LCRA is interested in establishing new alliances for development opportunities at Turkey Bend Recreation Area, located in Marble Falls, Texas. LCRA hopes to attract new park visitors and encourage repeat visits through diverse and unique offerings.
Forty miles northwest of downtown Austin, Turkey Bend Recreation Area lies on the north shoreline of Lake Travis in both Burnet and Travis counties. Lake Travis 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. Turkey Bend Recreation Area is located between Marble Falls and Cedar Park, a rapidly growing area. The area is part 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.

Turkey Bend Recreation Area’s scenic terrain and close proximity to metropolitan areas appeal to those looking for a relaxing weekend getaway and offer strong development potential. This lakefront property has close to 1,150 acres, including almost 850 acres outside of the 100-year flood plain, as exhibited in the Existing Site Conditions aerial map. The park has an easily-accessible waterfront with 29 primitive campsites, picnic tables, and flushing restrooms.
EXISTING SITE CONDITIONS

Turkey Bend Recreation Area
1,146 Acres

- Park Boundary
- Leased Land – YMBL
- 10' Contour Elevations
- 100-Year Flood Plain
- Restroom (Non-flushing)

0 1/4 mile

Lake Travis
Turkey Bend Recreation Area
Park Entrance

Park Boundary
Leased Land – YMBL
10' Contour Elevations
100-Year Flood Plain
Restroom (Non-flushing)
The natural beauty of this park makes it an ideal location for increased tourism, unique accommodations and exclusive experiences for outdoor enthusiasts. The demand for future development will increase as the surrounding area grows. Lake Travis and the Highland Lakes are popular locations for water recreation, and the Texas Hill Country is a top tourism destination.

- To safeguard the unique qualities of the area, LCRA’s Highland Lakes Watershed Ordinance, On-Site Sewage Facilities regulations and U.S. Fish and Wildlife Service Endangered Species regulations must be observed for all development within Turkey Bend Recreation Area.

- Inhabitable structures shall be placed above 722 feet msl, while recreational amenities may exist within the 100-year flood plain with approval from Burnet and Travis counties.

**DEMOGRAPHICS**

<table>
<thead>
<tr>
<th>Within:</th>
<th>25 miles</th>
<th>50 miles</th>
<th>150 miles</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Household Statistics</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019 Households</td>
<td>337,676</td>
<td>992,628</td>
<td>2,852,046</td>
</tr>
<tr>
<td><strong>Income</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019 Med HH Income</td>
<td>$85,144</td>
<td>$71,704</td>
<td>$62,039</td>
</tr>
<tr>
<td>% 2019 HHs &gt;$50k</td>
<td>65%</td>
<td>58%</td>
<td>54%</td>
</tr>
<tr>
<td><strong>Lifestage</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019 % of Pop 18-35</td>
<td>23%</td>
<td>29%</td>
<td>27%</td>
</tr>
<tr>
<td>2018 % of Pop with Children</td>
<td>35%</td>
<td>33%</td>
<td>35%</td>
</tr>
</tbody>
</table>

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.