



LAND DEVELOPMENT OPPORTUNITY

Gloster Bend Recreation Area

3533 Hollingsworth Road, Marble Falls, TX 78654

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LCRA is interested in establishing new alliances for development opportunities at Gloster Bend Recreation Area and hopes to attract new park visitors and encourage repeat visits through diverse and unique offerings.

GEOGRAPHIC CONTEXT

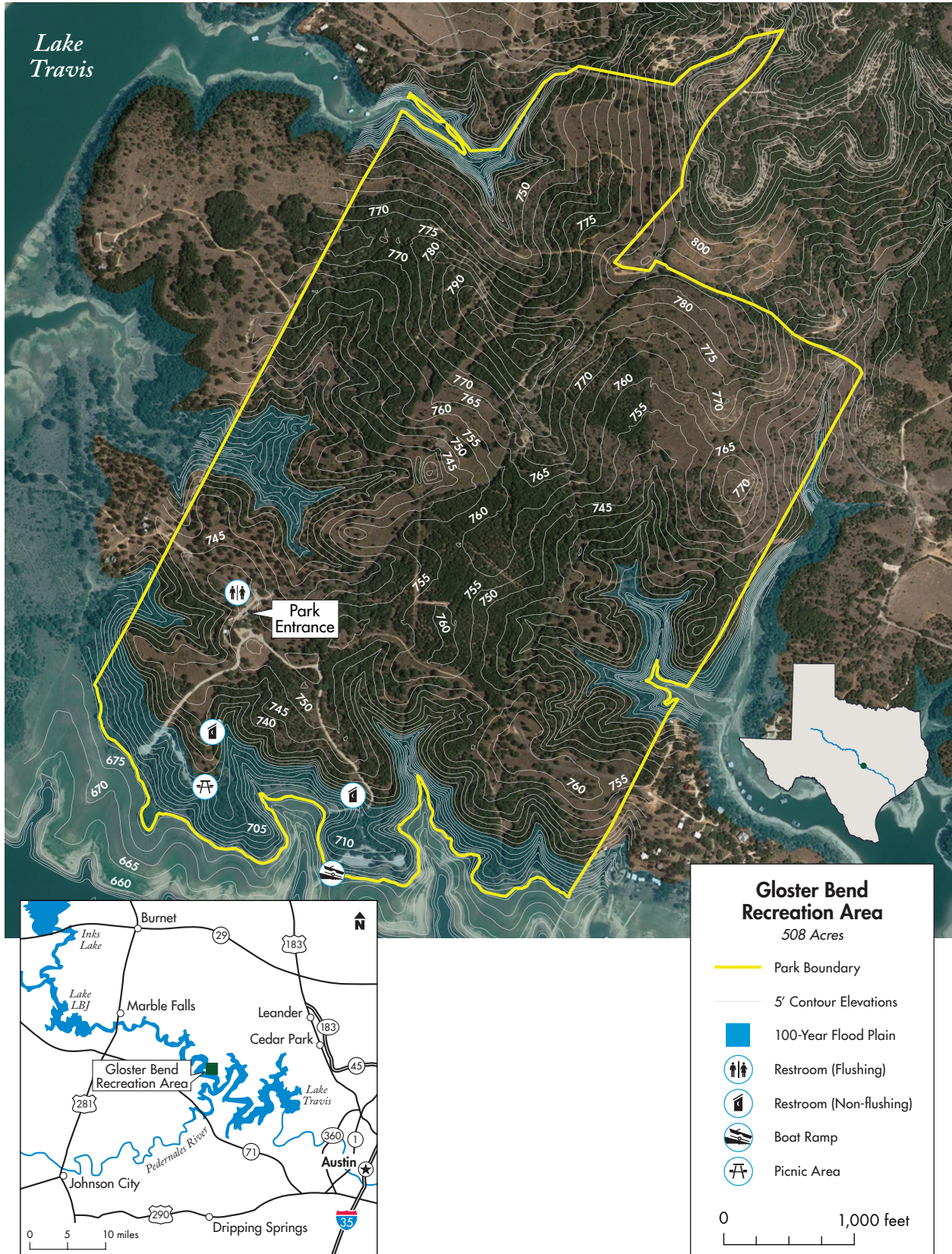


Gloster Bend Recreation Area is a 508-acre park located on the northern shore of Lake Travis in Travis County. Lake Travis is one of the six Highland Lakes designed to manage floodwaters along the lower Colorado River. These lakes also offer opportunity for boating, fishing, swimming and relaxing. This lakefront property has 407 acres outside of the 100-year flood plain, as exhibited in the Existing Site Conditions aerial map. This park is a day-use property and features a boat ramp, over one mile of shoreline with two secluded coves, and on-site utilities near the park entrance. Dense vegetation provides an ideal nesting habitat for the Golden-cheeked Warbler across a

portion of the park, and intense changes in topography create dramatic lake views.

This area is part of the Texas Hill Country region, which spreads across the geographic center of the state and features softly sloping hills, natural springs, bustling cities and charming small towns. The Texas Hill Country welcomes an estimated 30 million visitors per year, with over 75% of those being leisure and auto travelers. Only 45 miles from downtown Austin, this rapidly growing area near Marble Falls and Lago Vista features both full-time and vacation residences, retail and dining options, and a budding arts community.

EXISTING SITE CONDITIONS





Gloster Bend Recreation Area’s desirable lake access and views, quaint surrounding communities and proximity to metropolitan areas offer an ideal setting for overnight accommodations and exciting experiences for all ages. LCRA recommends utilizing this property for new development that will complement, not compete with, existing hotels in the area. An increase in unique lodging options and backcountry, multiuse trails will attract new demographics of park visitors.

- To safeguard the unique qualities of the area, LCRA’s Highland Lakes Watershed Ordinance, On-Site Sewage Facilities regulations and U.S. Fish and Wildlife Service Endangered Species regulations must be observed for all development within Gloster Bend Recreation Area.
- Inhabitable structures shall be placed above 722 feet msl, while recreational amenities may exist within the 100-year flood plain with approval from Travis County.

DEMOGRAPHICS

Within:	25 miles	50 miles	150 miles
General Household Statistics			
2019 Households	513,120	996,673	2,942,758
Income			
2019 Med HH Income	\$82,756	\$71,802	\$62,839
% 2019 HHs >\$50k	61%	58%	54%
Lifestage			
2019 % of Pop 18-35	28%	28%	27%
2018 % of Pop with Children	31%	33%	35%

Source: Esri, 2019





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