

# \$1,150,000 - 111 Swift Water Rd, Marble Falls

MLS® #6388089

**\$1,150,000**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 10.50 Acres

Green Banks Of Travis, Marble Falls, TX

Rare opportunity in the coveted Green Banks of Travis, a peaceful lakeside community in Marble Falls. This private 10.5-acre waterfront retreat on Lake Travis offers an exceptional blend of space, privacy, and direct access to the water—all just under an hour from Downtown Austin.

The property includes six contiguous lots (two waterfront and four lake view), fully fenced and gated, sold together as one tract. A commercial-grade boat ramp—measuring 180'™ and reaching down to 646'™ elevation—provides unmatched access to the lake. The land features a level building site above the floodplain, making it ideal for your future dream home.

Current improvements include a cozy log cabin, a manufactured home, and a large barn/garage, creating immediate opportunities for weekend getaways or full-time living while you plan your build. Gentle breezes and wide lake views can be enjoyed from the covered deck, and a sandy shoreline offers a true Hill Country waterfront lifestyle.

With two access points into the property, Green Banks'™ quiet setting, and Marble Falls ISD schools nearby, this property combines convenience, community, and natural beauty. Whether you envision a family compound, vacation retreat, or a custom estate, this is a rare chance to secure a



special slice of Lake Travis.

### **Essential Information**

MLS® #	6388089
Price	\$1,150,000
Bathrooms	0.00
Acres	10.50
Type	Land / Farm
Sub-Type	Multiple Parcels
Status	Active

### **Water Feature/View**

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

### **Community Information**

Address	111 Swift Water Rd
Area	LN
Subdivision	Green Banks Of Travis
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

### **Amenities**

Utilities	Electricity Available
Features	None

### **Exterior**

Exterior Features	Exterior Steps, See Remarks
Lot Description	Moderate Trees, Trees Medium Size, Trees Large Size

### **School Information**

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

## **Additional Information**

Date Listed            September 25th, 2025

Days on Website    17

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