



LAND DEVELOPMENT OPPORTUNITY

Turkey Bend Recreation Area

4000 Shaw Drive, Marble Falls, TX 78654

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

GEOGRAPHIC CONTEXT



Forty miles northwest of downtown Austin, Turkey Bend Recreation Area lies on the north shoreline of Lake Travis in both Burnet and Travis 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. Turkey Bend Recreation Area is located between Marble Falls and Cedar Park, a rapidly growing area. The 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 region welcomes an estimated 30 million visitors per year with over 75% of those being leisure and auto travelers.

Turkey 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 close to 1,150 acres, including almost 850 acres outside of the 100-year flood plain, as exhibited in the Existing Site Conditions aerial map. The park has an easily-accessible waterfront with 29 primitive campsites, picnic tables, and flushing restrooms.

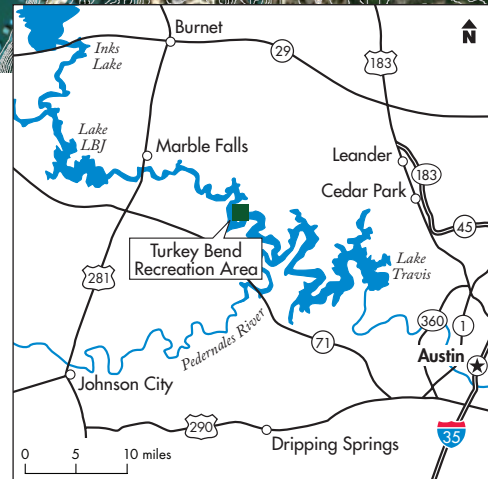
EXISTING SITE CONDITIONS



Turkey Bend Recreation Area
1,146 Acres

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

0 1/4 mile





The natural beauty of this park makes it an ideal location for increased tourism, unique accommodations and exclusive experiences for outdoor enthusiasts. The demand for future development will increase as the surrounding area grows. Lake Travis and the Highland Lakes are popular locations 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 Turkey 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 Burnet and Travis counties.

DEMOGRAPHICS

Within:	25 miles	50 miles	150 miles
General Household Statistics			
2019 Households	337,676	992,628	2,852,046
Income			
2019 Med HH Income	\$85,144	\$71,704	\$62,039
% 2019 HHs >\$50k	65%	58%	54%
Lifestage			
2019 % of Pop 18-35	23%	29%	27%
2018 % of Pop with Children	35%	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.