



C-Store Site — SH 71 & Spur 191 (Signalized Corner), Spicewood — 17.9 Acres

SH 71 at Spur 191 · Spicewood, TX 78669 · Signalized corner · 17.9 acres total · C-store pad ready to build



Highlights

- Planned 5,500 SF convenience store with 6 MPDs under canopy in front and 2 diesel pumps on the side of the store
- IMST (independent market study) projects inside sales of approximately \$250,000 per month on average in the first year of operation
- Expected to reach a minimum of \$200,000–\$300,000 per month inside and outside combined after the store matures
- All phases of pre-development are in process — the store is being readied to build now
- We will sell the store now so the buyer can arrange the loan and be involved through construction
- Total site is 17.9 acres; retail and self-storage are planned on the balance
- IMST available — text or email and we will forward it

Overview

A signalized corner on Texas State Highway 71 at Spur 191 — the road into Spicewood and the Lake Travis shoreline less than three miles north. SH 71 is the main highway between Austin and Marble Falls / the Highland Lakes, and this stretch carries commuter, lake and Hill Country traffic every day of the week.

Area snapshot

ZIP code area	Spicewood 78669
Population (ZIP)	12,592
Households (ZIP)	5,056 · 92% owner-occupied
Median household income (ZIP)	\$128,000
Median age (ZIP)	47
Median home value (ZIP)	\$671,000
Burnet County population	52,652 (2020 Census: 49,130)

Source: U.S. Census Bureau ACS 2024 5-yr (ZIP / county); 2010 & 2020 Census. Trade-area study (IMST) available on request.

Land to grand opening — financed

- Site selection & land acquisition
- Construction consulting — built to your specs
- SBA / conventional financing, 10–20% down
- Competitive fuel supply + brand incentive funds
- IMST market study on request

Next step: Text or call Trevor for the site package, IMST and financing terms — 512.825.9368

Trevor Willhite

M & W Realty · Call / text 512.825.9368 · cstorestx@gmail.com · cstorestx.com

Information provided by seller and other sources deemed reliable but not guaranteed; buyer to verify all figures, acreage, zoning, access and utilities. Financing subject to lender approval; fuel-brand incentives subject to distributor and brand approval. Aerial imagery (Esri/Maxar) and parcel lines (county appraisal district) approximate, for marketing only. Deborah Kay Willhite, Broker, TREC #468414-B · Trevor Willhite, Agent, TREC #500661-SA.