



CAPTEX COMMERCIAL
PROPERTIES

FOR SALE: 8.209 ACRES

**FM 1431/Wildflower Blvd
 Marble Falls, Texas 78654**



Zoned "CS3"

Great Visibility

High Growth Area

5,900 cars per day

Service Area Population 8,860

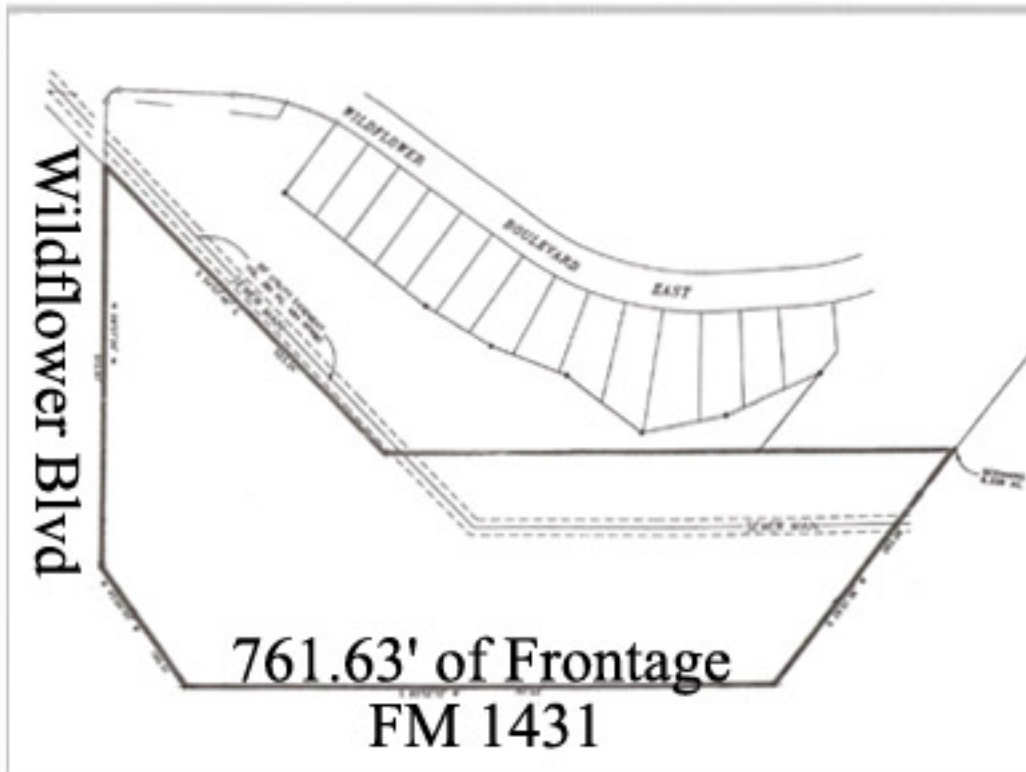
Median Household Income \$64,844

Asking Price \$975,000

Bill Oates, CCIM

(512) 527-9600

boates@captex.com



The material contained in this memorandum is based in part upon information furnished to Captex Commercial Properties by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own analysis of the transaction described herein.