

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Kingsland Commons is a Planned Development project, proposing clustered residential affordable housing, retail & restaurant, and commercial land uses that will integrate with significant open space. This fifty acres is located on the northeast corner of 1431 and 2342, behind Cadence Bank and Baylor Scott & White Medical Center. The Development offers a needed land use that will complement the current unique Kingsland culture.

Kingsland Commons will preserve and protect the historic and unique character of Kingsland's rural lake community and balance development, infrastructure, open space, and recreation needs while recognizing its constraints and opportunities. It is designed to preserve the visual integrity of significant oak tree clusters, road viewsheds, views of Lookout Mountain backdrop, and other important features. The development will complement the Legends Golf Course across the street, the Kingsland business district along 1431, as well as the various residential communities that surround the project.

PROPERTY HIGHLIGHTS

- A rural resort town that is uniquely cushioned from most national market risks.
- Development supported by local municipalities, utilities, and adjacent communities.
- This meets the highly demanded need to provide middle-class housing, while at the same time providing equitable jobs for this same group of people.
- Provides a "Sense of Place" for singles, couples, and families of all ages to Live, Work, and Play.

OFFERING SUMMARY

Lot Size: 48.7 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	602	4,668	7,502
Total Population	895	7,498	11,956
Average HH Income	\$50,063	\$52,625	\$52,127



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ADDITIONAL PHOTOS



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MASTER PLAN



LAND USE

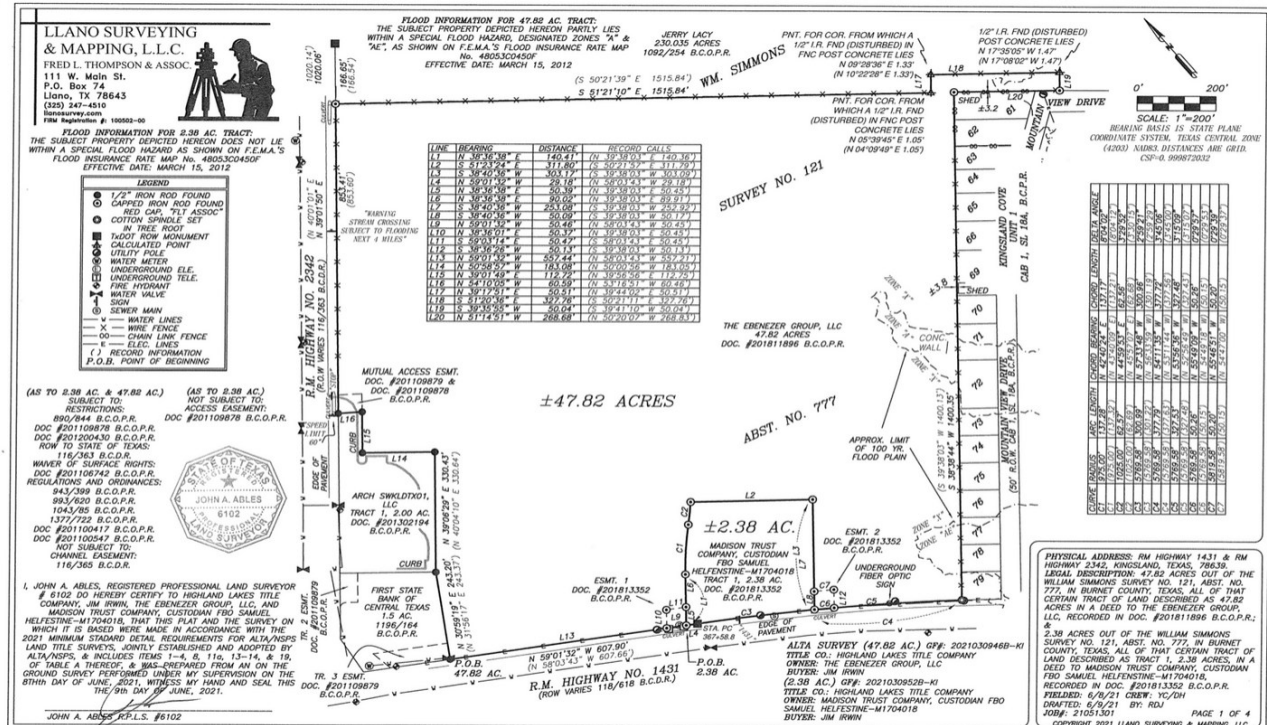
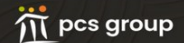
	SINGLE FAMILY COTTAGE CLUSTERS (32 UNITS - 2.8 AC/AVG. LOT SIZE: 3,300 SF)
	TOWNHOMES (55 UNITS - 3.4 AC LOT)
	MULTIFAMILY APARTMENTS (+/- 100 UNITS - 3.5 AC LOT)
	17,000 SF COUNTY ANNEX/ FIRE STATION (2.3 AC LOT)
	CENTRAL PARK (4.7 AC)
	TRAILS & OPEN SPACE (PERIMETER TRAIL: 1.03 MI/INTERNAL TRAILS: 0.9 MI 5.6 AC)

CENTRAL COMMERCIAL/RETAIL HUB

BLDG	USE	BLDG SF
A	Storage/Garage	28,600
B	Commercial	17,900
C	Office	6,000
D	Office	6,000
E	Hotel	21,600
F	Commercial/Retail	3,600
G	Commercial/Retail	2,800
H	Commercial/Retail	2,600
I	Commercial/Retail	4,200
J	Commercial/Retail	5,500
K	Commercial/Retail	2,500
L	Commercial/Retail	1,400
M	Commercial/Retail	3,400
N	Commercial/Retail	3,300
O	Restaurant	9,800
P	Restaurant	9,500
TOTAL		128,500

PAD	USE	BLDG SF	LOT SIZE (AC)
1	Food Services	2,400	0.58
2	Commercial/Retail	3,200	0.71
3	Food Services	4,000	1.02
4	Commercial/Retail	10,700	1.81
5	Commercial/Retail	12,600	1.34
TOTAL			5.46

Kingsland Commons Kingsland, TX
Illustrative Site Plan | May, 2023



LANDMASTERS
REAL ESTATE

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PROPERTY DETAILS

W FM 1431

KINGSLAND, TX

LOCATION INFORMATION

Building Name	Kingsland Commons
Street Address	14550 FM 1431
City, State, Zip	Kingsland, TX 78639
County	Burnet
Market	Kingsland
Sub-market	Kingsland Commons
Cross-Streets	FM 1431 and FM 2342
Nearest Airport	Austin-Bergstrom International

UTILITIES & AMENITIES

Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	Allows Multi Use, Residential, Commercial, Retail
Lot Size	48.7 Acres
APN #	112404
Lot Frontage	1,344 ft
Lot Depth	1,550 ft
Corner Property	Yes
Traffic Count	10914
Traffic Count Street	FM 1431
Power	Yes
Topography	Property Dirt Balances

BUILDING INFORMATION

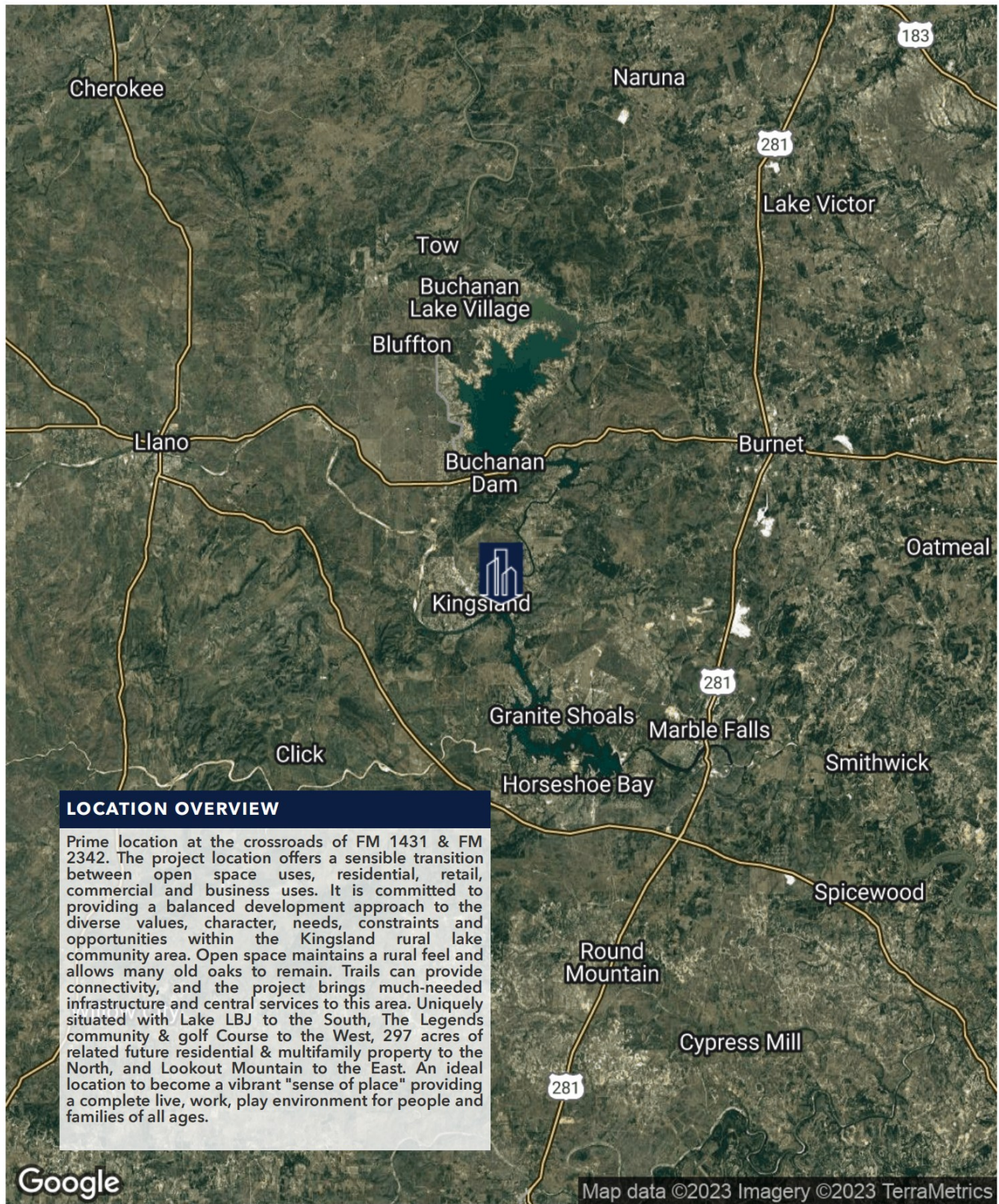
Best Use	Commercial/Retail, Multi-Use, Multi-Family, Single Family
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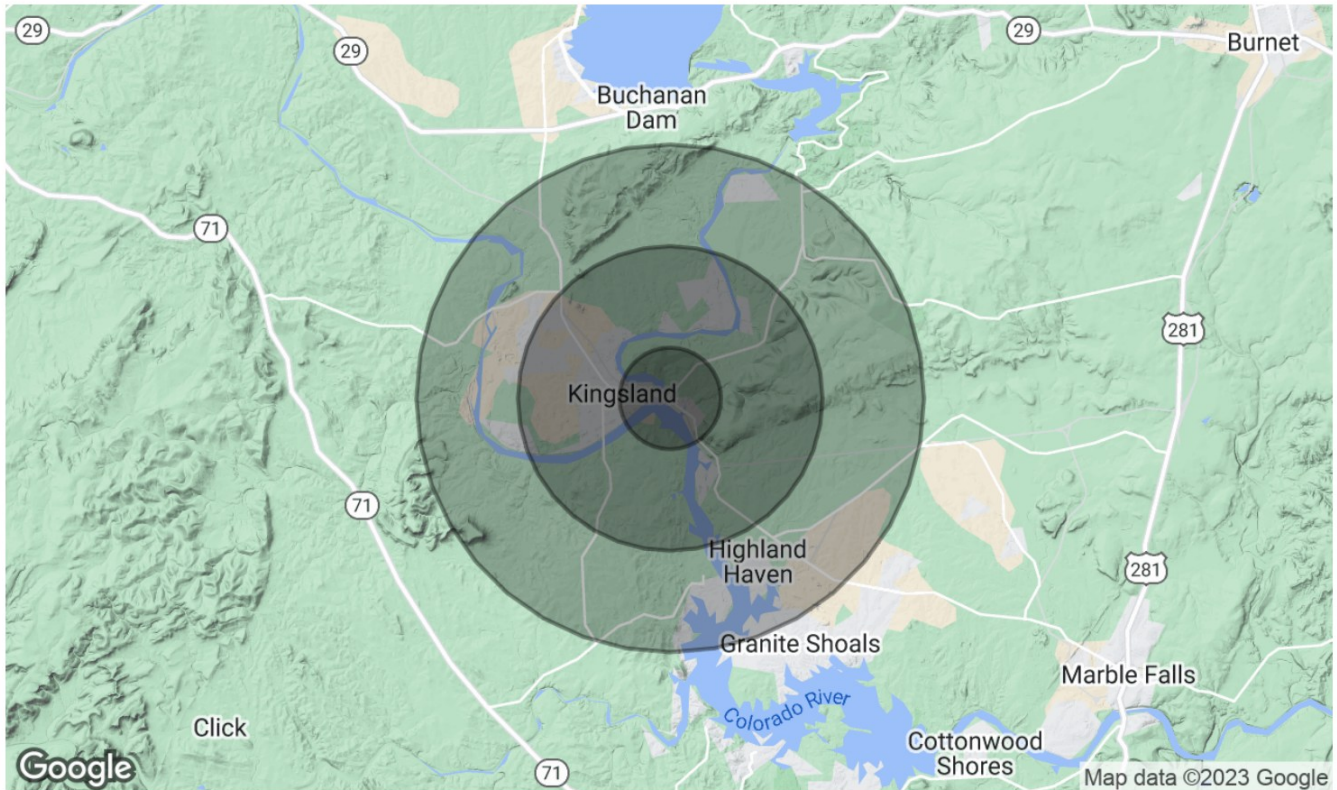
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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	895	7,498	11,956
Average Age	60.3	54.0	52.8
Average Age (Male)	57.4	48.9	48.2
Average Age (Female)	61.1	53.9	53.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	602	4,668	7,502
# of Persons per HH	1.5	1.6	1.6
Average HH Income	\$50,063	\$52,625	\$52,127
Average House Value	\$175,419	\$206,400	\$231,894

TRAFFIC COUNTS	
FM 1431 and FM 2342	10,914/day

* Demographic data derived from 2020 ACS - US Census



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RETAILER MAP

