



LAND DEVELOPMENT OPPORTUNITY

Muleshoe Bend Recreation Area

2820 County Road 414, Spicewood, TX 78669

LCRA is interested in establishing new alliances for development opportunities at Muleshoe Bend Recreation Area, located on the south shore of Lake Travis near Spicewood, Texas. LCRA hopes to attract new park visitors and encourage repeat visits through diverse and unique offerings.

GEOGRAPHIC CONTEXT



Forty miles from downtown Austin and 20 miles south of Marble Falls, Muleshoe Bend Recreation Area lies on Lake Travis in both Travis and Burnet counties. 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. Spicewood has a population of just under 8,000 and has enjoyed the same 10% annual growth rate as Burnet County for many years. The area is part of the Texas Hill Country region, which spreads across the geographic center of the state and features sloping hills, natural springs, bustling cities and charming small towns. The region has an estimated 30 million visitors per year with over 75% of those being leisure and auto travelers.

Muleshoe Bend Recreation Area's scenic terrain and close proximity to metropolitan areas appeal to those looking for a relaxing weekend getaway and offer strong development potential. This lakefront property has over 489 acres, including almost 200 acres outside of the 100-year flood plain, as exhibited in the Existing Site Conditions aerial map. The park has over nine miles of multiuse trails, picnic tables, campsites, flushing restrooms, pre-existing utility connections for additional campsites, and an easily-accessible waterfront with a boat ramp. Muleshoe Bend Recreation Area has earned a reputation for its impressive fields of bluebonnets during wildflower season and has been featured in both regional and national publications.

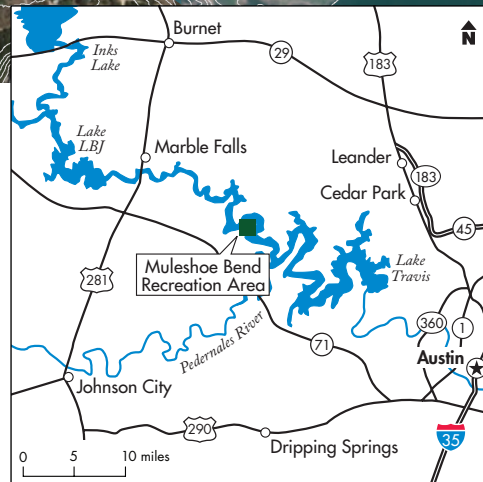
EXISTING SITE CONDITIONS



Muleshoe Bend Recreation Area
654 Acres

- Park Boundary
- Leased Land
- 10' Contour Elevations
- 100-Year Flood Plain
- Restroom (Flushing)
- Restroom (Non-flushing)
- Boat Ramp

0 1,000 feet





The natural beauty and year-round offerings of this park make it an ideal location for nature enthusiasts seeking a photogenic outdoor experience and unique accommodations. Lake Travis is a popular location for water recreation, and the Texas Hill Country is a top tourism destination.

- 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 Muleshoe 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 and Burnet counties.

DEMOGRAPHICS

Within:	25 miles	50 miles	150 miles
General Household Statistics			
2019 Households	428,484	995,461	2,898,018
Income			
2019 Med HH Income	\$86,489	\$71,690	\$62,447
% 2019 HHs >\$50k	62%	58%	54%
Lifestage			
2019 % of Pop 18-35	27%	29%	27%
2018 % of Pop with Children	32%	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.