

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 12800 OLD BALDY TRAIL

AUSTIN, TX 78737



\$2,670,000



5,630 sqft

## DESCRIPTION

\*Seller pre-inspection report available to all serious buyers, because confidence is built on transparency.\* This RARE unrestricted Hill Country property represents an exceptional commercial & residential opportunity, just minutes from Austin. Perched on 6 secluded acres at the end of a private road, it offers what few at any price point can claim: no neighbors in sight, unobstructed panoramic views, absolute privacy, & zero zoning limitations within close proximity to one of the fastest-growing cities in America. The unrestricted acreage opens the door to endless uses; boutique event venue, executive retreat, short-term rental compound, corporate hospitality, bed & breakfast, wellness retreat, or live/work estate; the infrastructure is already in place. The main residence commands attention with soaring 30+ foot ceilings & dramatic walls of glass, while the home's thoughtful orientation eliminates direct glare, framing Hill Country vistas as living works of art. Polished concrete floors & bespoke finishes deliver a refined, modern aesthetic built to impress. A chef's kitchen anchors the main living space with a massive island, & each bedroom functions as a private suite with its own en-suite bath, ideal for overnight guests, retreat participants, or executive teams. The outdoor infrastructure rivals a private resort: in-ground pool & spa, fully equipped outdoor kitchen, expansive terraces, & a private trail network across the full acreage. The commercial crown jewel is the custom barn & workshop, engineered with a professional-grade hydraulic lift, four-vehicle capacity, partial kitchen, & full bath, opening doors to automotive businesses, specialized workshops, or high-end garage concepts. Austin address. Dripping Springs ISD. Six unrestricted acres. Limitless potential. (Buyer to verify restrictions, if any)

**PROPERTY TYPE:** Commercial - MixedUse

**MLS STATUS:** Active

**MLS:** 7308231

**YEAR BUILT:** 2014

**COUNTY:** Hays

**TRACT OR SUBDIVIION:** Silver Spur Ranchettes Sec 2

**LIST DATE:** 05/01/2026

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**800.451.8055**

**AREA:** HD

**SQUARE FEET:** 5,630

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 5.99

**LOT SIZE (SQFT):** 260,924

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Carport

### SIDING:

- BoardAndBattenSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityConnected
- Propane
- SewerConnected
- WaterConnected

**LISTED BY:** Caroline Bradford

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## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** Coffman Real Estate

century21judgefite.com

each office is independently owned and operated