

# **SEC of Gateway North (2147) & Hwy. 281**

Marble Falls (Horseshoe Bay), Texas

# SEC of Gateway North (2147) & Hwy. 281

Location: Signalized hard corner at the southeast corner Gateway North (2147) and Highway 281 in Marble Falls, Texas. Site is strategically located at the entrance intersection to **Horseshoe Bay**. Austin is approximately 60 miles away and San Antonio is approximately 90 miles away.

Site: ±63,471 sf

Zoning: The pad site is zoned C-3.

## Highlights:

- Intersection to the entrance to **Horseshoe Bay**;
- Northeast corner- **Starbucks** on the NEC;
- Northwest corner- **Riverwalk**, a new multi-use waterfront development which will have a Hotel, Conference Center, Condos and approximately 300,000 sf of retail;
- Southwest corner- **La Quinta** and residential;
- Upper income demographics and strong traffic counts.

Jonathan S. Horn

**HORN CAPITAL REALTY, LLC.**

Strategic Conversion Of Real Estate To Capital™

1177 Kane Concourse, Suite 301 ♦ Bay Harbor Islands, Florida 33154

305-864-2000 ♦ 305-864-4240 (Fax)

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# Marble Falls

## Lake Marble Falls

WAL-MART  
SUPERCENTER

THE HOME DEPOT

Hannaford  
FRESH

chili's

US HWY 281

US HWY 281

RIVERWALK  
RESTAURANT

RIVERWALK  
RESTAURANT

Starbucks

McDonald's

Gateway Blvd.

Strip Center

FM 2147

US HWY 281

TO HORSESHOE BAY

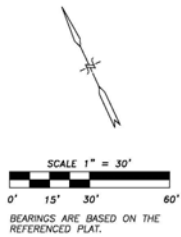
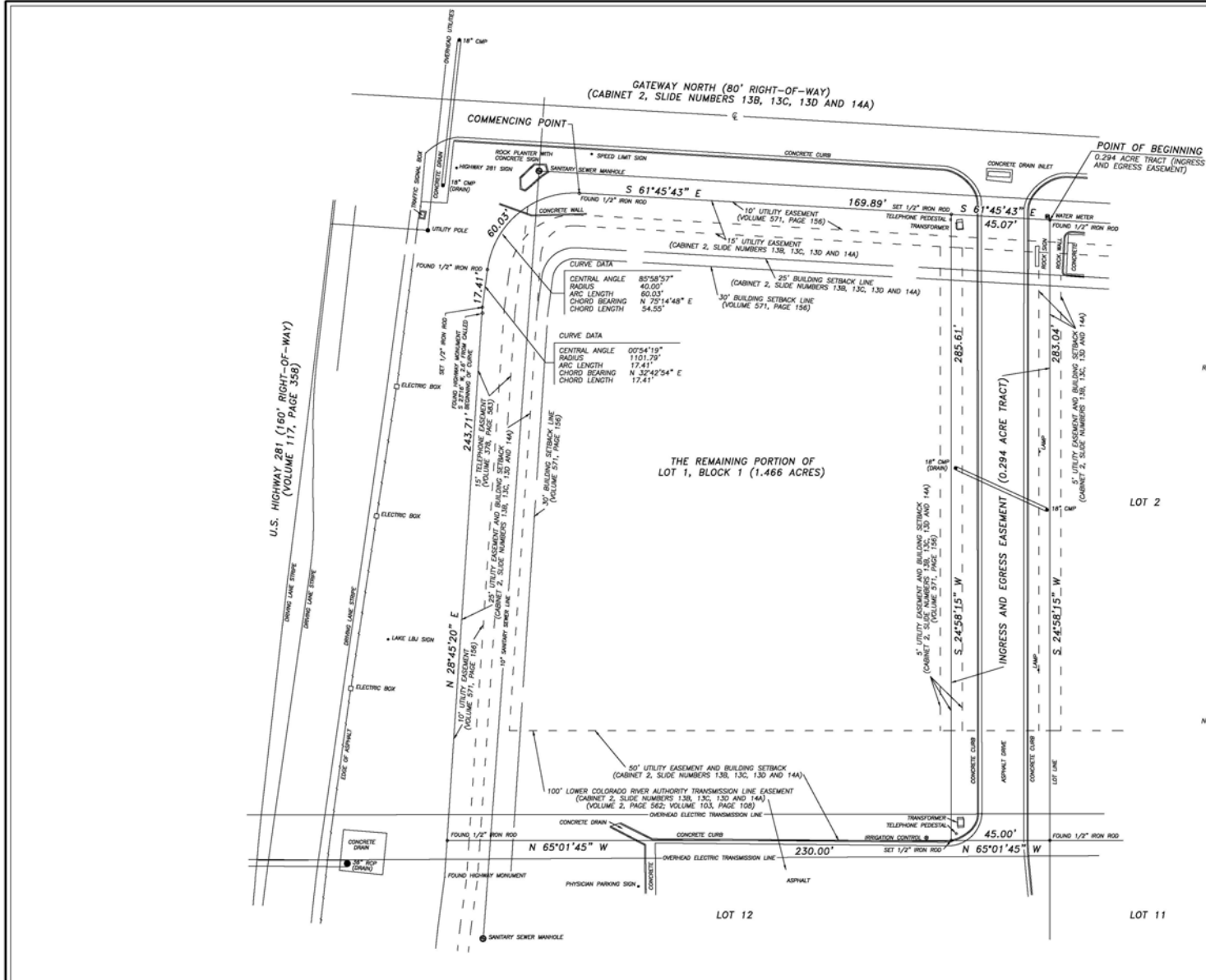
REALLY CAR  
REALTY

Quinta  
INN

La Ventana  
RESTAURANT

WATERSIDE





- REFERENCES:**
- SOURCE: PLAT RECORDS OF BURNET COUNTY, TEXAS  
CABINET 2, SLIDE NUMBERS 13B, 13C, 13D AND 14A  
PLAT OF GATEWAY PARK, SECTION ONE
  - SOURCE: REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS  
VOLUME 571, PAGE 156  
VOLUME 572, PAGE 754  
VOLUME 665, PAGE 74  
RESTRICTIONS:  
VOLUME 578, PAGE 583  
AMENDED EASEMENT AND RIGHT-OF-WAY  
GENERAL TELEPHONE COMPANY OF THE SOUTHWEST  
VOLUME 637, PAGE 341  
0.294 ACRE TRACT
  - SOURCE: DEED RECORDS OF BURNET COUNTY, TEXAS  
VOLUME 2, PAGE 562  
VOLUME 103, PAGE 108  
EASEMENT/RIGHT-OF-WAY GRANTED TO LOWER COLORADO RIVER AUTHORITY  
VOLUME 312, PAGE 122  
MINERAL INTEREST

- NOTES:**
- 1) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BURNET COUNTY, TEXAS AND INCORPORATED AREAS; COMMUNITY PANEL NUMBER 480330319 D, DATED SEPTEMBER 26, 2003, THIS PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - 2) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

STATE OF TEXAS  
COUNTY OF BEXAR

TO: MOB GATEWAY, LP, N-GATEWAY (MARBLE FALLS), LLC,  
FIRST NATIONAL BANK AND HIGHLAND LAKES TRUST;  
I HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED  
FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY  
SUPERVISION AND THAT ALL BUILDINGS ARE WHOLLY LOCATED  
ON THIS PROPERTY AND THAT THERE ARE NO VISIBLE EASE-  
MENTS OR ENCROACHMENTS EXCEPT AS SHOWN.

THIS 28th DAY OF FEBRUARY 2007, A.D.

THOMAS C. HABERER  
REGISTERED PROFESSIONAL LAND SURVEYOR #4350

 **Northstar Land Surveying, Inc.**  
9033 Aero St., Suite 207  
San Antonio, Texas 78217  
(210) 826-6228

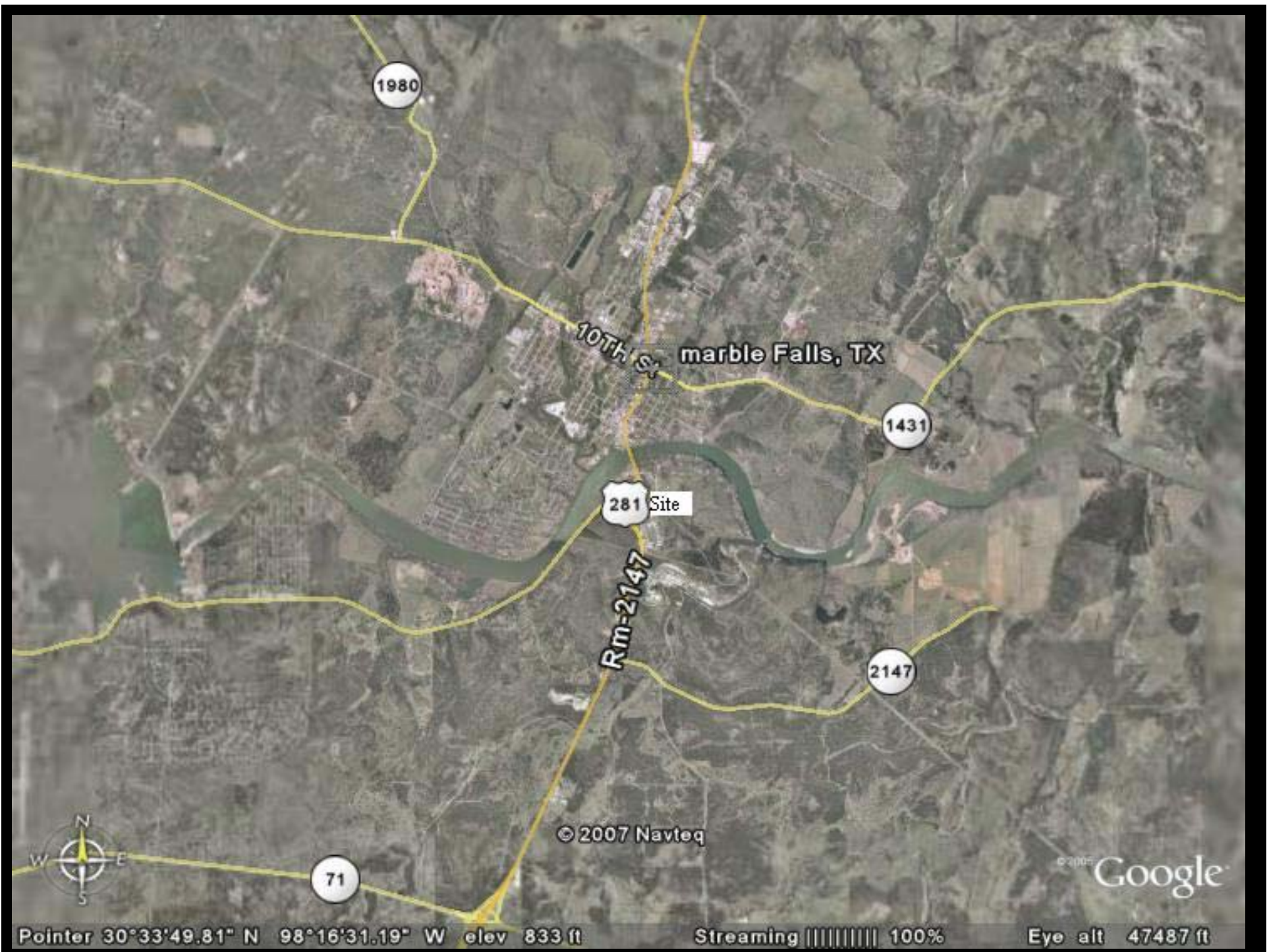
**A LAND TITLE SURVEY OF**  
LOT NO. ONE (1), BLOCK NO. ONE (1), OF GATEWAY PARK, SECTION ONE (1), A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE NUMBERS 13B, 13C, 13D AND 14A, PLAT RECORDS OF BURNET COUNTY, TEXAS; SAVE AND EXCEPT A 0.294 ACRE TRACT OF LAND AS RECORDED IN VOLUME 637, PAGE 341, REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS.

AND

BEING A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OUT OF THE R.D. MOORE SURVEY NO. 603, AND BEING 0.294 ACRES OUT OF LOT NO. ONE (1), BLOCK NO. ONE (1), GATEWAY PARK, SECTION ONE (1), THE PLAT OF WHICH IS RECORDED IN CABINET 2, SLIDES 13B-14A, PLAT RECORDS OF BURNET COUNTY, TEXAS.

REVISIONS:			
DATE	NO.	DESCRIPTION	BY:
6/8/07	1	ADDED TO WHOM TO CERTIFY TO AND NOTED WHICH EASEMENTS ARE NOT ON THIS PROPERTY LISTED WITH THE REFERENCES.	CAM
7/27/07	2	REVISIONS PER LETTER DATED JULY 2, 2007 FROM TERRI SONN	CAM
7/30/07	3	VERIFIED REMOVAL OF PHYSICIAN'S PARKING SIGN ON PROPERTY	CAM

DRAWN	CATHY MORENO
CHECKED	TOM HABERER
DATE	FEBRUARY 28, 2007
JOB NO.	2-07-0017
SHEET	1 OF 1
CAD FILE	2-07-0017.DWG
DSK NUMBER	1-2007
	©2007



1980

10th St marble Falls, TX

1431

281 Site

Rm-2147

2147

71

© 2007 Navteq

© 2005 Google

Pointer 30°33'49.81" N 98°16'31.19" W elev 833 ft

Streaming ||||| 100%

Eye alt 47487 ft



