

\$30,000 - Lot 434-436 Fir Ln, Cottonwood Shores

MLS® #9964002

\$30,000

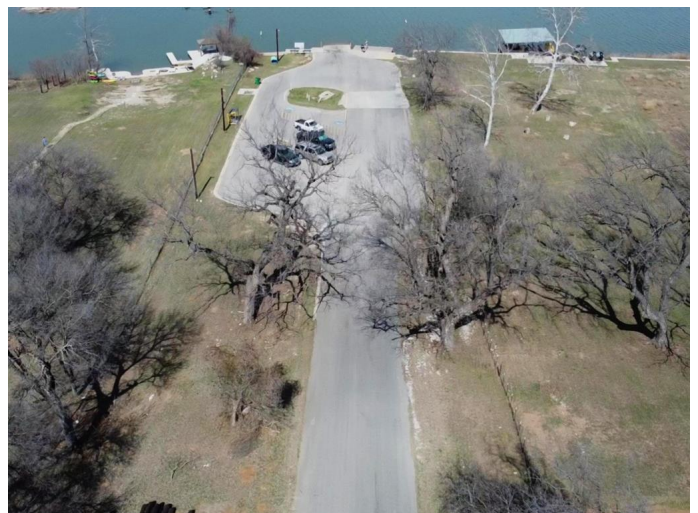
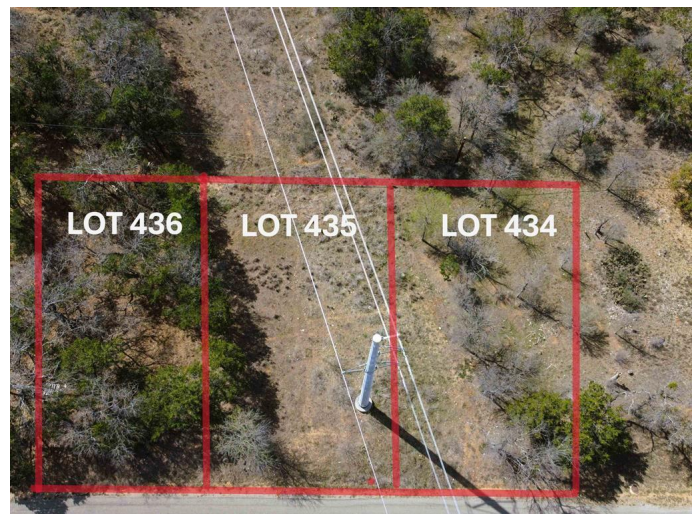
0 Bedroom, 0.00 Bathroom,
Land / Farm on 0.36 Acres

Yellowstone, Cottonwood Shores, TX

Prime 0.36-acre triple lot—Lots 434-436 on quiet Fir Lane—in the city limits of Cottonwood Shores! Level, lightly treed, this oversized homesite makes designing your Hill Country retreat a cinch. City water and sewer are at the street; modest deed restrictions safeguard value without squashing creativity. Perks? access to Lake marble Falls nearby Waterfront Park: launch the boat, drop a line, or kayak into sparkling Lake Marble Falls in minutes. Three contiguous lots give you the flexibility today and resale muscle tomorrow. Cottonwood Shores keeps its “old-Texas” handshake while eyeing the future—new eateries, boutiques, and a city-approved hike-and-bike trail are sprouting up all around. Marble Falls shopping, H-E-B, and Baylor Scott & White hospital sit 10 minutes north; Austin is an easy hour drive. Stake your claim now, build when ready, and start living the river-lakes-and-live-oak lifestyle you™ve been dreaming about. Buyer to verify utilities and building guidelines. Owner Financing

Essential Information

MLS® #	9964002
Price	\$30,000
Bathrooms	0.00
Acres	0.36
Type	Land / Farm



Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	Neighborhood
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Community Information

Address	Lot 434-436 Fir Ln
Area	BU
Subdivision	Yellowstone
City	Cottonwood Shores
County	Burnet
State	TX
Zip Code	78657

Amenities

Utilities	Electricity Available, Sewer Available, Water Available, Sewer Not Available, Water Not Available
Features	Common Grounds/Area, Dog Park, Fishing, Lake

Exterior

Lot Description	Interior Lot
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School Information

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

Additional Information

Date Listed	March 24th, 2025
Days on Website	224
Days on Market	219

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