

CENTURY 21[®]

Judge Fite Company



TBD PEDERNALES CANYON

SPICEWOOD, TX 78669



\$1,450,000



1 acres

DESCRIPTION

Now's your chance to build your Hill Country dream home perched above the Pedernales River. This 10-acre property sits along a scenic stretch of the river where gently rolling terrain leads to a bluff with panoramic canyon and river views that will never get old. Dotted with century-old oaks, native plants, and an abundance of wildlife, it's the perfect setting to create a home that feels completely in tune with nature, think infinity-edge pool overlooking the canyon rim and outdoor living spaces integrated into the landscape, all designed around the stunning views. The property currently carries an ag exemption with bee hives and previously supported a bird habitat, and it still shows today; more than 30 species of songbirds frequent the land, filling the air with their calls from sunrise to sunset. The mature trees provide privacy and shade, while the western exposure above the Pedernales means you'll enjoy unforgettable sunsets year-round. Several potential build sites have been identified, including a level area near the bluff with a commanding view of the river. Electric and fiber-optic lines are already in place. Other perks include a low 1.67% tax rate, no HOA, and location within highly acclaimed Lake Travis ISD. While the setting feels peaceful and remote, you're just minutes from local favorites like Angel's Icehouse and Poodie's Hilltop Roadhouse for live music and local flavor, or Krause Springs for a dip in the natural spring pools. Local wineries, craft breweries, and shopping are also only minutes away. Downtown Austin is roughly 30 miles east, an easy drive when you want city energy without giving up Hill Country peace. From sunrise birdsong to sunsets over the Pedernales, this land captures everything people love about Hill Country living, space, nature, and the kind of view you never stop noticing. Buyer to verify all info.

PROPERTY TYPE: Land - UnimprovedLand

MLS STATUS: Active

MLS: 3841545

YEAR BUILT:

COUNTY: Travis

TRACT OR SUBDIVIION: Edward Gritten Surv Abs #13

LIST DATE: 11/12/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: LS

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 10.01

LOT SIZE (SQFT): 436,035

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Agricultural
- Bluff
- NativePlants
- Private
- ManyTrees
- SeeRemarks
- TreesLargeSize
- Views

UTILITIES

UTILITIES:

- ElectricityAvailable
- FiberOpticAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- None
-

LISTED BY: Adam Fogelsong

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BROKERED BY: Compass RE Texas, LLC