



THE LEWIS RANCH



221 ACs - SPICEWOOD, TX



TEXASLAND™

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Investment Highlights

- Location: Spicewood, TX; Burnet Co.
 - Land Use: Unrestricted. Excellent long term hold, SF Acreage Lot Dev.
 - Frontage: CR 410 (800ft), CR 411 (1500ft), CR 404 (50')
 - Utilities: Well & septics. 8" Corix wtr. on Rd.
 - Jurisdiction: Outside City Limits and ETJ
 - School District: Marble Falls ISD
 - Taxes: Ag Exempt
 - Asking Price: \$12,900,000 (\$58,371/AC)
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Click Below for Video

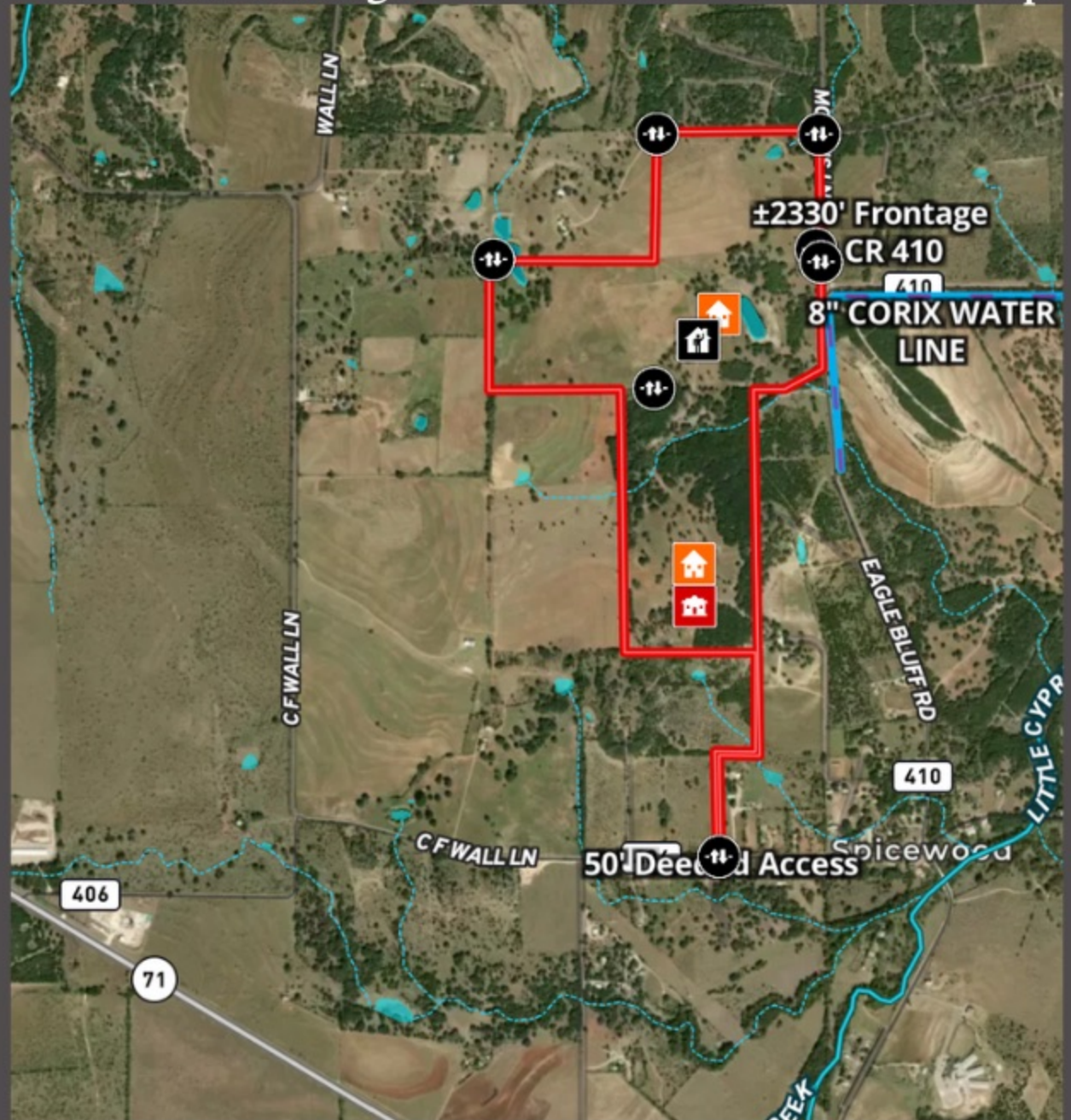


Location and Access

Click Image for Interactive Map

Conveniently situated just North of Spicewood, TX, the ranch benefits from its location along the Hwy 71 corridor.

- Frontage on CR 410 (800ft), CR 411 (1500ft), CR 404 (50')
- Well maintained internal road system
- Multiple gated entries onto the property with north gate off of CR 410 and another southern gate off of CR 404



Location and Access Cont.

The land is surrounded by a wealth of attractions, including Lake Travis, Marble Falls, Bee Caves Galleria, Horseshoe Bay Resort and Golf, and Opie's BBQ, Austin Golf Club, numerous wineries and distilleries all within a short 30-minute drive.

Just up the road, Thomas Ranch, an impressive 2,200AC, 3300 living unit master-planned community has recently broke ground which is expected to reshape the local economy with SF and luxury estate lots. a retail and commercial town center, major grocer, golf course, boutique hotel, and lakeside amenities.

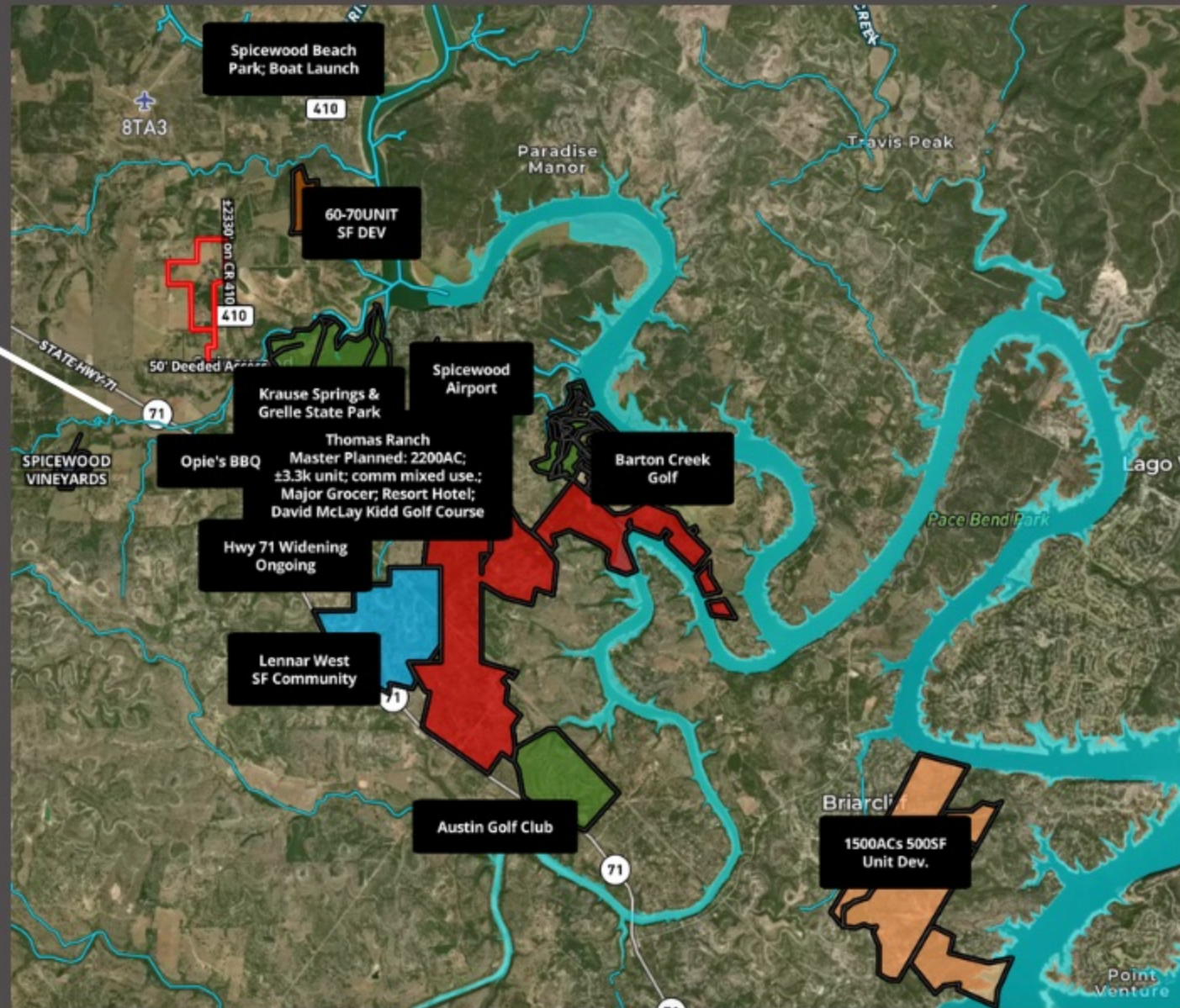


Local Developments & Attractions

As the population of Austin experiences exponential growth, more and more are finding new opportunity in the serene hill country and Highland Lake Chain west of Austin.



10 min west on SH71 towards Marble Falls



Demand Westward

Data Source Link: *Changes on horizon for Spicewood amid growing development*

SPICEWOOD AREA DEVELOPMENT

Thousands of homes have and will continue to be added to the eastern Spicewood area as developers purchase land for master-planned communities in and around 78669.

A Thomas Ranch	Homes: 3,300	Started: 2017*
B Barton Creek Lakeside	Homes: 250	Started: 1980s*
C Lakecliff on Lake Travis	Homes: 201	Started: 1980s*
D West Cypress Hills	Homes: 500	Started: 2004*
E Sweetwater West	Homes: 1,550	Started: 2004*
F Sweetwater East	Homes: 849	Started: 2015*



*ONGOING SOURCE: MORELAND PROPERTIES/COMMUNITY IMPACT NEWSPAPER

TRACKING DEMAND

The Spicewood area has seen a massive increase in residential property sales since 2018, which could have gone higher if more inventory was available, Moreland Properties Realtor Justin Jette said.

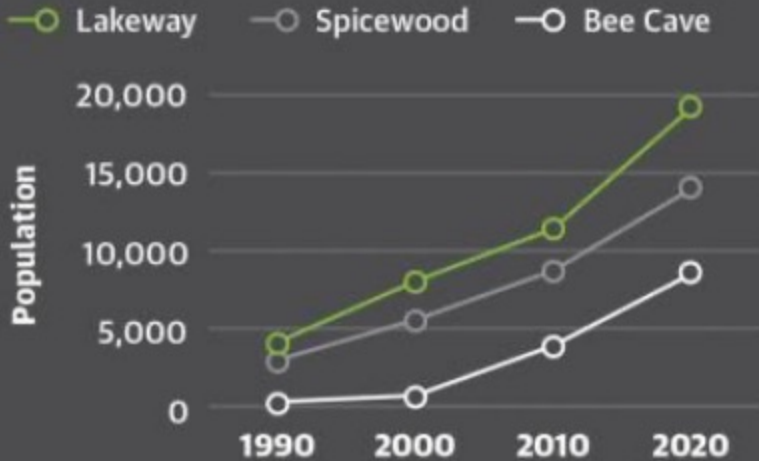
Spicewood estimated residential and lot sales



*2022 DATA AS OF JUNE 25, NUMBERS ARE APPROXIMATE
SOURCES: AUSTIN BOARD OF REALTORS, HIGHLAND LAKES BOARD OF REALTORS, MORELAND PROPERTIES REALTY/ COMMUNITY IMPACT NEWSPAPER

30 YEARS OF GROWTH

Areas of western Travis County have seen large population increases since 1990, with Lakeway almost at 20,000 residents in 2020.



SOURCE: U.S. CENSUS BUREAU/COMMUNITY IMPACT NEWSPAPER

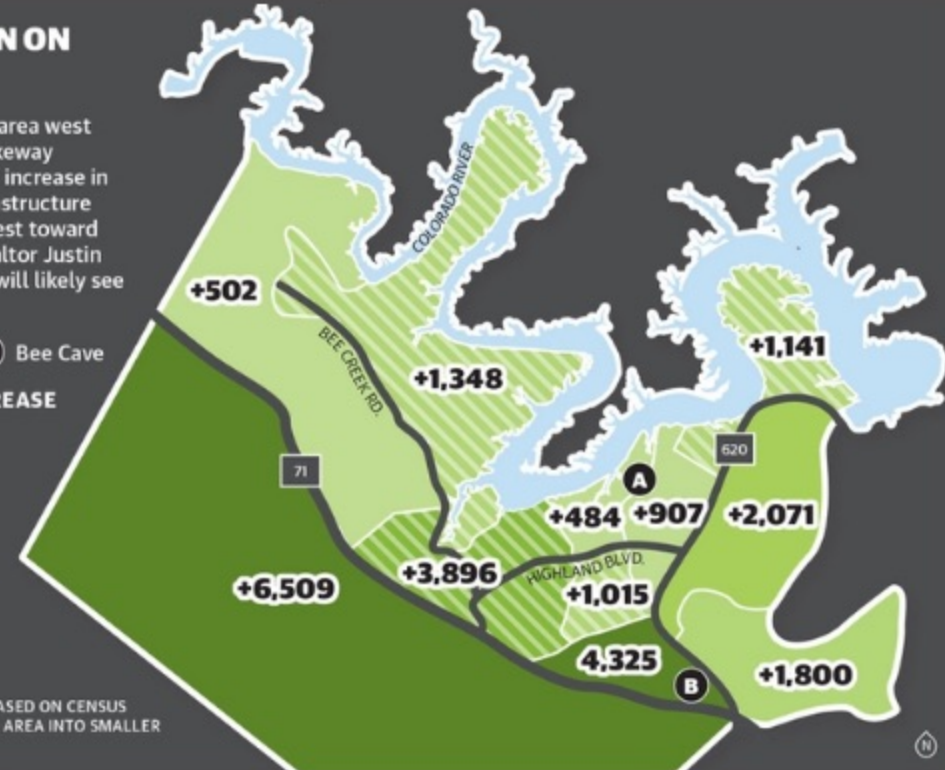
POPULATION ON THE RISE

From 2010-20, the area west of Bee Cave and Lakeway experienced a large increase in population. As infrastructure improves farther west toward the county line, Realtor Justin Jette said the area will likely see even more growth.

A Lakeway B Bee Cave

POPULATION INCREASE FROM 2010-20*

- 0-999
- 1,000-1,999
- 2,000-2,999
- 3,000-3,999
- 4,000+



*THIS INFORMATION IS BASED ON CENSUS DATA, WHICH SPLITS THE AREA INTO SMALLER SECTIONS, OR TRACTS.

Land Features

The Lewis Ranch has been carefully stewarded by the same family for over 100 years and four generations of ranchers, making it an exceptionally well maintained landscape.

- Flat to gently rolling topography of improved pasture land. Nearly 100% buildable with very limited clearing required
- Numerous live oaks and tons of manicured Post Oak clusters throughout
- 2 ponds and 2 stock tanks
- Fully fenced along perimeter and cross fencing
- Abundance of native wildlife including: whitetail, dove, duck, turkey



Improvements

- 2,267 sqft shiplap, one story home built in 2017 - Excellent Condition
- 1,800 sqft Barndominium built in 1995 - Excellent Condition. Attached 1092sqft shop/garage
- 2,188 sqft Brick, one story home built in 1989 - Excellent Condition. 702 sqft garage and 888 sqft of covered porch space
- +/-700 sqft Foreman's house
- Outbuildings:3,400 sqft enclosed storage barn; 1,800 sqft pole barn; Other Storage: 856 sqft
- 1 water well producing an estimated 100GPM (per seller)
- 2 sets of working livestock pens



Links to Information

Here is a link to surveys and maps

Here is a link to title work

Here is a link to Seller Disclosure docs

Here is the link to the property video, photos and marketing description







INVEST IN LAND BUILT ON TEXAS' TRADITIONS TODAY FOR THE OPPORTUNITY TO DEVELOP WITHIN A LANDSCAPE OF GROWTH TOMORROW.

±221 Acres | Spicewood, Texas



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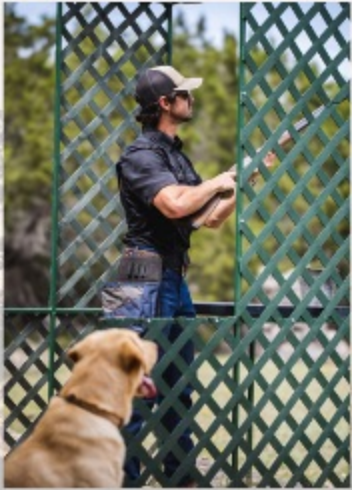
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