

\$3,135,000 - 6650 E State Highway 71, Spicewood

MLS® #6714412

\$3,135,000

0 Bedroom, 0.00 Bathroom, 2,636 sqft
Farm on 43.88 Acres

Spicewood Gardens, Spicewood, TX

Incredible opportunity to own unrestricted acreage in a highly sought after location surrounded by future development. 43.88+/- acres with approx. 1000' of State Highway 71 frontage between Spicewood and Marble Falls. TxDOT approved entrance on Hwy 71 with approved LCRA low water crossing/bridge. Second entrance on Parr Ave. is 100+/- ft off of Hwy 71. Improvements include 2956 sf office building, 2 water wells and (2) 3000 gallon storage tanks irrigate the garden and supply the office. 25,000 gallons of storm water harvesting tanks supply the office building. A 4" and 6" water line with meter exists on property for future use. 100% perimeter fence and cross fenced with agricultural tax exemption. Current developments nearby include, 240 acre Gregg Ranch comprising of 840 single and multi- fam residences and Thomas Ranch, an approved 2200 acre master planned community in Spicewood.



Essential Information

MLS® #	6714412
Price	\$3,135,000
Bathrooms	0.00
Square Footage	2,636
Acres	43.88
Type	Farm
Sub-Type	Other

Status Active Under Contract

Community Information

Address 6650 E State Highway 71
Area LW
Subdivision Spicewood Gardens
City Spicewood
County Burnet
State TX
Zip Code 78669

Amenities

Utilities Electricity Connected, Water Available
Features None
Parking Gravel, Outside
View Garden, Creek/Stream, Trees/Woods
Waterfront Creek

Exterior

Lot Description Agricultural, Cleared, Garden, Level, Native Plants, Many Trees, Trees Large Size
Construction Metal Siding

School Information

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

Additional Information

Date Listed November 3rd, 2020
Days on Market 1254

Listing Details

Listing Office JBGoodwin REALTORS LT

Property Listed by: JBGoodwin REALTORS LT
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