



LAND DEVELOPMENT OPPORTUNITY

# Grelle Recreation Area

**640 County Road 412, Spicewood, TX 78669**

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

## GEOGRAPHIC CONTEXT

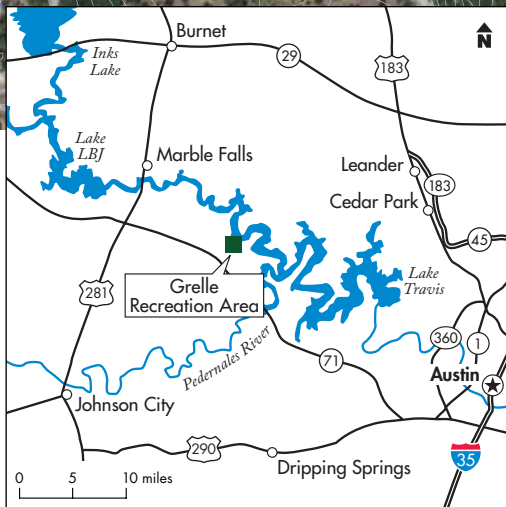


Grelle Recreation Area is a 276-acre park wrapped around an isolated cove on the southern shore of Lake Travis in Burnet County. Lake Travis is one of the six Highland Lakes designed to manage floodwaters along the lower Colorado River. These lakes also offer opportunity for boating, fishing, swimming and relaxing. Burnet County touches five of these lakes, making the area well-known for water recreation. Historically, this property has been popular for primitive camping, hiking and mountain biking, with seven miles of wooded trails. Dramatic topography changes of 50 to 100 feet create impressive views of the lake in several areas of the park. Dense vegetation provides an ideal nesting habitat for the Golden-cheeked Warbler, a unique bird that nests exclusively in the state of Texas. Electricity and running water are located on-site, and 191 acres are

outside the 100-year flood plain, as exhibited in the Existing Site Conditions aerial map.

Situated less than 40 miles from downtown Austin and 20 miles from Marble Falls, Grelle Recreation Area lies within 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 Hill Country is among the state's top destinations for outdoor recreation, winery and vineyard tours, wildflower viewing and enjoying some of the state's oldest dance halls. The region receives an estimated 30 million visitors per year, with over 75% of those being leisure and auto travelers. This park receives an estimated 4,000 visitors each year. Spicewood has a population of just under 8,000 and has enjoyed the same 10% growth rate as Burnet County for many years.

# EXISTING SITE CONDITIONS



**Grelle Recreation Area**  
276 Acres

- Park Boundary
- 10' Contour Elevations
- 100-Year Flood Plain
- Restroom (Non-flushing)

0 800 feet





The proximity of this park to popular attractions makes it an ideal location for family camping and presents strong development potential for overnight accommodations as well as unique amenities.

- 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 Grelle 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 Burnet County.

## DEMOGRAPHICS

Within:	25 miles	50 miles	150 miles
<b>General Household Statistics</b>			
2019 Households	295,847	977,753	2,770,289
<b>Income</b>			
2019 Med HH Income	\$100,022	\$72,658	\$61,480
% 2019 HHs >\$50k	66%	59%	54%
<b>Lifestage</b>			
2019 % of Pop 18-35	22%	28%	27%
2018 % of Pop with Children	36%	33%	34%

Source: Esri, 2019





For more information, to schedule a tour or to apply to be a partner,  
visit [www.lcra.org/parks](http://www.lcra.org/parks) or email [partner@lcra.org](mailto:partner@lcra.org).