

CENTURY 21[®]

Judge Fite Company



3817 HART HOLLOW DRIVE

SPICEWOOD, TX 78669



\$1,690,000



1 acres

DESCRIPTION

Prime Development Opportunity in Spicewood – 15.552 Acres of Possibility. Discover an exceptional chance to invest in the heart of the Texas Hill Country with this rare 15.552-acre tract ideally positioned just off Hwy 71. This flat, highly usable, and fully buildable property is already cleared and gated, offering a seamless starting point for your next residential or investment project. With a desirable west-facing orientation, you'll enjoy stunning sunsets and a natural setting that blends beautifully with the surrounding established developments—making this one of the last opportunities of its kind in a fully built-out area. Located within the highly acclaimed Lake Travis ISD, this property combines peaceful Hill Country living with unbeatable convenience. Just minutes from the 620 corridor, future residents will have quick access to premier shopping, dining, entertainment, and essential amenities, all while enjoying the privacy and space that larger acreage provides. The land offers flexible development potential, with the ability to subdivide into five spacious lots ranging from approximately 2.2 to 3.1 acres—ideal for luxury custom homes or a private enclave. For developers seeking a higher-density project, there is also the potential to further subdivide into 15 to 20 smaller residential lots (subject to approvals), making this a compelling opportunity for a thoughtfully designed community. Whether you envision a boutique neighborhood, custom estate builds, or a strategic long-term investment, this property delivers location, versatility, and value. Opportunities like this—combining acreage, accessibility, and development flexibility—are increasingly rare in Spicewood. Don't miss your chance to bring your vision to life in one of the most desirable and fast-growing areas of the Hill Country.

PROPERTY TYPE: Land - UnimprovedLand

MLS STATUS: Active

MLS: 6291329

YEAR BUILT:

COUNTY: Travis

TRACT OR SUBDIVIION: Gritten E

LIST DATE: 04/04/2026

CENTURY 21

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800.451.8055

AREA: LS

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 15.55

LOT SIZE (SQFT): 677,445

EXTERIOR FEATURES

LOT DESCRIPTION:

- CulDeSac
- GentleSloping
- NativePlants
- ManyTrees
- SeeRemarks
- TreesLargeSize
- TreesMediumSize
- TreesSmallSize
- Views

FENCING:

- Wire

UTILITIES

UTILITIES:

- ElectricityAvailable
- SewerNotAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Amber Hart

PHONE: 415.9023

BROKERED BY: Keller Williams - Lake Travis

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