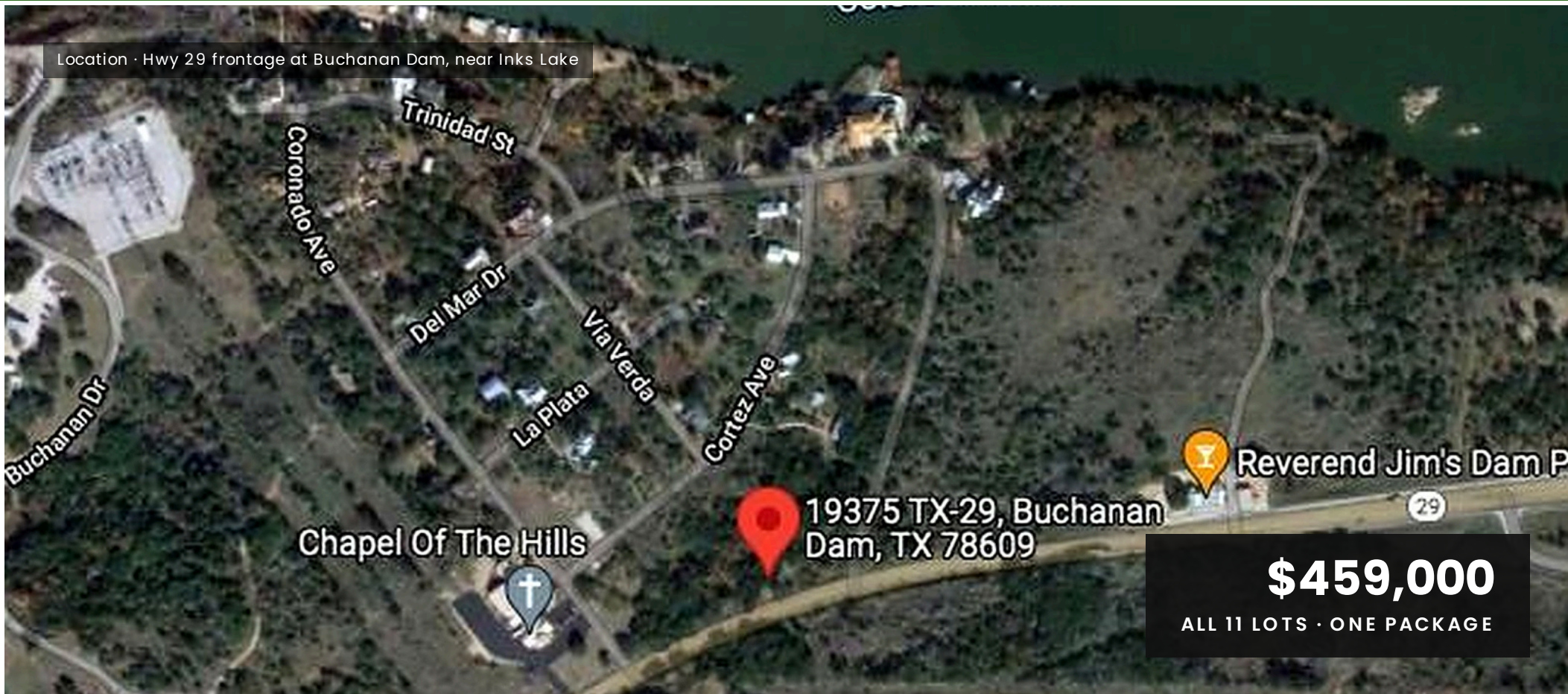


GRAN SABANA HILL COUNTRY

10 Residential Lots & 1 Commercial Lot Including 3-Room Office Building with Highway Frontage as Single Offering
19375 E Hwy 29, Buchanan Dam, TX 78609

Location · Hwy 29 frontage at Buchanan Dam, near Inks Lake



±4.93
ACRES

11
PLATTED LOTS

1
COMMERCIAL LOT

10
RESIDENTIAL LOTS

538'
HWY 29 FRONTAGE



LISTED BY
TODD PHELPS
TEXAS LAND AND COMMERCIAL LLC
512-296-6964



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THE PROPERTY

Investor or builder opportunity in an Opportunity Zone

OVERVIEW

Investor or builder opportunity in an Opportunity Zone. Lots are subdivided and are part of the Gran Sabana Subdivision. The Gran Sabana Subdivision contains luxury lakefront homes as well as a range of other fine homes.

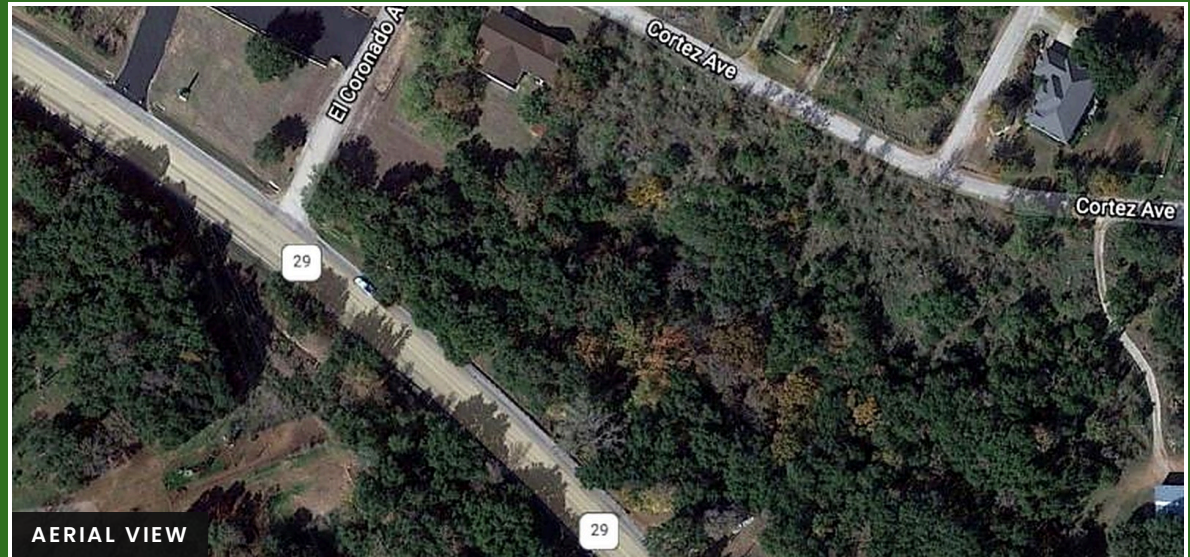
Located adjacent to Inks Lake below Buchanan Dam. All lots come with boat launch access rights at the private boat launch on Inks Lake below Buchanan Dam. Located in a serene country setting with large oak trees.

Commercial frontage is on TX Hwy 29. Residential lots front Calle Cortez, Del Mar Drive and Hwy 29. Listing price reflects total package.

Disclosure: The office currently requires some maintenance and the well pump needs unspecified repair. Owner is flexible.

HIGHLIGHTS

- 10 residential lots & 1 commercial lot as a single offering
- Commercial Lot 64: Fl commercial land with Hwy 29 frontage
- 538 feet of frontage on Highway 29
- Three-room office building with bathroom, kitchenette and separate shower
- Office water provided by private well (well pump needs repair)
- Residential water LCRA · power Central Texas Electric
- Boat launch access rights on Inks Lake
- 4.93 acres (per appraisal data)
- Opportunity Zone



AERIAL VIEW



DRIVE FROM HWY 29



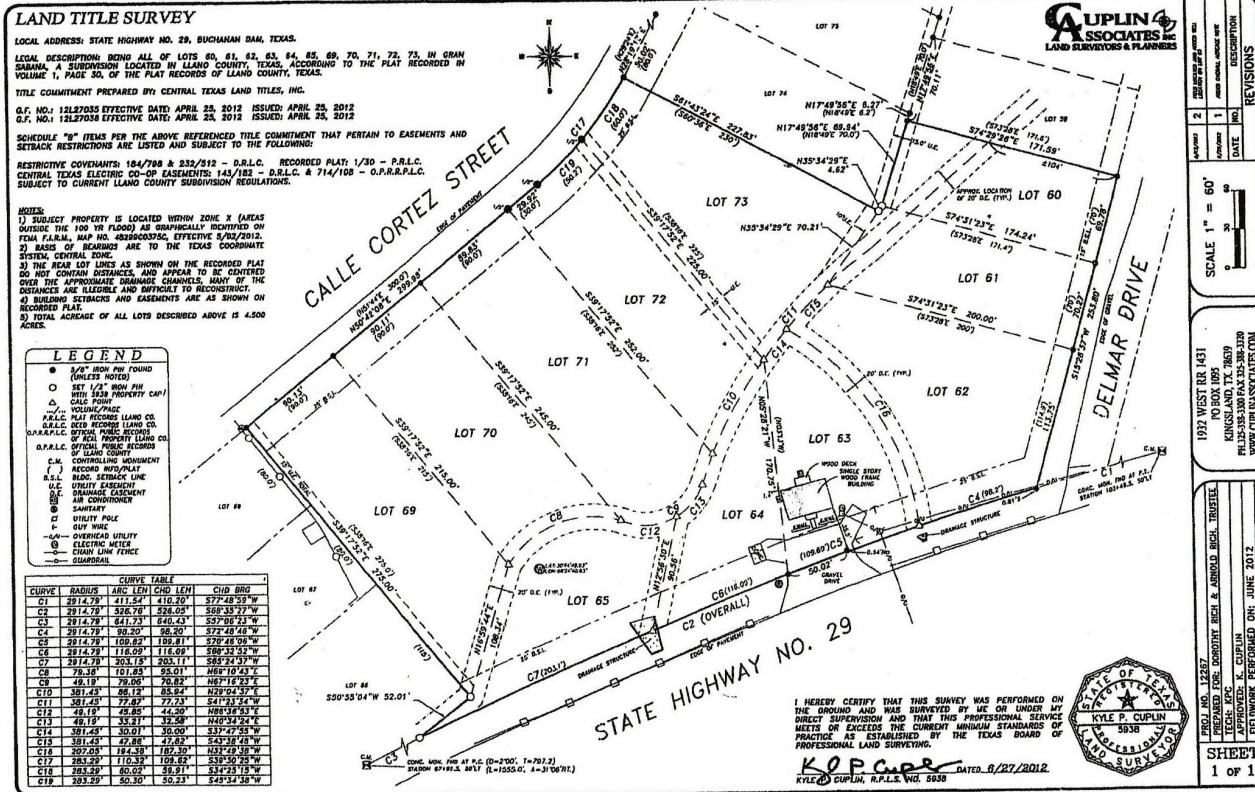
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THE SURVEY & LOTS

Gran Sabana Subdivision · Vol. I, Pg. 30, Llano County Plat Records



THE LOTS

COMMERCIAL (F1)	LOT 64	0.31 ac
Residential (C1)	Lot 65	0.42 ac
Residential (C1)	Lot 63	0.29 ac
Residential (C1)	Lot 62	0.64 ac
Residential (C1)	Lot 61	0.30 ac
Residential (C1)	Lot 60	0.27 ac
Residential (C1)	Lot 69	0.96 ac
Residential (C1)	Lot 70	0.39 ac
Residential (C1)	Lot 71	0.43 ac
Residential (C1)	Lot 72	0.35 ac
Residential (C1)	Lot 73	0.54 ac

THE OFFERING

- 11 lots: Commercial Lot 64 is F1 commercial land with Hwy 29 frontage, improved with a three-room office building
- Residential Lots 65, 63, 62, 61, 60, 69, 70, 71, 72 and 73: C1 vacant residential, subdivided for home sites
- 4.93 acres (per appraisal data) or 4.72 acres according to owner's existing survey
- Listing price reflects total package

Lot sizes described are an estimate based on information obtained from county appraisal data. The office requires some maintenance and the well pump needs unspecified repair.

LAND TITLE SURVEY · CUPLIN & ASSOCIATES (2012)



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THE OFFICE & THE LAND

Three-room office building · Serene country setting with large oak trees



OFFICE INTERIOR



THE OFFICE



VIEW FROM THE PROPERTY



WILDLIFE ON THE PROPERTY



HWY 29 ENTRANCE



ELECTRIC ON SITE



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This property is referenced before sale with information supplied by the owner or public data and is not guaranteed by Texas Land and Commercial or the owner. Buyers should consider using legal professionals to advise them on specific details of the property. Lot sizes described are an estimate based on information obtained from county appraisal data.

LAKE PRIVILEGES

Boat launch access rights on Inks Lake below Buchanan Dam



INKS LAKE BOAT LAUNCH



POA LAKE ACCESS

LIFE ON THE HIGHLAND LAKES

Each lot includes privileges to the private boat launch on Inks Lake within the Gran Sabana Subdivision, part of the Colorado River's Highland Lakes at Buchanan Dam.

The Gran Sabana Subdivision contains a range of homes, including luxury waterfront homes on the neighboring street to the property.

COMMUNITY FEATURES

- Private boat launch on Inks Lake
- Luxury waterfront homes next door
- Park and picnic area
- BBQ pit / grill
- HOA: \$75 per year



TODD PHELPS

512-296-6964

toddphelps@texaslandandcommercial.com

500 E. 5th Street, Suite 424
Austin TX, 78701

www.texaslandandcommercial.com



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AREA DEMOGRAPHICS & MARKET DATA

Buchanan Dam (ZIP 78609) · Llano County · Highland Lakes

BUCHANAN DAM · ZIP 78609

1,983 POPULATION (2024 EST.)	\$319,700 MEDIAN HOME VALUE	\$64,418 MEDIAN HOUSEHOLD INCOME
962 HOUSEHOLDS	60.7 MEDIAN AGE	78% HOMEOWNERSHIP (CDP)

LLANO COUNTY

23,353 POPULATION (JULY 2025)	+9.7% GROWTH SINCE 2020	\$356,500 MEDIAN HOME VALUE
\$67,530 MEDIAN HOUSEHOLD INCOME	\$483K MEDIAN SALE PRICE (AUG 2026)	37% RESIDENTS AGE 65+

Llano County has grown nearly 10% since 2020. With a median age near 60 and high homeownership, Buchanan Dam is a Highland Lakes community popular with retirees and second-home buyers, and buildable residential lots near the lakes remain limited.

RESIDENTIAL LOT VALUES

PROPERTY	SIZE	ASKING
This offering · 10 res. + 1 comm. lots	4.93 ac	\$459,000
Average per lot	0.45 ac	≈\$41,700
Lot 65 Pristine Pass (Cliffs of Water Ridge)	1.72 ac	\$105,000
Keystone Ridge lot	2.39 ac	\$89,000
Lot 41 Keystone Ridge	n/a	\$80,000
Lot 50 Pristine Pass	n/a	\$72,000

Comparables are asking prices of active Buchanan Dam (78609) lot listings, Oct. 2026, not closed sales; lot sizes and amenities differ.

DRIVE TIMES (APPROX.)

- Inks Lake & Buchanan Dam · minutes
- Burnet · 13 miles
- Llano · 16 miles
- Kingsland · about 12 miles
- Marble Falls · about 25 miles
- Austin · about 75 miles

Sources: U.S. Census Bureau QuickFacts (pop. est. July 2025; ACS 2020–2024); ACS 5-yr estimates for ZIP 78609 via zip-codes.com; Data USA (Buchanan Dam CDP, 2024); Redfin Llano County market data (Aug. 2026). Figures deemed reliable but not guaranteed.



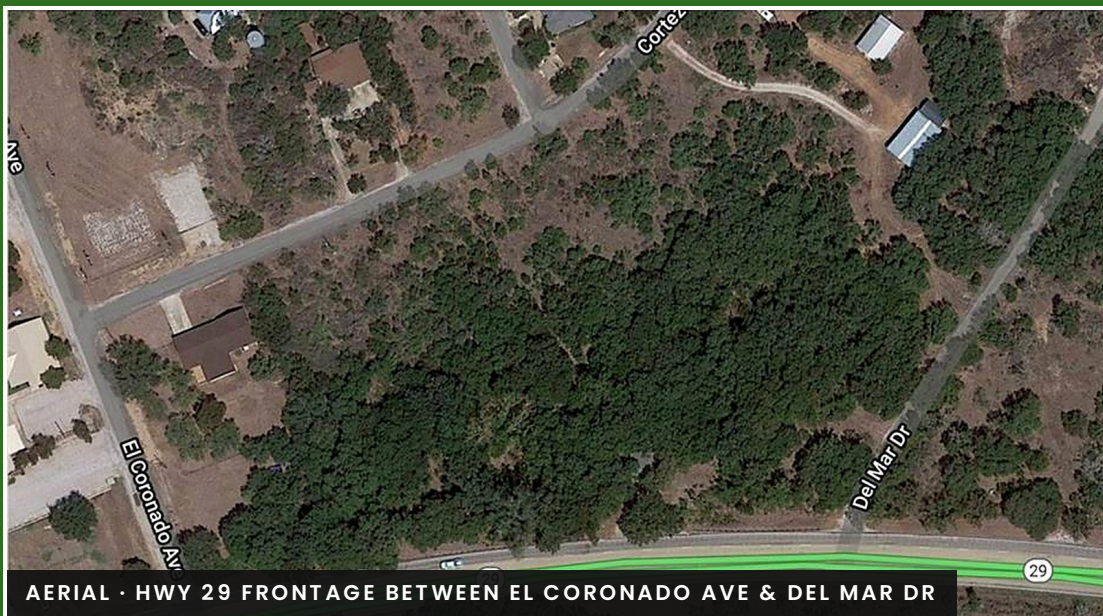
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LOCATION & DETAILS

Buchanan Dam · Llano County · Burnet CISD



PROPERTY DETAILS

ADDRESS

19375 Texas 29 Hwy, Buchanan Dam, TX 78609

MLS

8634760

PRICE

\$459,000 (all 11 lots)

ACREAGE

4.93 ac (appraisal data) / 4.72 ac (owner survey)

LOTS

60, 61, 62, 63, 64, 65, 69, 70, 71, 72, 73

ZONING

Lot 64 F1 commercial (improved); 10 C1 residential

UTILITIES

Office: private well (pump needs repair). Residential: LCRA water. Power: Central Texas Electric

FLOOD ZONE

Not in FEMA flood zone

SCHOOLS

RJ Richey Elem., Burnet Middle, Burnet High

TAXES

\$2,326 est. (2025)

HOA

Gran Sabana, \$75 per year

FINANCING

Cash, Conv., FHA, VA, SBA, Texas Vet

GETTING THERE

From Austin, take Hwy 71 to Hwy 281 and continue to Marble Falls. Turn left on RR 1431 and follow it through Kingsland to Hwy 29, then turn right to 19375 E Hwy 29. Calle Cortez (via El Coronado Ave) borders the north side and Del Mar Dr the east. Call agent before showing.



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19375 TEXAS 29 HWY • BUCHANAN DAM, TX

Gran Sabana Hill Country • 10 Residential Lots & 1 Commercial Lot • \$459,000



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