

REPUBLIC RANCHES LLC

Our Legacy is in the Land



SPICEWOOD POINT

97± Acres | \$1,350,000 - \$6,000,000 | Travis County, Spicewood, TX

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DESCRIPTION

Spicewood Point is ideally situated on Paleface Ranch Road, just 2 miles north of Highway 71. This region is expected to experience exponential growth in the coming years, featuring upcoming master-planned communities under active development such as Thomas Ranch and Travis Club. Additionally, the area has planned luxury wellness resorts such as the Canyon Ranch Resort, and several existing and planned golf courses including Austin Golf Club, Lakecliff and Barton Creek Lakeside.

The property is available for purchase in its entirety (97.2± acres) or as platted residential lots, each approximately 5 acres for a total of 13 lots, with the remaining portion consisting of an unrestricted parcel with dual County Road frontage and existing utilities.

**See detail map for pricing and purchase options*

Spicewood Point represents a prime investment opportunity in an actively evolving and highly sought after region of Central Texas. Its strategic location and diverse purchasing options position it as a unique offering for the discerning buyer.

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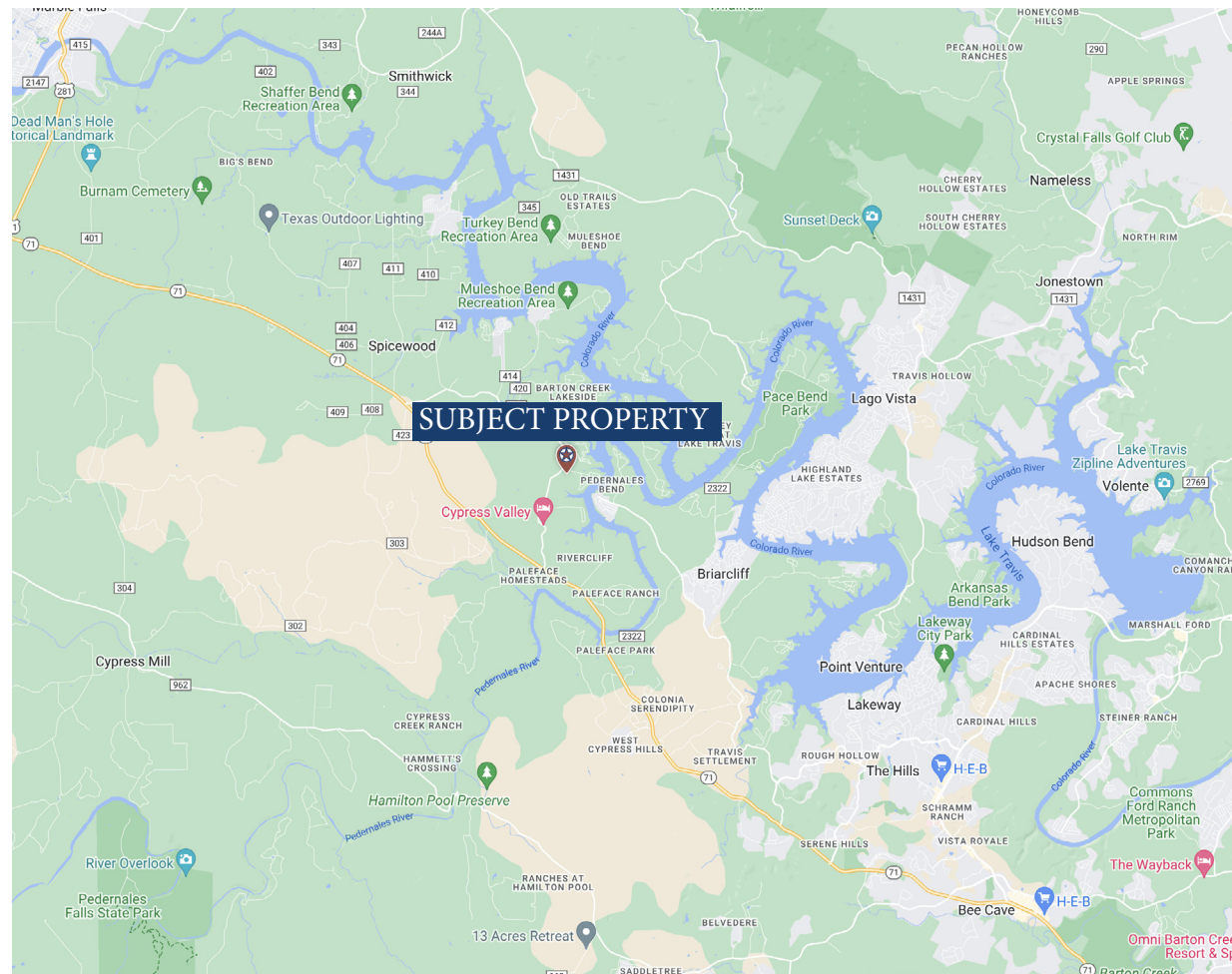
Co-Listed with Republic Commercial Land & Brokerage



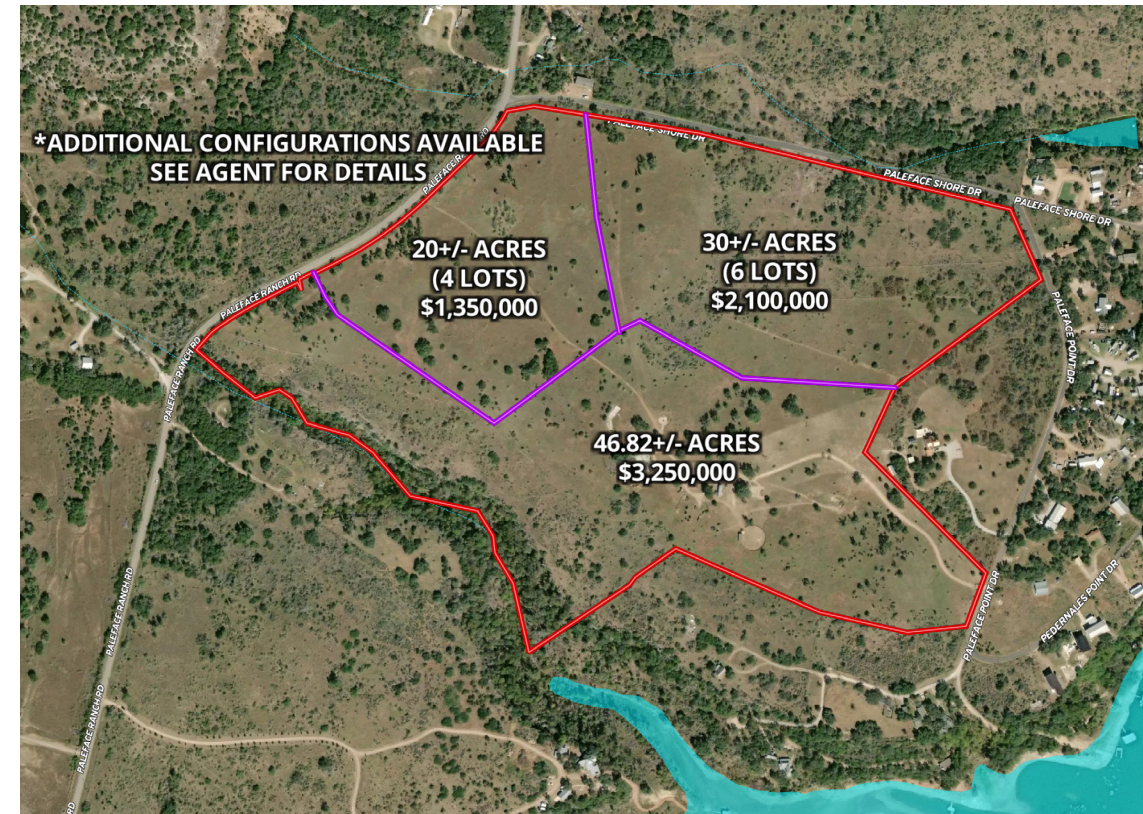
LOCATION

Spicewood Point is strategically positioned approximately 2 miles north of Highway 71 on Paleface Ranch Road. This convenient location places it just 30 miles from Downtown Austin, and offers easy access within a 20-minute drive to Bee Cave/Lakeway and the Hill Country Galleria to the east or Horseshoe Bay Resort and Marble Falls to the West.

The property has approximately 1,575 feet of frontage on Paleface Ranch Rd, 2,000 feet of frontage on Paleface Shore Dr., and 525 feet of frontage on Paleface Point Dr. Spicewood Point is located in the Marble Falls Independent School District and is zoned to Spicewood Elementary, Marble Falls Middle School, and Marble Falls High School.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The property consists of generally level terrain that gently slopes southeast from elevations of approximately 820 feet to 780 feet. This gentle gradient provides nice views of the surrounding Hill Country and Pedernales River Valley from virtually every portion of the property.

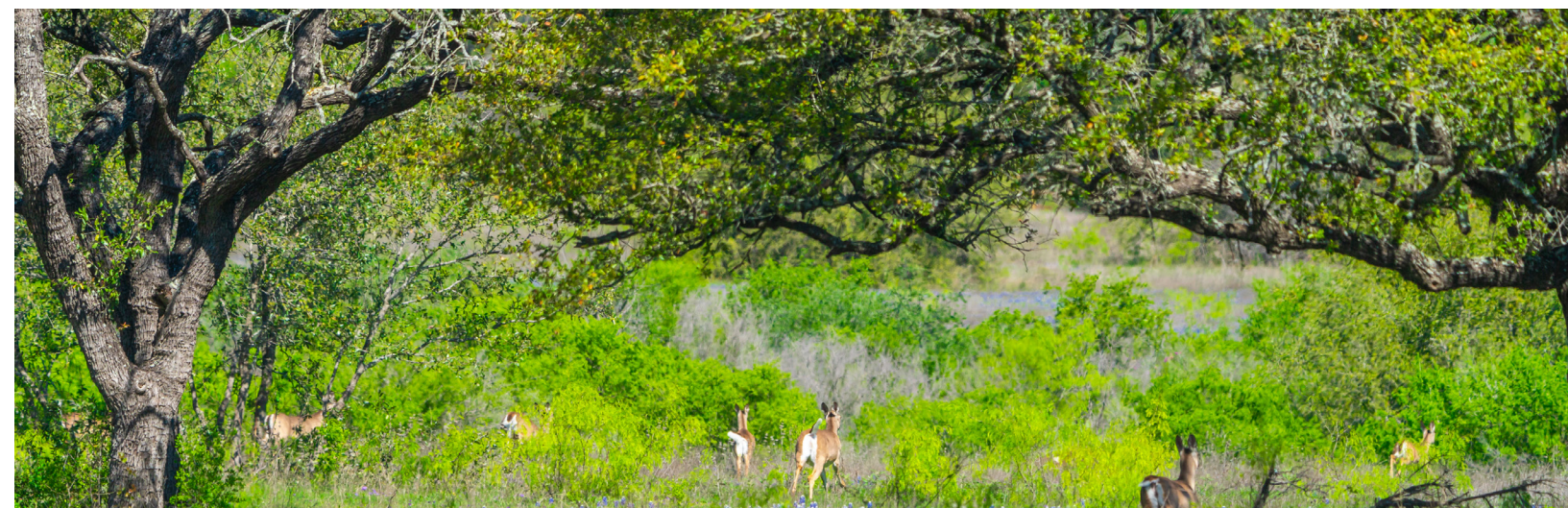
The land has mostly open pastures with mature hardwoods scattered throughout the landscape. The southern boundary is marked by Wilson Hollow, a tributary inlet of the Pedernales River. This wet-weather feature not only adds to the property's privacy but also serves as a unique natural characteristic along the southwestern boundary dividing the property from the neighboring parcel with a scenic overlook.

AREA HISTORY

Straddling the western Travis County and southeastern Burnet County line, Spicewood is home to Krause Springs, Lake Travis, Willie Nelson's famed Luck Ranch, multiple vineyards and wineries, extensive public park and recreation land, and several golf courses.

In recent years, there has been a surge in activity in Spicewood, prompted by a shortage of available inventory in the nearby Lakeway and Bee Cave areas, thereby propelling development further west into Spicewood. Additionally, Marble Falls, just 20 minutes west of Spicewood, serves as the retail, wholesale, trade and service center for a region of over 75,000 people. This area has also seen a surge in activity with the opening of the Baylor Scott & White Medical Facility in Marble Falls, and other recent employment gains attracting new full-time residents to an area historically known to be a weekend vacation destination. Additionally, with an increasing number of professionals capable of remote work and drawn to areas combining essential amenities and access to nature - such as the Hill Country surrounding the Highland Lakes west of Austin - Spicewood stands as a focal point for future land ventures for savvy investors.

Co-listed with Republic Commercial Land & Brokerage, LLC



IMPROVEMENTS

The property is fully fenced along the perimeter boundary lines, including a newly constructed wooden equestrian-style fence along the county road frontage which makes up a majority of the perimeter boundaries. The primary access point is through a gated entrance at 314 Paleface Point Drive and there is an old pad site where a residence once stood. Beyond this, the property is unimproved.

UTILITIES

An existing water well, overhead electric lines, and an interior gravel road lead to the center of the property where a residence once stood. The concrete foundation of the previous residence remains, along with a small sports-court and various underground electric lines for the former arena and landscape lighting. Pedernales Electric Coop lines run along the county road frontage, ensuring easy access to electric service from any portion of the property.



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