

ELEVATED LAKE LBJ LIVING

AN INNOVATIVE APPROACH TO LAKEFRONT DEVELOPMENT



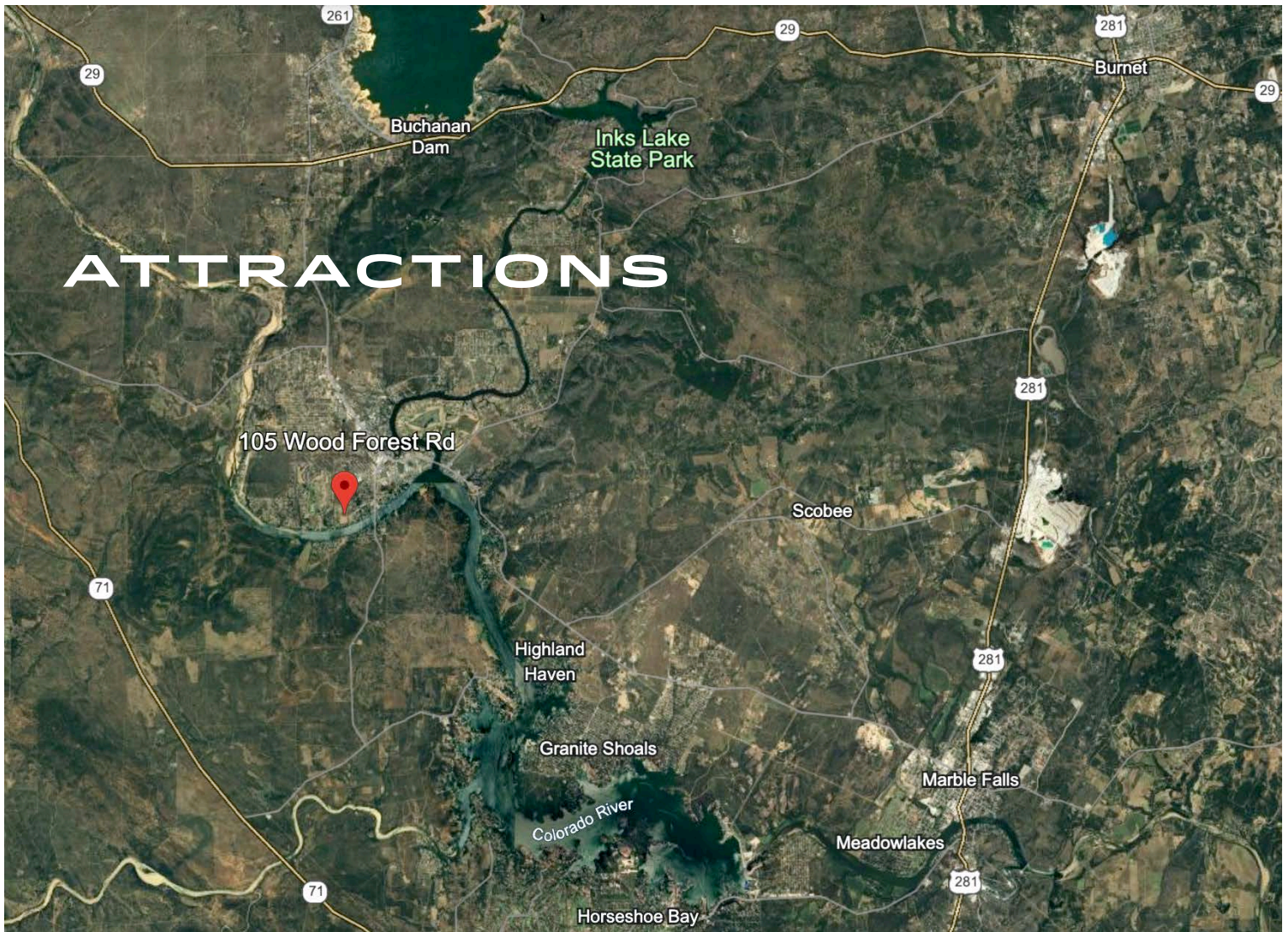
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BUILDER OPPORTUNITY FOR LAKE LBJ RESIDENTIAL DEVELOPMENT

Sierra Commercial, LLC is pleased to present an opportunity for builders to purchase either all 56 lots or individual lots on a 13-acre residential development project located at 105 Wood Forest Road, Kingsland, Texas. This property includes private access to Lake LBJ and is fully engineered and LCRA-approved. The development is designed to meet the growing demand for premium lake living in the highly desirable Lake LBJ area.

This gated community, restricted to single-family homes, offers affordable premier lake living with paved road frontage on River Oaks Drive, Wood Forest Road, and Le Mesa Road. Utilities are ready, including Kingsland Water, KMUD Sewer, and CTEC Electric. The land has a gentle slope for easy water management and is near boating facilities, Boat Town, and Lighthouse Country Club.





KINGSLAND

- Boat Town Burger Bar
- Hooper's
- El Bracero
- Lighthouse Country Club
- Summit Rock Kingsland
- Legends Golf Course & Villas
- Danger's Island
- Duo Trading Company
- Kingsland House of Arts & Crafts
- Re-Spin It Antiques

BURNET

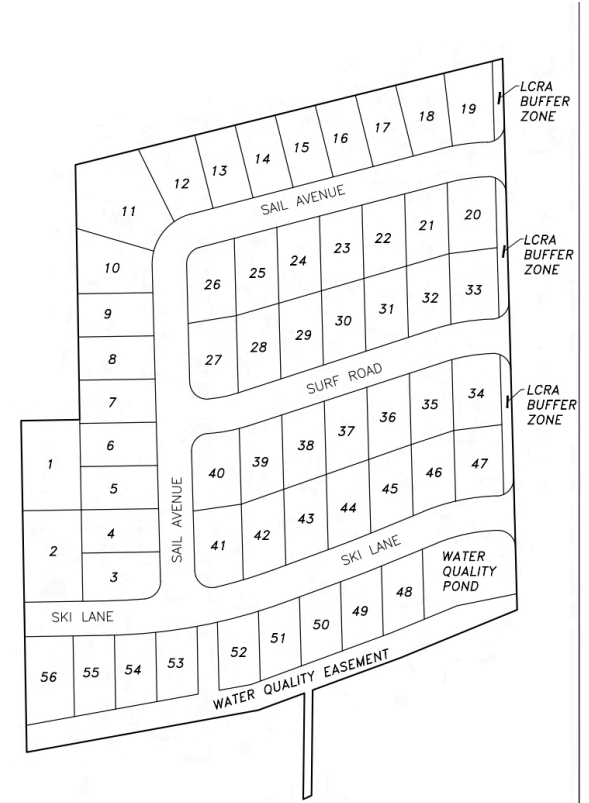
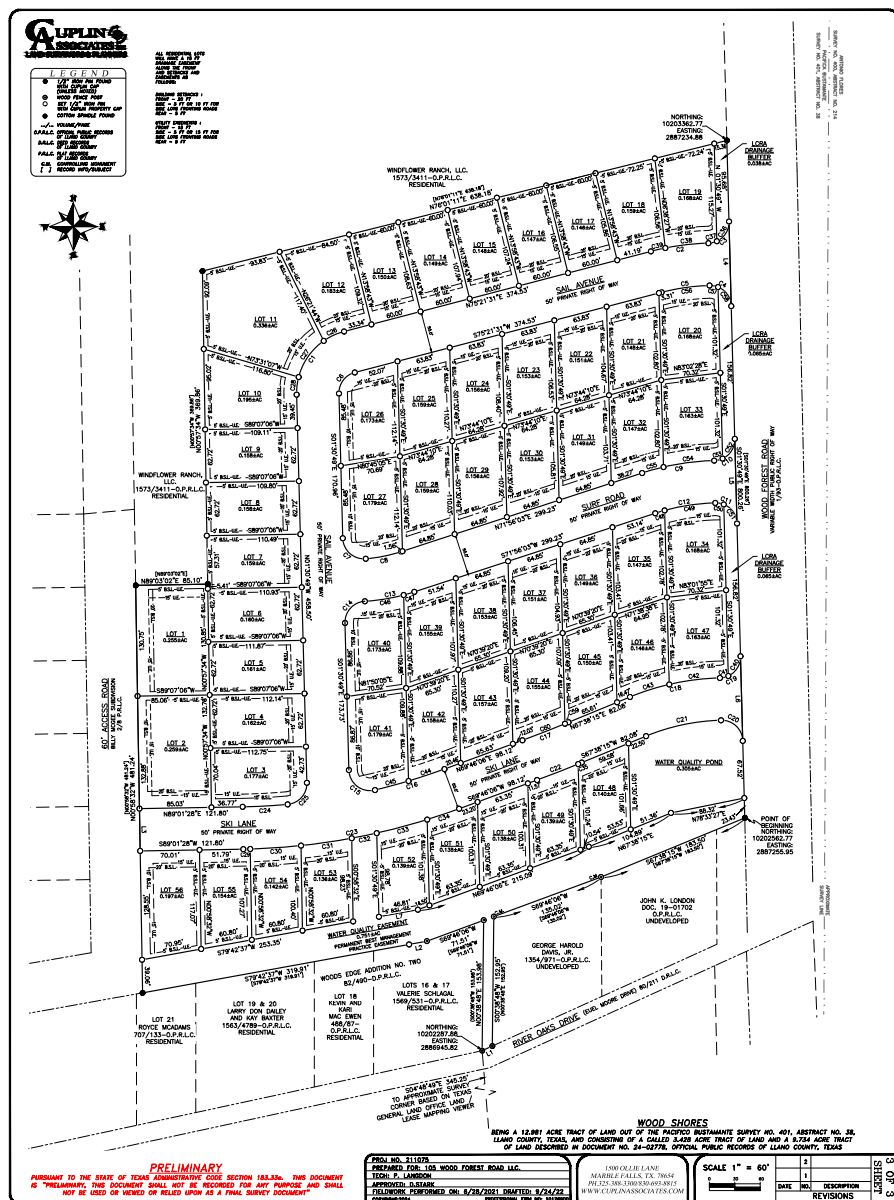
- Perissos Vineyard & Winery
- Torr Na Lochs Vineyard & Winery
- Hoover's Valley Cafe
- Inks Lake State Park
- Longhorn Cavern State Park
- Spider Mountain Bike Park
- Vanishing Texas River Cruise
- Hidden Falls Adventure Park
- Fort Croghan Museum
- Eagle Eye Observatory

MARBLE FALLS

- Fiesta Winery
- Bear King Brewing Co.
- Double Horn Brewing Company
- Blue Bonnet Cafe
- Oli's Kitchen
- River City Grille
- Sweet Berry Farm
- Shops at Flatrock Crossing (Coming Soon)
- Brass Hall
- Horseshoe Bay Resort



PRELIMINARY SITE PLAN



PROJ. NO. S11078	DATE	NO.	REVISIONS
PREPARED FOR: 105 WOOD FOREST HOA, INC.	APPROVED: [Signature]	SCALE: 1" = 60'	DATE: 8/24/22
DESIGNED BY: T. LAMORE	DATE: 8/24/22	SCALE: 1" = 60'	

THE PROPERTY



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