

# \$2,750,000 - 8121 Spiro Trail, Austin

MLS® #1246100

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**\$2,750,000**

0 Bedroom, 0.00 Bathroom,  
Land on 26.76 Acres

Preservation Ranch, Austin, TX

## Lot #28 - THE RIDGEÂ

This distinctively positioned homesite seemingly floats above the ranch, offering rare views not offered by any other lots within Preservation Ranch. This lengthy and private driveway approaches the homesite at the high point of the ridge, with large oaks trees providing a canopy from the east, and a dramatic cliff side to the west. An ideal build-site rests atop the summit, and the remainder of the property continues to slope lower and lower along your own private hillside. At the base of this lot, you will find seeps, springs, and unique fauna and flora.

Preservation Ranch is a unique community with thirty two individual ranchettes spread over 1000 +/- acres of private, high-fenced hill country land. With miles of Bee Creek and other un named tributaries running through out this area, you wont find another offering quite like this anywhere else and all within 15 minutes of the Hill Country Galleria, Whole Foods & HEB grocery stores,Â mouthwatering eateries, plenty of shopping and of course the brandÂ new Back Yard Music Venue.Â Â

The most striking benefit of living within Preservation Ranch is the lifestyle: secluded, private, and elegant. Preservation Ranch is truly a rare find.

Experience the freedom and privacy of the ranchette lifestyle close to everything Austin



has to offer. Use the builder of your choice to bring your vision of the ideal family estate to life. And horse lovers will appreciate the opportunity to board their horses nearby as well as the nearby 2400-acre conservation park with access to the Pedernales River access and miles of equestrian trails.

Every ranchette in Preservation RanchÂ affords unique Texas Hill Country homesites to create the luxury estate and lifestyle you and your family will treasure for many generations to come.

**Essential Information**

MLS® #	1246100
Price	\$2,750,000
Bathrooms	0.00
Acres	26.76
Type	Land
Sub-Type	Unimproved Land
Status	Active

**Community Information**

Address	8121 Spiro Trail
Area	LS
Subdivision	Preservation Ranch
City	Austin
County	Travis
State	TX
Zip Code	78738

**Amenities**

Utilities	Underground Utilities, Electricity Available, See Remarks, Water Available
Features	See Remarks
View	Hills, Canyon, Panoramic, Pasture, Rural, Trees/Woods
Waterfront	None

**Exterior**

Exterior Features	None
Lot Description	Views, Agricultural, Many Trees, Native Plants, Private, Rolling Slope, Sloped Down, Sloped Up, Trees Large Size

### **School Information**

District	Lake Travis ISD
Elementary	Bee Cave
Middle	Bee Cave Middle School
High	Lake Travis

### **Additional Information**

Date Listed	May 10th, 2023
Days on Market	374

### **Listing Details**

Listing Office	Compass RE Texas, LLC
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