

# \$1,339,000 - - County Rd 404, Spicewood

MLS® #6701454

**\$1,339,000**

0 Bedroom, 0.00 Bathroom,  
Land on 15.00 Acres

None, Spicewood, TX

Rare 15 acres are currently available in the sought-after area of Spicewood, Texas, between Marble Falls and Horseshoe Bay (a 15-minute drive) and Bee Cave (a 25-minute drive). This undeveloped land presents an opportunity for various potential uses, including the construction of a private residence, a sustainable retreat, a tiny home community, or commercial flex space. Moreover, it offers promising investment or development prospects, considering the area's escalating desirability and growth. This land provides limitless possibilities!!

The property imposes limited restrictions and features a captivating view in the rear acreage, promising a tranquil and picturesque setting, set against a backdrop of rolling hills and a peaceful ambiance.

At present, this property holds an Ag exemption and a wildlife exception. For prospective owners inclined to pursue this tax-saving exception, our team can offer guidance through the necessary procedures.



## Essential Information

MLS® #	6701454
Price	\$1,339,000
Bathrooms	0.00
Acres	15.00

Type	Land
Sub-Type	Other
Status	Active

### Community Information

Address	- County Rd 404
Area	BU
Subdivision	None
City	Spicewood
County	Burnet
State	TX
Zip Code	78669

### Amenities

Utilities	Electricity Available
Features	None
View	Hills
Waterfront	Seasonal

### Exterior

Lot Description	Agricultural, Moderate Trees, Native Plants, Views
-----------------	--

### School Information

District	Marble Falls ISD
Elementary	Spicewood (Marble Falls ISD)
Middle	Marble Falls
High	Marble Falls

### Additional Information

Date Listed	June 16th, 2023
Days on Market	340
Zoning	Unrestricted

### Listing Details

Listing Office	KW-Austin Portfolio Real Estate
----------------	---------------------------------

Property Listed by: KW-Austin Portfolio Real EstateThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from May 22nd, 2024 at 12:33pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real

estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.