



LAND DEVELOPMENT OPPORTUNITY

McKinney Roughs Nature Park

1884 State Highway 71 West, Cedar Creek, TX 78612

LCRA is interested in establishing new alliances for development opportunities at McKinney Roughs Nature Park, located along the Colorado River in Cedar Creek, Texas. LCRA hopes to attract new park visitors through diverse and unique offerings.

GEOGRAPHIC CONTEXT



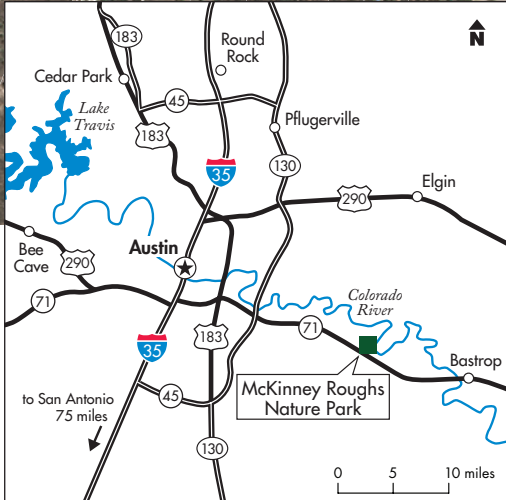
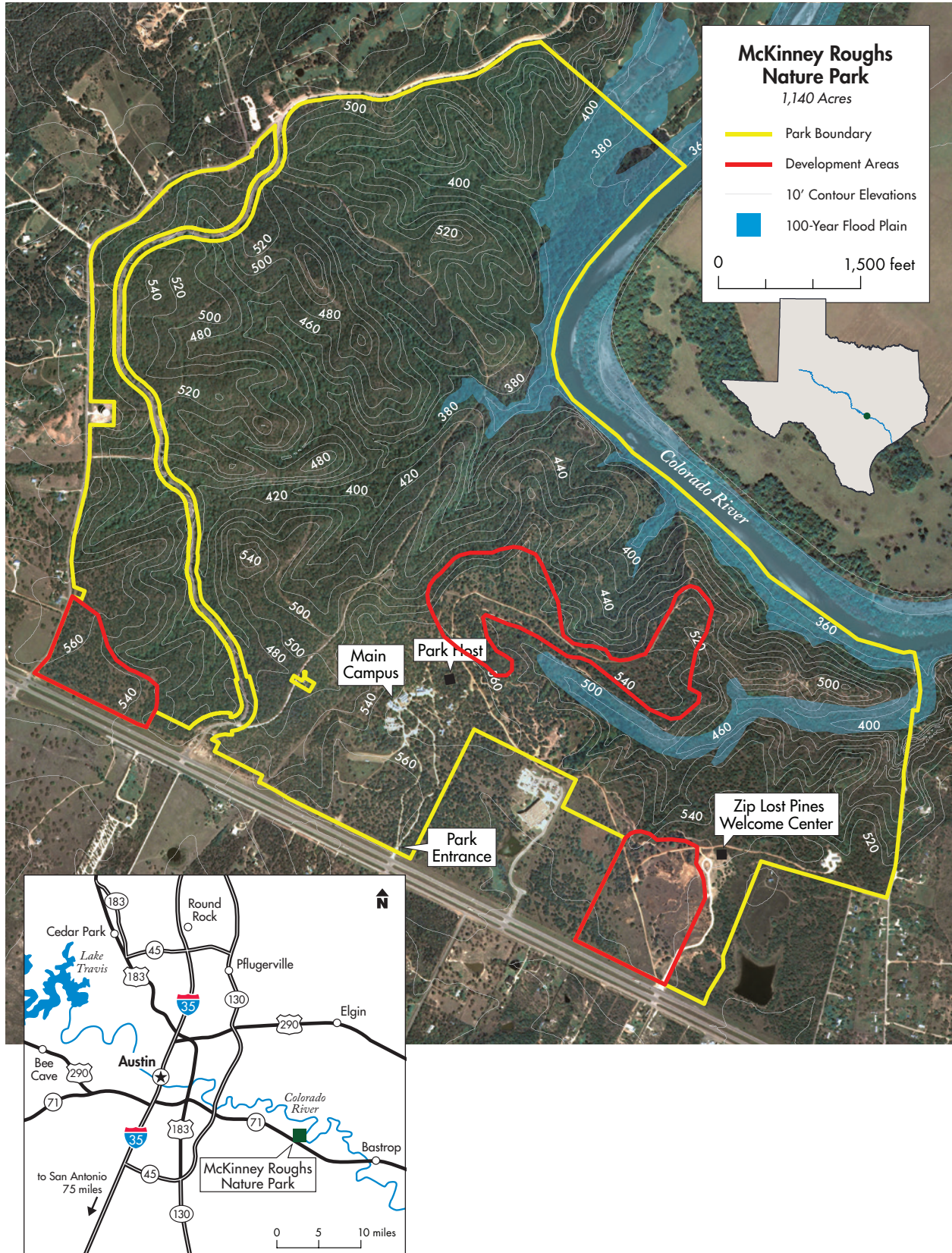
Located east of the Austin-Bergstrom International Airport, McKinney Roughs Nature Park is a 1,140-acre park nestled in the Lost Pines region. The Lost Pines Forest was aptly named due to the curious separation of these pines from their East Texas counterparts. The region is home to 6,000 acres of loblolly pine trees that are a close genetic match to those growing 100 miles east in the Piney Woods region.

Just 13 miles from Austin, McKinney Roughs Nature Park's scenic terrain and convenient location appeal to those looking for a quick weekend getaway or family adventure and offer strong development potential. Many of the park's current visitors come from the neighboring Hyatt Regency Lost Pines Resort and Spa, which estimates around 300,000 visitors annually. The park is also located about 20 minutes from the Circuit of the Americas motorsports and entertainment

venue, which averages over 1 million visitors a year — many of which are traveling from out-of-state and spending around \$1,500 per day.

The park's riverfront property on the lower Colorado River in Bastrop County has over 850 acres outside of the 100-year flood plain, as exhibited in the Existing Site Conditions aerial map. The park's existing amenities include a visitors center with souvenirs and snacks, multiuse trails, education and recreation programs, special event facilities, a challenge course with a zip line, flushing restrooms, showers and dormitories. McKinney Roughs Nature Park also features an educational zip line tour owned and operated by Zip Lost Pines. This experience is open to the public year-round. Visitors enjoy soaring over the river with Texas' only six side-by-side zip lines and three suspension bridges.

EXISTING SITE CONDITIONS





The natural beauty of McKinney Roughs Nature Park makes it ideal for tourism, corporate events and team-building activities, overnight accommodations, and unique experiences. The Colorado River and Bastrop County offer a special brand of Texas hospitality with outdoor recreation, birding and family fun within a short drive of downtown Austin.

- McKinney Roughs Nature Park has no regulation restrictions for threatened or endangered species or wetlands.
- Inhabitable structures shall be placed above 400 feet msl, while recreational amenities may exist within the 100-year flood plain with approval from Bastrop County.

DEMOGRAPHICS

Within:	25 miles	50 miles	150 miles
General Household Statistics			
2019 Households	487,463	919,923	4,926,480
Income			
2019 Med HH Income	\$68,182	\$74,116	\$62,476
% 2019 HHs >\$50k	57%	59%	54%
Lifestage			
2019 % of Pop 18-35	32%	28%	27%
2018 % of Pop with Children	29%	33%	36%

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.