



**1407 COUNTY ROAD 311 ROAD**  
HORSESHOE BAY, TX 78657



\$999,999



1 acres

## DESCRIPTION

Discover an exceptional opportunity with this sprawling 20± acre unrestricted tract offering stunning topography & breathtaking Hill Country views. This unique property delivers the best of both worlds, featuring a private acreage PLUS an additional lot within the desirable Sandy Harbor community, granting access to exclusive neighborhood amenities & Lake LBJ. Whether you're envisioning a private estate, weekend retreat, or development project, this property provides unmatched flexibility & potential. Electricity is already on-site & water is available to be brought to the lot, making it ready for your vision. The property includes two steel workshop structures, a slab foundation, & covered tiers - ideal for future construction of a single-family home or continued use as a functional workspace. House plans are available. The gently rolling terrain enhances both usability & scenic appeal, offering multiple prime build sites to capture expansive lake & hill country views. Enjoy a peaceful, rural setting while still being conveniently located just minutes from Horseshoe Bay, a short drive to Marble Falls, easy access to Highway 71 & within easy commuting distance to Austin. Sandy Harbor property owners benefit from access to multiple private community parks, a private boat launch, & beautiful waterfront areas perfect for boating, fishing, or simply relaxing along the shores of Lake LBJ. This property combines privacy, natural beauty, & accessibility in one exceptional package. With great development potential & existing improvements already in place, it's an ideal canvas for your dream home or investment project. Experience serene country living with the added bonus of community lake access - don't miss your chance to own a piece of this idyllic Hill Country setting!

**PROPERTY TYPE:** Land - UnimprovedLand

**MLS STATUS:** Active

**MLS:** 7960596

**YEAR BUILT:**

**COUNTY:** Llano

**TRACT OR SUBDIVIION:** L MERCER ABST & SANDY HARBOR

**LIST DATE:** 04/16/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** LL

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 20.24

**LOT SIZE (SQFT):** 881,654

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- FewTrees
- Sloped

### YARD/GROUNDS:

- BoatRamp
- RvHookup

### FENCING:

- BarbedWire
- Gate
- Perimeter

## UTILITIES

### UTILITIES:

- ElectricityConnected
- SewerNotAvailable
- WaterNotAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

**LISTED BY:** John Chriss

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**BROKERED BY:** Chriss Brokerage LLC

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