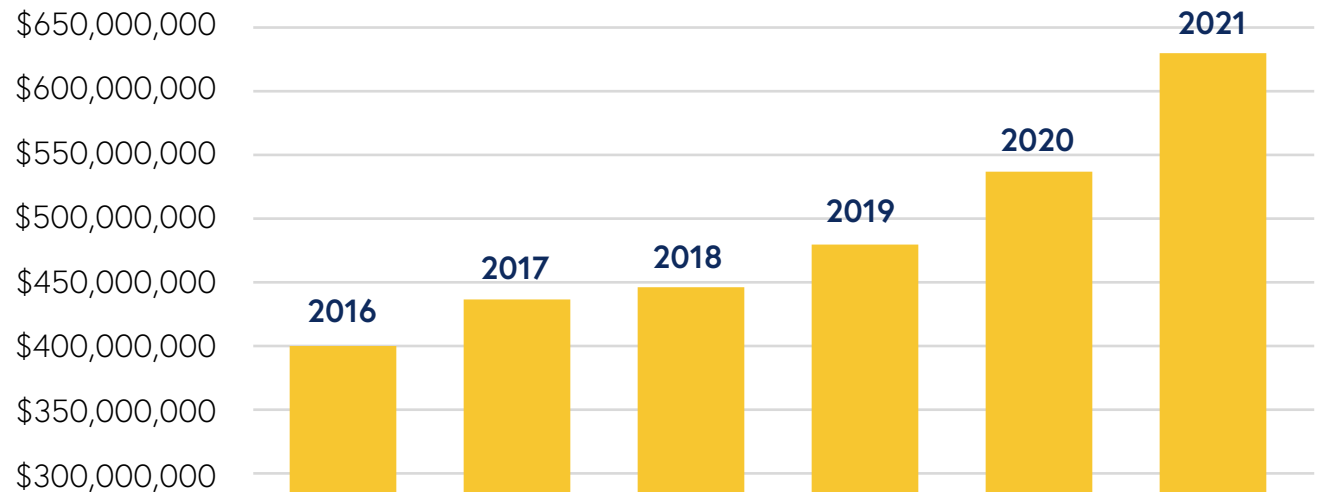
Average Household

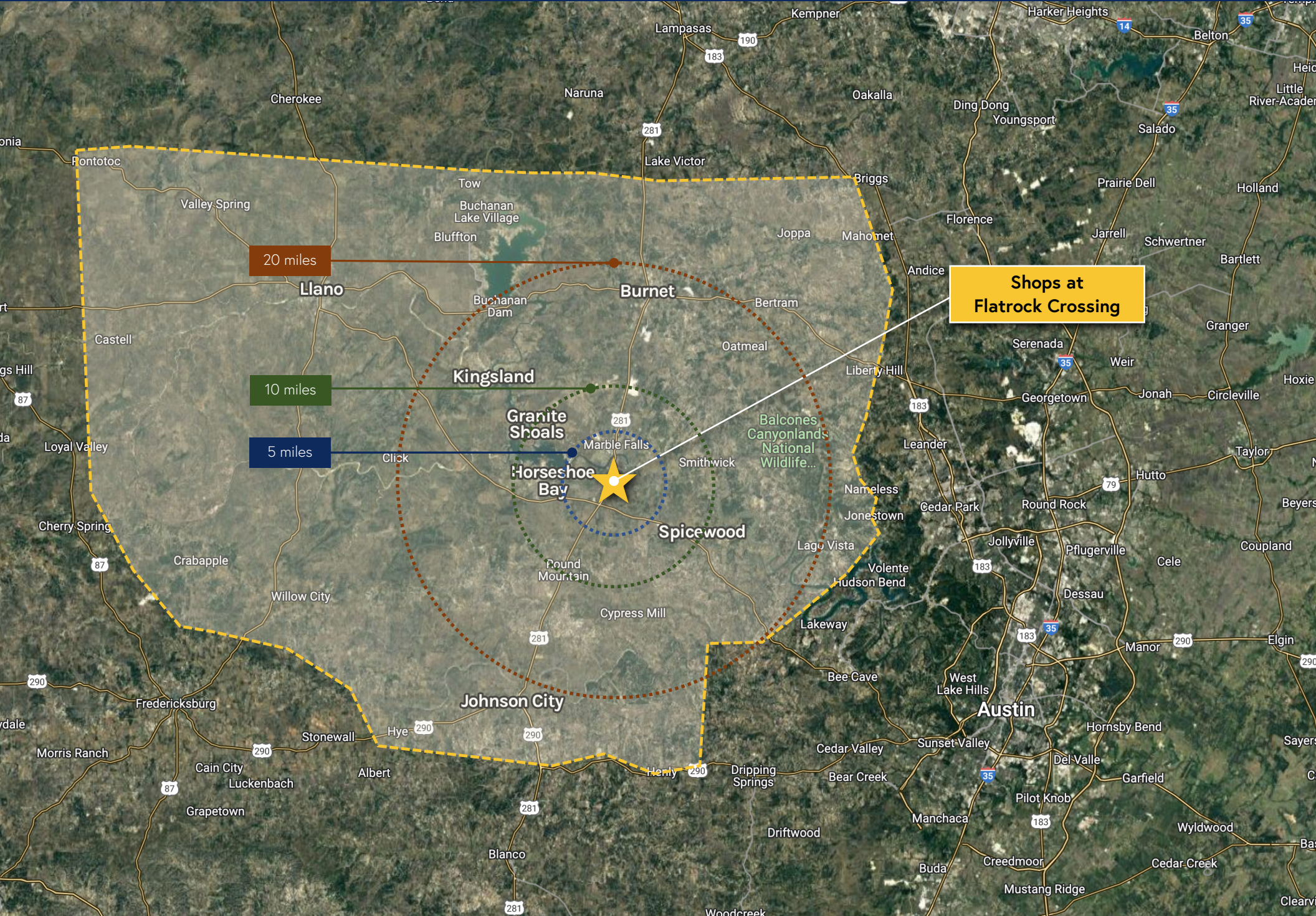


**\$45,435**

Per Capita Income

## Taxable Sales







Located along Highway 281 Shops at Flatrock Crossing will entail retail, dining, office, multifamily and entertainment space. Bringing new and exciting destinations to the Marble Falls region. A place for family and friends to gather creating new experiences.





## Retail Demand



**\$177.6 M**

Food Service & Drinking Places



**\$32.9 M**

Clothing & Accessory Stores



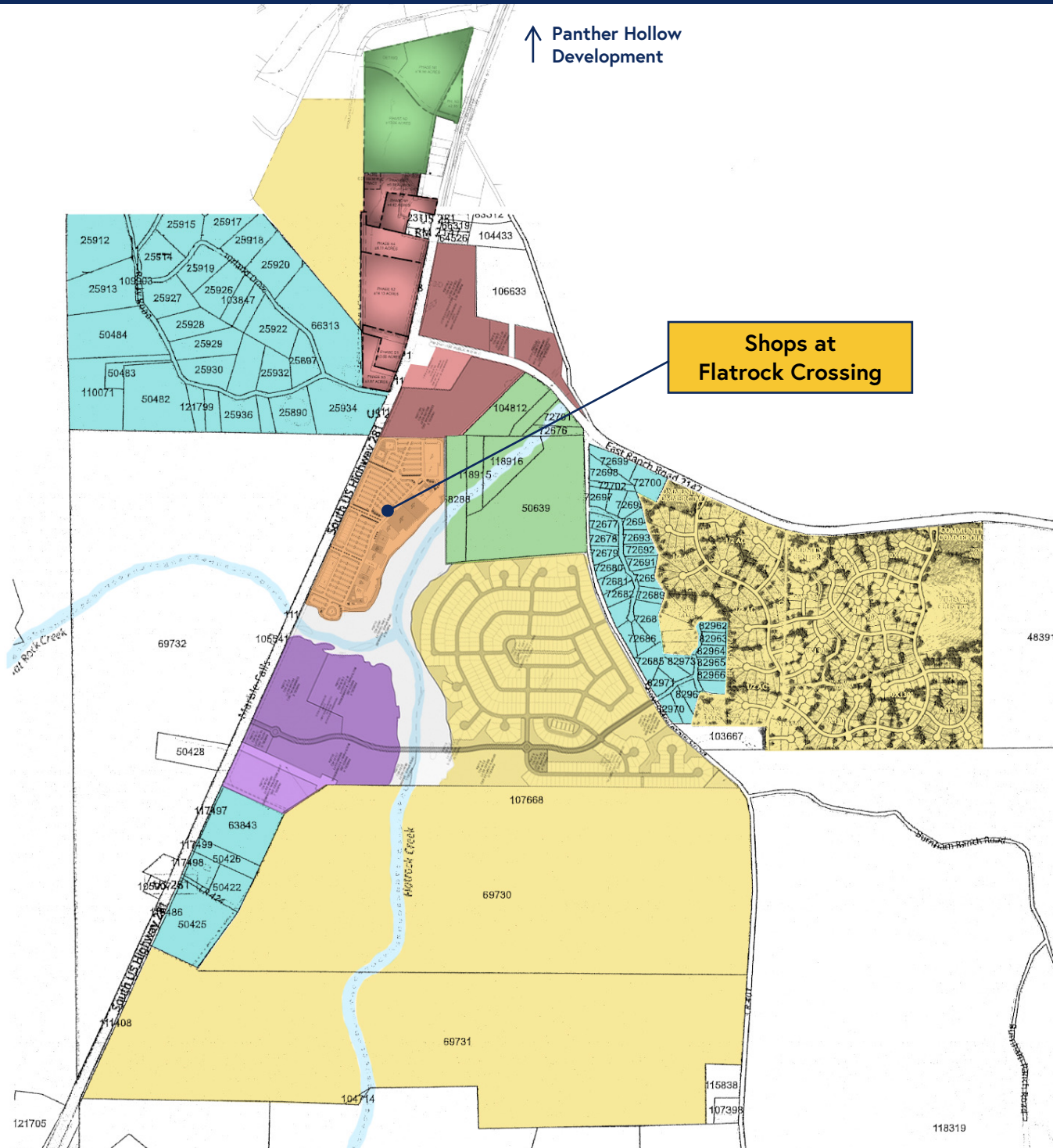
**\$14.5 M**








Sporting Goods & Hobby Stores



**\$225 M**

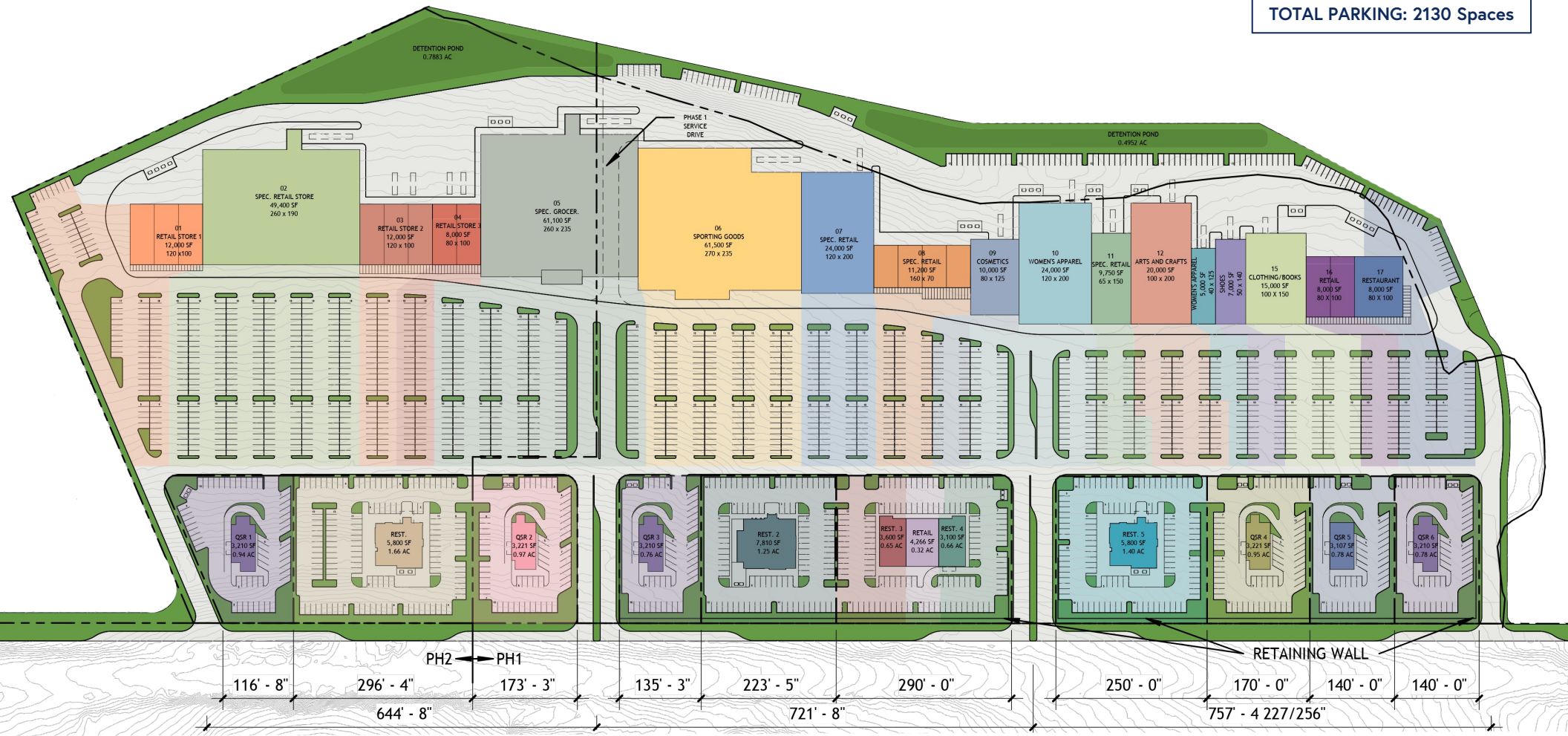
Total Food/Clothing/Sporting Goods

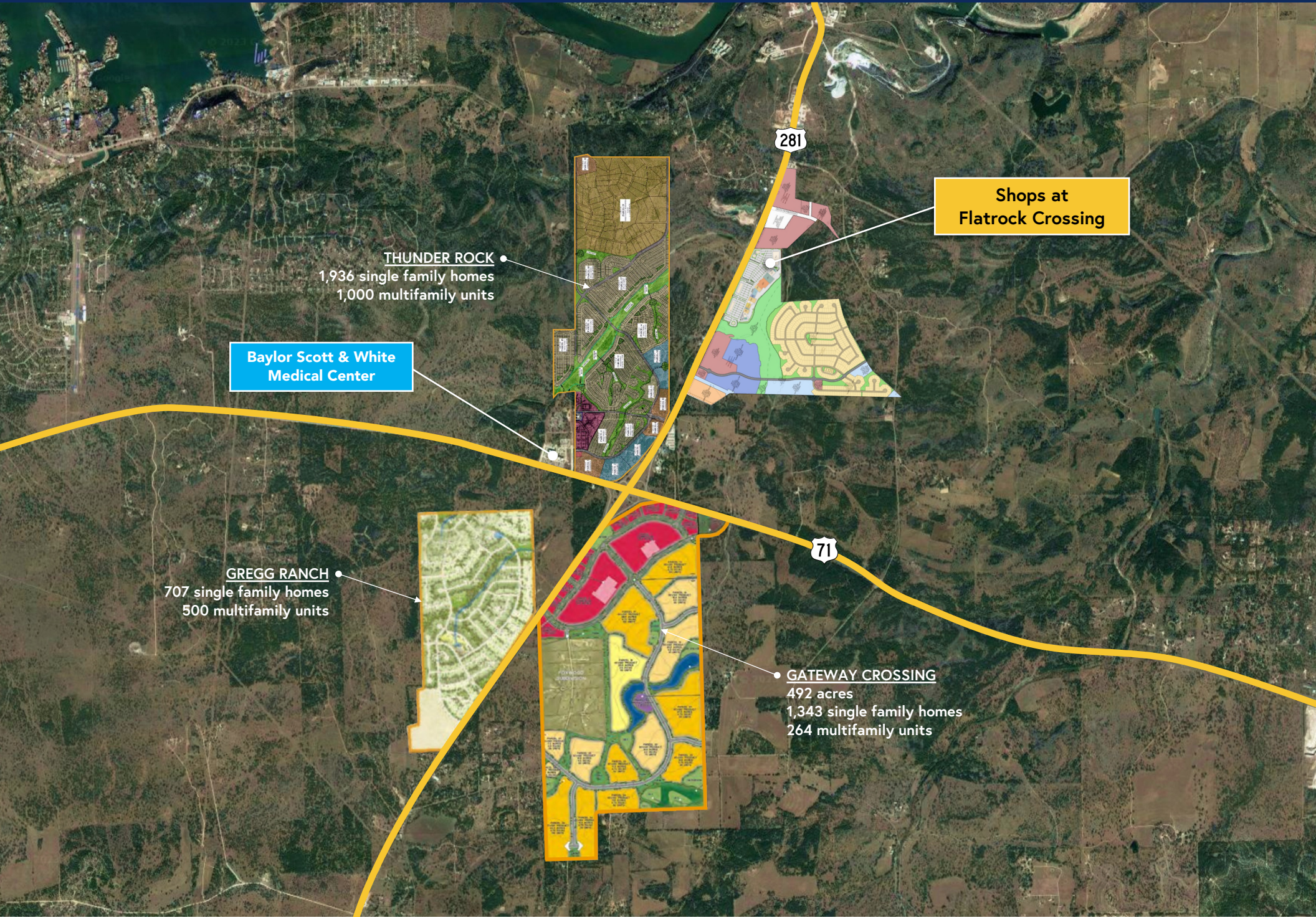


LEGEND	
	Existing
	Retail
	Mixed Use
	Commercial
	Residential — Single-family
	Residential — Multi-family
	Flatrock Creek



TOTAL PARKING: 2130 Spaces






**Shops at Flatrock Crossing**

**THUNDER ROCK**  
1,936 single family homes  
1,000 multifamily units

**Baylor Scott & White Medical Center**

**GREGG RANCH**  
707 single family homes  
500 multifamily units

**GATEWAY CROSSING**  
492 acres  
1,343 single family homes  
264 multifamily units



# SHOPS AT FLATROCK CROSSING

**Marble Falls, Texas**

The historic lake town soon home to exciting new retail brands adding to its existing charm.