

LUXURY COMPOUND & INCOME-PRODUCING RETREAT IN THE HEART OF THE HILL COUNTRY

4607 R O DR

SPICEWOOD, TX 78669



ALICE DUFFY - COMMERCIAL DIRECTOR

aliceduffy@kw.com | www.aliceduffy.com | (512) 784-2345

MEGAN MRAZEK - REAL ESTATE AGENT

mmrazek@kw.com | www.meganmrazek.com | (512) 627-8055



PROPERTY OVERVIEW

4607 R O DRIVE

SPICEWOOD, TX 78669

4607 R O Dr, Spicewood, TX 78669 – a rare, income-producing Hill Country estate on 10 unrestricted acres that blends luxury, scale, and flexibility. Built in 2001, this sprawling compound features 6,137 sq ft across three distinct structures, combining 7 bedrooms and 5.5 bathrooms. Currently operated as a high-end short-term rental and event venue, the property generates proven returns while also functioning seamlessly as a private family compound or legacy retreat. Each building is designed for independent living, yet the ensemble creates a unified experience surrounded by panoramic views, resort-style outdoor amenities, multiple gathering spaces, and utility outbuildings.

PROPERTY HIGHLIGHTS

- 10 acres of unrestricted Hill Country land
- Total 6,137 sq ft across three residences
- 7 bedrooms · 5 full bathrooms + 1 half bath
- Gated entrance and high privacy
- Multiple kitchens, dining and living areas (ideal for separate income streams)
- Resort-style amenities: heated pool with cascading features, gazebo, outdoor living areas
- Outbuildings, workshop, storage spaces
- Proven short-term rental / event venue income
- No HOA or restrictive covenants
- Located in Lake Travis ISD
- Easy access to Highway 71 & Austin market
- Stunning panoramic views and rolling terrain





LOCATION & MARKET DESCRIPTION

Nestled in the heart of the Texas Hill Country just off State Highway 71, this property benefits from the privacy of rural settings while remaining accessible to urban demand. Spicewood is a fast-growing area bridging Marble Falls and Austin, with strong appeal to weekenders, corporate retreats, destination weddings, and vacationers. The region's natural beauty, reputation for tranquility, and proximity to Austin's high-income population make it a premium pick for boutique hospitality or high-end residential retreat. With no HOA and no deed restrictions, this parcel is uniquely positioned for flexible commercial uses—whether as a flagship event retreat, boutique resort, group lodging, or private estate with revenue potential.















SPICEWOOD, TEXAS

Spicewood, Texas is a sought-after Hill Country community known for its rolling landscapes, live oaks, and close connection to Lake Travis. Just 40 minutes from downtown Austin, it blends rural tranquility with convenient access to the city, making it ideal for both private estates and destination hospitality. The area is home to popular attractions like Krause Springs and Pace Bend Park, offering natural swimming holes, hiking, and lakefront recreation, while also carrying cultural cachet as the site of Willie Nelson's Luck Ranch. With increasing demand from Austin's expanding luxury market, Spicewood is emerging as a premier location for retreats, event venues, and upscale residential compounds.

Spicewood, TX position along Highway 71 places it at the gateway to the Highland Lakes region, connecting easily to Marble Falls, Bee Cave, and Lakeway. Vineyards, breweries, and boutique resorts continue to build the area's reputation as a leisure destination. At the same time, the low density and natural beauty preserve the community's serene, small-town atmosphere. This balance of privacy, recreation, and accessibility makes Spicewood one of the most desirable and versatile markets in Central Texas.



POPULATION
11,490



MEDIAN HH INCOME
\$110,573



LUXURY COMPOUND & INCOME-PRODUCING RETREAT IN THE HEART OF THE HILL COUNTRY

4607 R O DR

SPICEWOOD, TX 78669

ALICE DUFFY - COMMERCIAL DIRECTOR

aliceduffy@kw.com | www.aliceduffy.com | (512) 784-2345

MEGAN MRAZEK - REAL ESTATE AGENT

mmrazek@kw.com | www.meganmrazek.com | (512) 627-8055

Keller Williams Realty, Inc., a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act.

Each Keller Williams® office is independently owned and operated.

Copyright © 1996-2024 Keller Williams Realty, Inc. All rights reserved.