



LAND DEVELOPMENT OPPORTUNITY

Camp Chautauqua

FM 2322 Road, Spicewood, TX 78669

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LCRA Parks is interested in establishing new alliances for development opportunities at Camp Chautauqua, located along the Colorado River near Spicewood, Texas. LCRA Parks hopes to expand or attract new park visitor demographics through diverse and unique offerings.

GEOGRAPHIC CONTEXT



With its close proximity to Austin and San Antonio, Camp Chautauqua's scenic terrain and nearby dining and retail options appeal to those looking for a relaxing weekend getaway and make for strong development potential. The property, which falls in Travis County, is located on the south shore of Lake Travis adjacent to Pace Bend Park. Approximately 216 acres are above Lake Travis' full elevation for water supply purposes (681 feet above mean sea level). This includes 138 acres that are located outside of the 100-year flood plain or above the 722 feet msl contour, as exhibited in the Existing Site Conditions aerial map. This property is not currently open to the public but was formerly used as a Boy Scout camp,

Baptist camp and military campsite. Camp Chautauqua has an existing boat ramp and several existing, yet dated, RV campsites.

Located just 45 minutes from downtown Austin and one hour and thirty minutes from downtown San Antonio, Spicewood is nestled along the Highland Lakes in the Texas Hill Country. Spicewood has a population of just over 10,000 and is primarily located in Burnet County, which has seen 15% growth since 2013. The area is home to rich wildlife habitat, picturesque views and hospitable people. The Highland Lakes are six lakes (Lake Buchanan, Inks Lake, Lake LBJ, Lake Marble Falls, Lake Travis and Lake Austin) on the Colorado River.

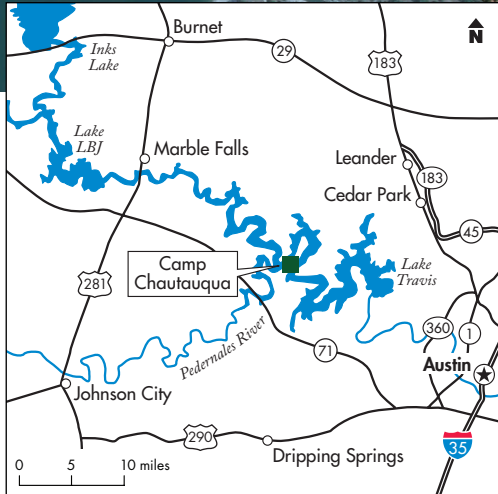
EXISTING SITE CONDITIONS



Camp Chautauqua
216 Acres

- Park Boundary
- 5' Contour Elevations
- 100-Year Flood Plain

0 900 feet





The natural beauty of Lake Travis makes it ideal for tourism, vacation homes and retirement homes. The Highland Lakes and the Texas Hill Country are top destinations for water and outdoor recreation, vineyard tours, birding and wildflower viewing with over 30 million visitors annually.

- To safeguard the unique qualities of the area, LCRA’s Highland Lakes Watershed Ordinance and On-Site Sewage Facilities regulations must be observed for all development within Camp Chautauqua.
- Inhabitable structures shall be placed above 722 feet msl, while amenities may exist below 722 feet msl, within the 100-year flood plain with approval from Travis County.

DEMOGRAPHICS

Within:	25 miles	50 miles	150 miles
General Household Statistics			
2020 Households	648,254	1,031,412	3,119,446
2023 Households	691,454	1,125,208	3,333,205
Ann Avg Growth, 2020-2023	2.2%	2.9%	2.2%
Income			
2023 Med HH Income	\$92,595	\$86,536	\$76,146
% 2023 HHs >\$50k	74%	72%	67%
Lifestage			
2023 % of Pop 18-35	28%	27%	26%
2023 % Family Households	57%	62%	67%

Source: Esri, 2023





For more information, to schedule a tour or to apply to be a partner,
visit www.lcra.org/parks or email partner@lcra.org.