

# \$289,900 - 23701 - 23705 Circle Dr, Marble Falls

MLS® #4931339

**\$289,900**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 0.58 Acres

Travis Oaks Sec 01, Marble Falls, TX

Unique lakefront land WITH boat dock- come and build your paradise. Priced below tax value of \$315,000 for both lots! this sale includes 23701 and 23705 Circle Drive and the dock. Easy slope to the shoreline. Owners enjoy access to the private boat ramp/park a few blocks away. Within 1 hour from Austin and just down the street from the acclaimed Flat Creek Winery. Incredible opportunity with multiple uses in short and long term. Flat Creek has an incredible restaurant, disc golf, tours and more! 15 Minutes to grocery stores, restaurants and more. 30 minutes to downtown Marble Falls.

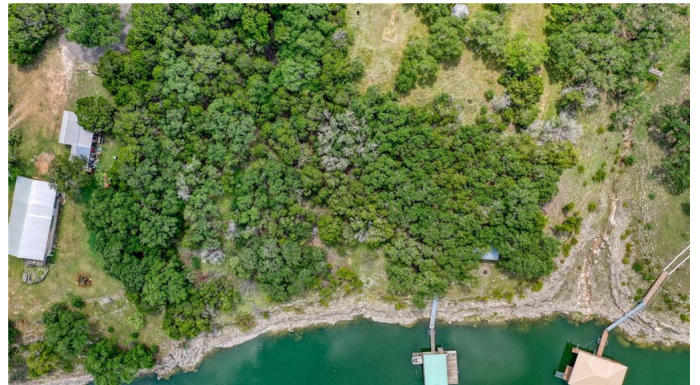
## Essential Information

MLS® #	4931339
Price	\$289,900
Bathrooms	0.00
Acres	0.58
Type	Land / Farm
Sub-Type	Multiple Parcels
Status	Active

## Water Feature/View

View	Hills,Lake,Panoramic,Lake Travis
Is Waterfront	Yes
Water Body	Lake Travis

## Community Information



Address	23701 - 23705 Circle Dr
Area	LN
Subdivision	Travis Oaks Sec 01
City	Marble Falls
County	Travis
State	TX
Zip Code	78654

### **Amenities**

Utilities	Electricity Available
Features	Lake, Restaurant

### **Exterior**

Exterior Features	Dock
Lot Description	Trees Medium Size, Views

### **School Information**

District	Marble Falls ISD
Elementary	Colt
Middle	Marble Falls
High	Marble Falls

### **Additional Information**

Date Listed	August 18th, 2025
Days on Website	55
HOA Fees	150
HOA Fees Freq.	Annually

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