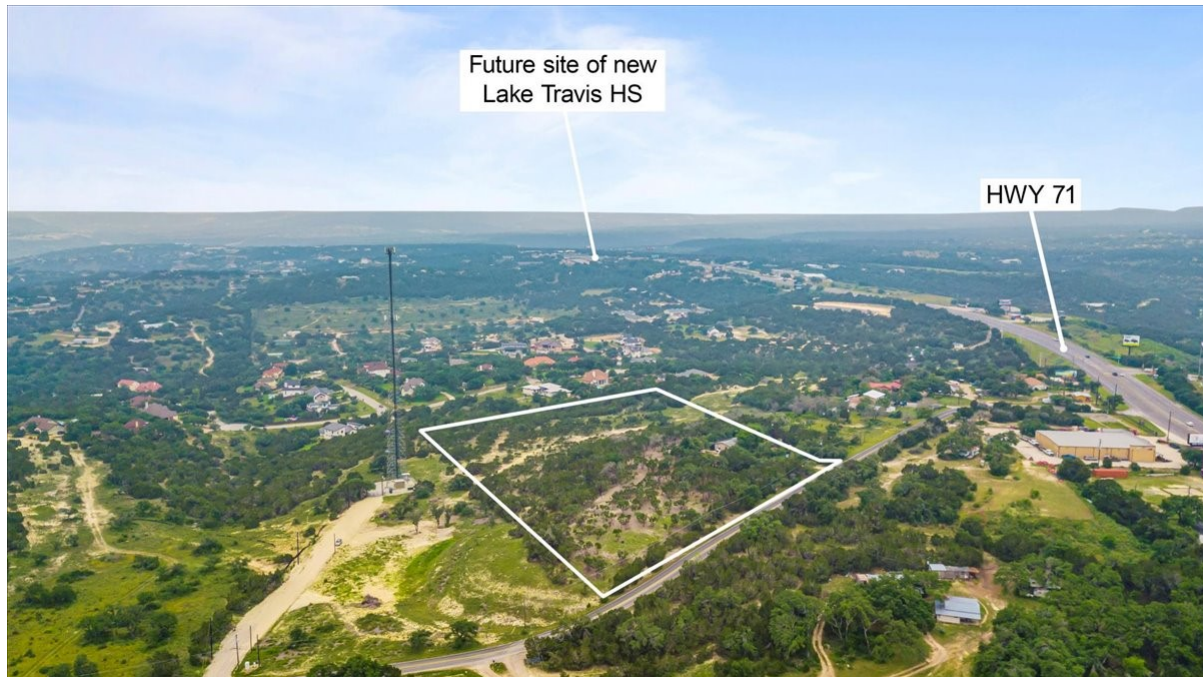


CENTURY 21[®]

Judge Fite Company



4519 CRAWFORD ROAD

SPICEWOOD, TX 78669



\$1,375,000



1 acres

DESCRIPTION

Versatile 10+ Acres in Growing Spicewood — Residential, Commercial or Investment Use Discover a rare gem in the heart of the thriving Spicewood community. This expansive 10+ acre parcel at 4519 Crawford Rd offers endless potential for residential or commercial development. Cleared and primed for your vision, the property supports a wide variety of uses and improvements, making it ideal for those looking to build, invest or create something unique. Conveniently located just off Hwy 71, the land offers quick access to nearby growth, new retail, dining and recreation. The area continues to experience strong development, including the upcoming construction of a new high school scheduled to begin in July 2025 with an anticipated opening in August 2028—adding long-term value to this already desirable corridor of Central Texas. The property currently includes a manufactured home offering flexible options for buyers. Use it as a construction office, generate income from the existing tenants (estimated at ~\$25,000 annually), live on-site while you build or remove it entirely to start fresh. With a low tax rate of just 1.63% and no Ag exemption in place, there are no rollback taxes for the new owner. Surrounded by luxury homes, high-end builders, private golf communities, wellness resorts and the natural beauty of Lake Travis, this property is perfectly positioned for an estate, boutique development or commercial use. The combination of flexibility, location and growth potential makes 4519 Crawford Rd a smart investment in one of Central Texas's most in-demand markets.

CENTURY 21

Judge Fite Company

800.451.8055

PROPERTY TYPE: Land - UnimprovedLand
MLS STATUS: Active
MLS: 6345142
YEAR BUILT:
COUNTY: Travis
TRACT OR SUBDIVIION: Gw Scott Surv #50
LIST DATE: 09/20/2025

AREA: LS
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 10.26
LOT SIZE (SQFT): 446,925

EXTERIOR FEATURES

LOT DESCRIPTION:

- Private
- RollingSlope
- ManyTrees
- SplitPossible
- Views

YARD/GROUNDS:

- Balcony

UTILITIES

UTILITIES:

- AboveGroundUtilities
- CableAvailable
- ElectricityAvailable
- ElectricityConnected
- HighSpeedInternetAvailable
- Propane
- PhoneAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Tritia Land

COMMUNITY:
PHONE: 512.571.9984

- None

BROKERED BY: Compass RE Texas, LLC