

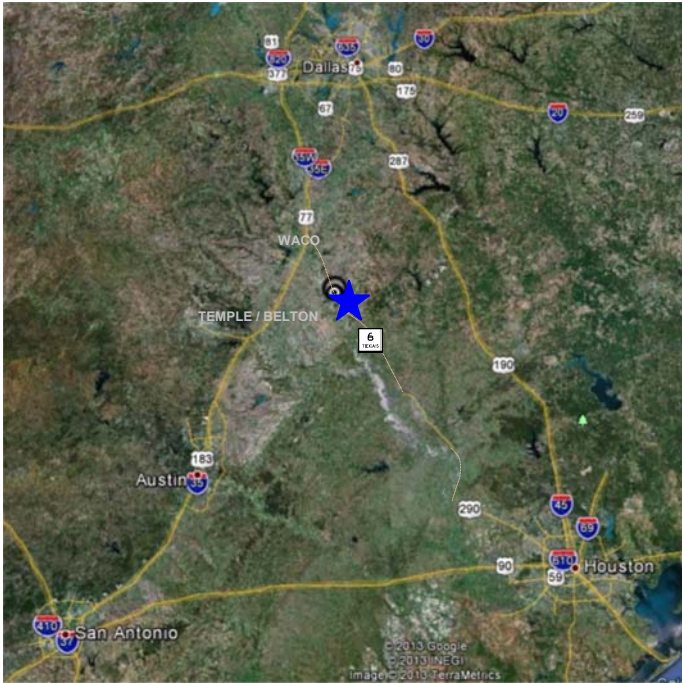
For Sale

26.67 Acres Commercial Land

MARLIN, FALLS CO., TX

\$ 168,800

*LOCATED IN THE HEART
of the
TEXAS TRIANGLE*



Bob Dube 512-671-8008 (office) 512-423-6670 (mobile) 512-671-8011 (fax)

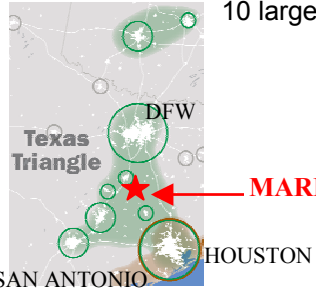
bob@dubescmercial.com www.dubescmercial.com

FOR SALE

26 Acres

MARLIN, FALLS CO., TX

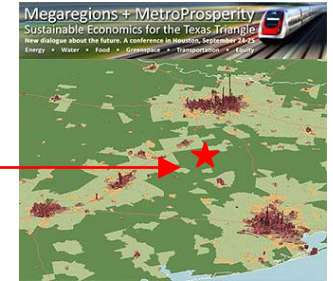
By 2050 about 35 million people, or 70 percent of the population of Texas, will live in the four metropolitan areas that comprise the Texas Triangle. Three of the nation's 10 largest cities are in the Triangle, including Houston, which has a port that handles more foreign tonnage than any other U.S. port.



MARLIN, FALLS CO.

Location: Eastern Texas
Principal Cities: Austin, Dallas/Fort Worth, Houston, San Antonio
Population 2010: 19,728,244
Percent of U.S. Population: 6%
Population 2025: 24,809,567
Population 2050: 38,132,600
Projected Growth (2010 - 2050): 93.3 percent (18,404,356)
2005 GDP: \$817,510,000,000
Percent of US GDP: 7%

MARLIN, FALLS CO.



HIGHLIGHTS

Price: \$ 168,800
Zoned: Commercial
Utilities: City of Marlin
Subdivide: Yes
Uses: Retail
Industrial
Multi-Family
Commercial

Marlin Demographics

Population	1-mi	3-mi	5-mi
2011 Male	40	2,657	3,541
2011 Female	61	3,339	4,587
% 2011 Male	39.6%	44.3%	43.6%
% 2011 Female	60.4%	55.7%	56.4%
2011 Median Age	32	30	30
%2011 White	42.6%	45.6%	42.1%
%2011 Black	45.5%	45.6%	42.2%
%2011 Native A.	0%	0.4%	0.4%
%2011 Other	0%	0.4%	0.4%
%2011 Hispanic	19.8%	22.3%	23.1%
2011 Av. Income	\$43,501	\$46,232	\$49,021

FALLS COUNTY TEXAS MAJOR ROADWAYS

- Interstate 35 (two miles)
- U.S. Highway 77
- State Highway 6
- State Highway 7
- State Highway 14
- State Highway 53
- State Highway 320

Falls County is a county located in the U.S. state of Texas. As of the 2010 census, its population was 17,866. Marlin is also the county seat of Falls County. With a large portion of its economy based around agriculture, Falls County is sixth among 254 Texas counties in corn production.

Marlin is a city in Falls County, Texas, United States. The population was 5,967 in 2010.^[3] Since 1851, it has been the third county seat of Falls County. Marlin has been given the nickname "the Hot Mineral Water City of Texas". Mineral waters were found there in 1892.



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