PRIVATE ISLANDS INC.

SUNRISE ISLAND

LAKE LBJ, TEXAS

A rare one-acre private island on constant-level Lake LBJ in Llano County, Texas Hill Country ringed by ten acres of submerged land and sold with a mainland access lot on Sunrise Drive: a boat-access-only blank canvas for a legacy estate of your own.

10.52 DEEDED ACRES • 1-ACRE ISLAND • 10 ACRES SUBMERGED LAND • MAINLAND LOT • BOAT ACCESS ONLY

THE OFFERING

At a Glance

LOCATION	Lake LBJ, Llano County, Texas — near Sunrise Beach Village
THE OFFERING	10.52 deeded acres: island, submerged land and mainland lot
THE ISLAND	Approx. 1 acre above the waterline, undeveloped, no structures
MAINLAND LOT	Water-access lot on Sunrise Drive, sold with the island
ACCESS	Boat access only, departing the mainland lot

A LAKE THAT HOLDS ITS LEVEL

Lake LBJ is a constant-level lake: its waters hold the same welcoming level in every season, so shoreline, crossing and views never change with the weather.

ISLAND VITALS

PRICE
NOT PRINTED

LAND
10.52 deeded acres

ISLAND
Approx. 1 acre

ACCESS
Boat access only

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REGION — TEXAS HILL COUNTRY

One of the Highland Lakes on the Colorado River, in the limestone hills west of Austin. Sunrise Beach Village, Horseshoe Bay and Marble Falls line its shores with marinas, dining and services.



THE ISLAND AND ITS WATERS

Ringed by Its Own Waters

The property totals 10.52 deeded acres: approximately one acre of private island above the waterline, encircled by roughly ten acres of submerged underwater land. This rare configuration secures lasting privacy and control over the immediate surroundings, preserving uninterrupted views of the lake and Hill Country. The island itself is undeveloped land with no existing structures, a blank canvas for a custom luxury waterfront home, a compound, or a multi-generational family retreat, reached exclusively by boat.

THE MAINLAND LOT

A Base on the Shore

A separate water-access lot on Sunrise Drive provides the mainland base for the island. It serves as a staging area during construction and may host a boathouse with slips for the lake commute or a complementary residence with a private dock, subject to applicable restrictions, making the logistics of island living effortless. The island's seclusion, in other words, never comes at the cost of convenience: everything begins and ends at your own lot on shore.







LAND AND WATER

A Constant-Level Shore

Lake LBJ's constant-level waters deliver reliable, year-round waterfront living, while the ten acres of submerged land surrounding the island guarantee privacy and preserve sweeping views across the serene lake to the picturesque Hill Country. The setting invites boating, swimming, and quiet evenings under dark Texas skies, with the water on every side held at the same welcoming level in every season.

LIFESTYLE AND VALUE

Privacy Secured by Water

A private island on a constant-level Hill Country lake is among the rarest holdings in Texas waterfront real estate. Sunrise Island offers an irreplaceable legacy asset: total seclusion minutes from the mainland, a blank canvas for a landmark estate, and a family sanctuary whose privacy is secured not by fences but by water itself.



THE SETTING

Still Water, Open Sky

Sunrise Island is a genuinely private island on one of Texas Hill Country's most coveted constant-level lakes, wrapped in its own protective waters. It lies on Lake LBJ in Llano County, near Sunrise Beach Village, and offers a level of seclusion impossible to replicate on the mainland shore: still water, open sky and starlit nights, a pure canvas for a lakeside estate or a legacy retreat.

KNOWN FOR

A one-acre private island ringed by ten acres of its own submerged land, sold with a mainland access lot on Sunrise Drive.

10.52 DEEDED ACRES • CONSTANT-LEVEL LAKE LBJ • TEXAS HILL COUNTRY



THE ISLAND DOCK · THE CROSSING FROM SUNRISE DRIVE

ACCESS

Only by Boat

The island is accessible only by boat, departing from the mainland water-access lot on Sunrise Drive. Every arrival and departure is your own: no ferry schedule, no shared dock, no marina queue — just the short crossing from your lot on shore to your island.

UTILITIES

A Blank Slate

As undeveloped land, the property has no established power, water, or waste systems; the buyer will develop infrastructure to suit the vision, with the mainland lot simplifying construction logistics.

DISTANCES — STRAIGHT LINE

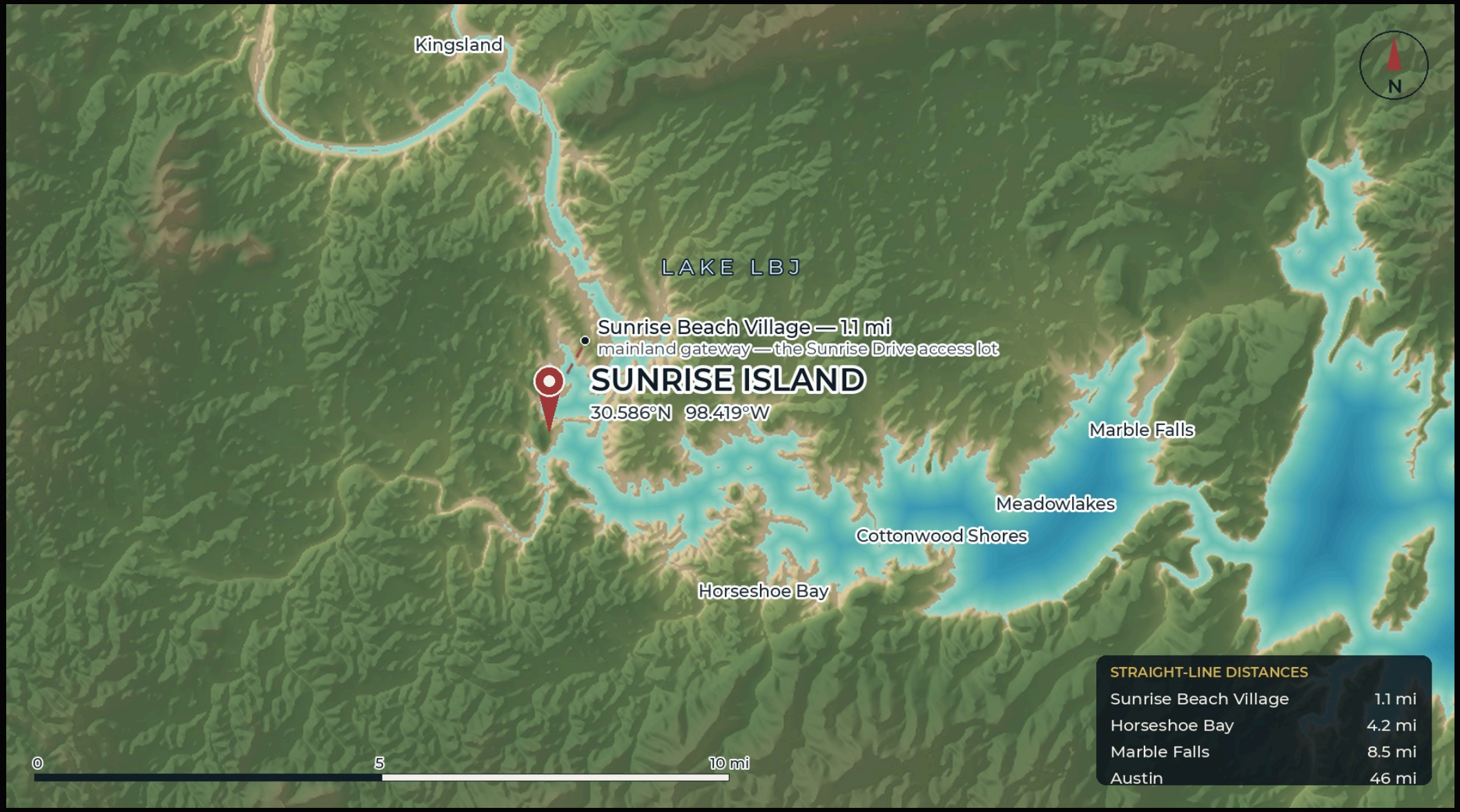
Sunrise Beach Village 1.1 mi · Horseshoe Bay 4.2 mi · Marble Falls 8.5 mi · Austin 46 mi

10.52 DEEDED ACRES • 1-ACRE ISLAND • BOAT ACCESS ONLY

LOCATION

On the Map

LAKE LBJ • LLANO COUNTY • TEXAS HILL COUNTRY



GALLERY

The Island in Frames



The island from above, the mainland shore behind



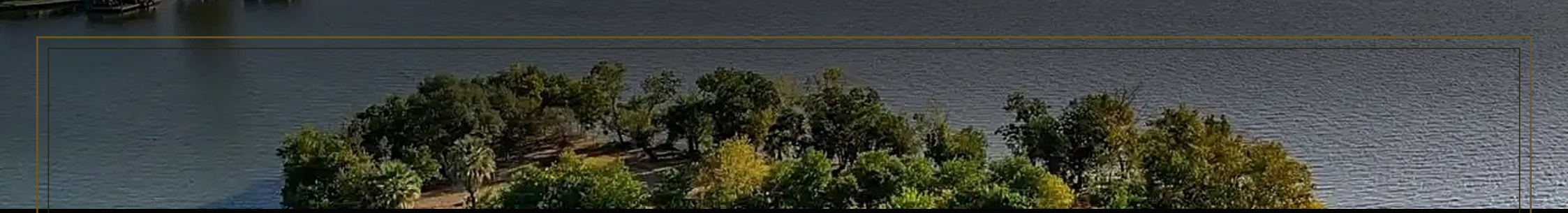
Clearings among the oaks



The tree line from the water



The island's end — palm, dock and boat



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

SUNRISE ISLAND

LAKE LBJ, TEXAS

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

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