LCRA
ENERGY · WATER · COMMUNITY SERVICES

LAND DEVELOPMENT OPPORTUNITY

Cedar Point Recreation Area

545 Ranch Road 3014, Tow, TX 78672

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LCRA is interested in establishing new alliances
for development opportunities at Cedar Point Recreation Area
with the goal of attracting new park visitors and encouraging
repeat visits through diverse and unique offerings.
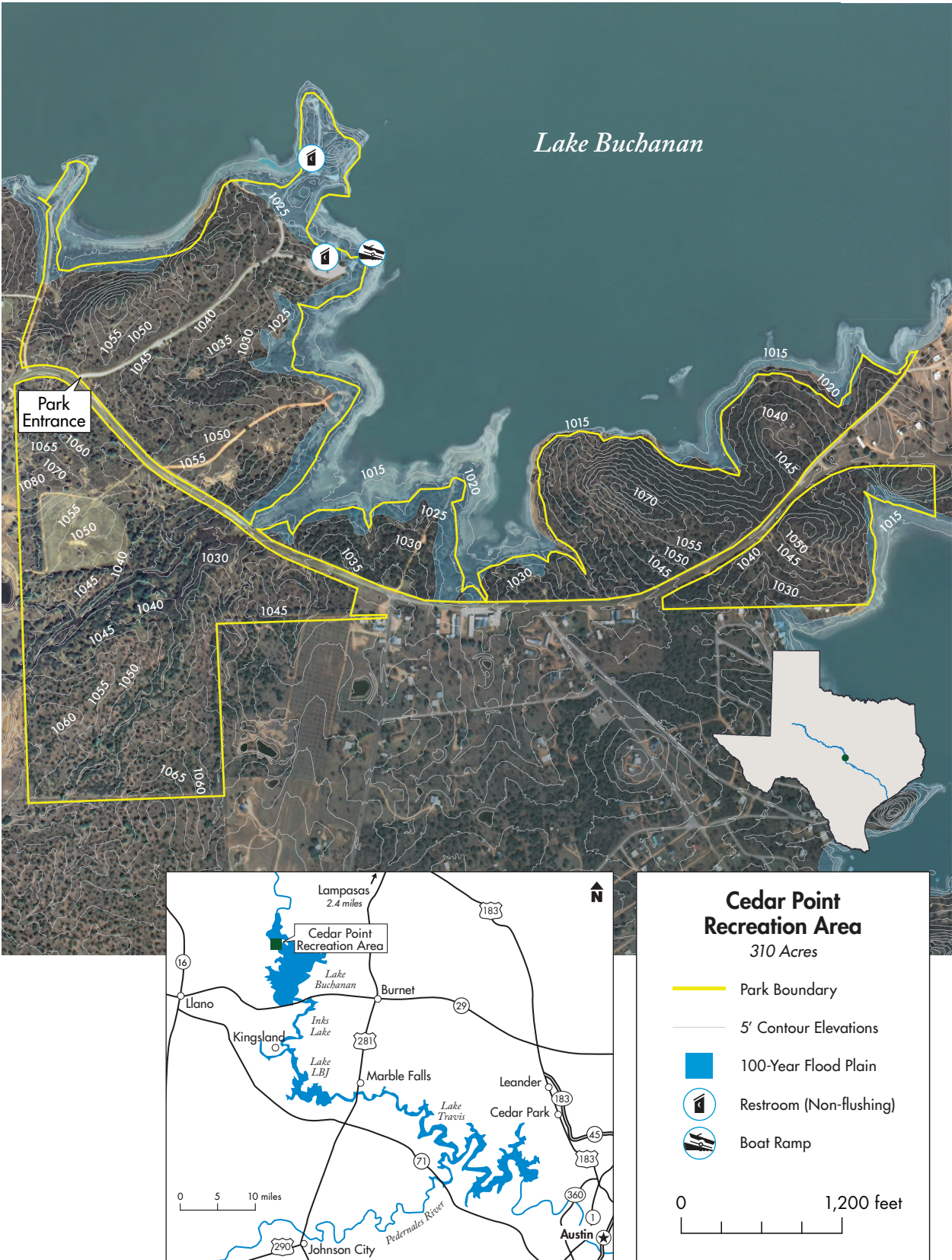
GEOGRAPHIC CONTEXT

Approximately 80 miles from downtown Austin, Cedar Point Recreation Area is a 310-acre park located on the south shore of Lake Buchanan in Llano County. Lake Buchanan is one of the six Highland Lakes designed to manage floodwaters along the lower Colorado River. These lakes also offer opportunity for boating, fishing, swimming and relaxing. This lakefront property has 278 acres outside of the 100-year flood plain, as exhibited in the Existing Site Conditions aerial map. Primarily a day-use facility, this park features a boat ramp, primitive campsites, miles of shoreline with a large private peninsula, and on-site utilities near the park entrance.

Cedar Point Recreation Area is located in a rural community with a small population base. The property lies on the northern edge of the Texas Hill Country region, which spreads across the geographic center of the state and features softly sloping hills, natural springs, bustling cities and charming small towns. The Texas Hill Country region welcomes an estimated 30 million visitors per year, with over 75% of those being leisure and auto travelers.

EXISTING SITE CONDITIONS

Lake Buchanan

Park Entrance

1025
1055 1050 1040 1035 1030 1025
1045
1050
1055
1065 1060
1080 1070
1055
1050
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1015

**Cedar Point
Recreation Area**
310 Acres

━━━ Park Boundary

──── 5' Contour Elevations

� 100-Year Flood Plain

Restroom (Non-flushing)

Boat Ramp

0   1,200 feet

Lampasas
2.4 miles
183
Cedar Point
Recreation Area
16
*Lake
Buchanan*
Burnet
29
Llano
281
*Inks
Lake*
Kingsland
*Lake
LBJ*
Marble Falls
Leander
183
*Lake
Travis*
Cedar Park
45
71
360
1
Austin ★
Pedernales River
290 Johnson City

0   5   10 miles

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Cedar Point Recreation Area offers an ideal setting for overnight, resort-style accommodations. The addition of overnight lodging and recreation experiences will prove to increase revenue and attract new park visitors.

- To safeguard the unique qualities of the area, LCRA's Highland Lakes Watershed Ordinance and On-Site Sewage Facilities regulations must be observed for all development within Cedar Point Recreation Area.

- Inhabitable structures shall be placed above 1,025 feet msl, while recreational amenities may exist within the 100-year flood plain with approval from Llano County.

DEMOGRAPHICS

Within:	25 miles	50 miles	150 miles
General Household Statistics			
2019 Households	10,491	407,905	2,553,324
Income			
2019 Med HH Income	$52,250	$76,301	$59,813
% 2019 HHs >$50k	61%	60%	53%
Lifestage			
2019 % of Pop 18-35	23%	26%	27%
2018 % of Pop with Children	17%	34%	35%

Source: Esri, 2019

For more information, to schedule a tour or to apply to be a partner,
visit www.lcra.org/parks or email partner@lcra.org.