



301 SATTLER

301 Sattler Rd, Spring Branch, TX 78070



VISUAL MEDIA

PROPERTY DESCRIPTION

Welcome to a rare piece of the Texas Hill Country — over 22 beautifully maintained acres in Spring Branch, TX, offered with an agricultural exemption. This expansive property combines natural beauty with ready-made infrastructure: an established well, on-site electricity, cross-fencing, a functional barn, and a landscape dotted with mature hardwood trees. Whether you're looking to build your dream homestead, raise livestock, or simply own a quiet retreat away from the city, this land delivers.

PROPERTY HIGHLIGHTS

- Agricultural exemption
- Barn & cross fencing
- Mature hardwood trees
- Level terrain
- Survey & documents ready

OFFERING SUMMARY

Sale Price: Subject To Offer
 Lot Size: 22 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	0	6	44
Total Population	2	17	114
Average HH Income		\$158,542	\$145,132

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

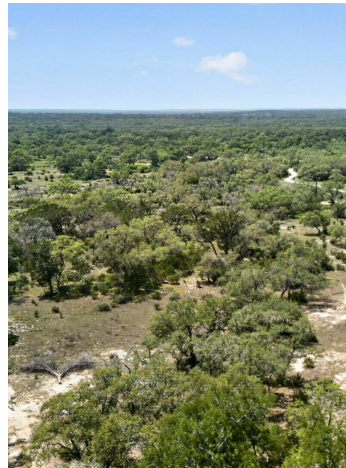
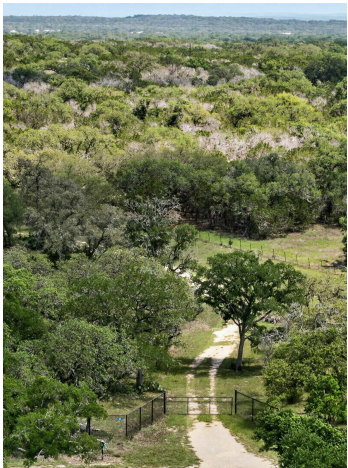
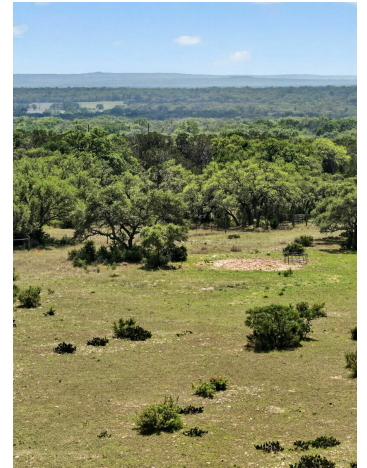
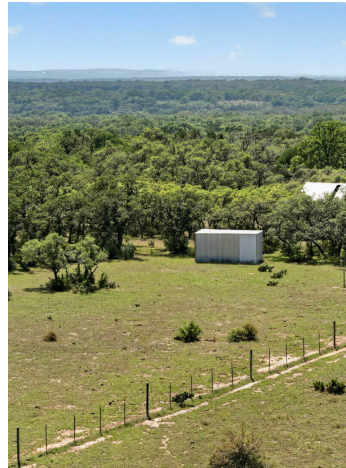
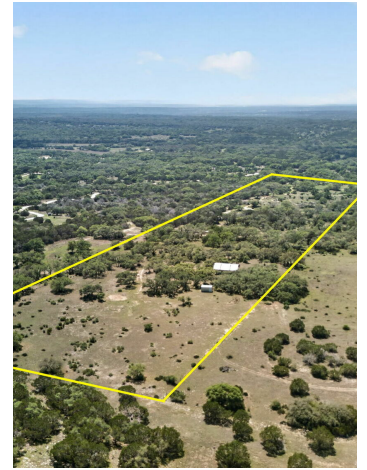
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LAND FOR SALE

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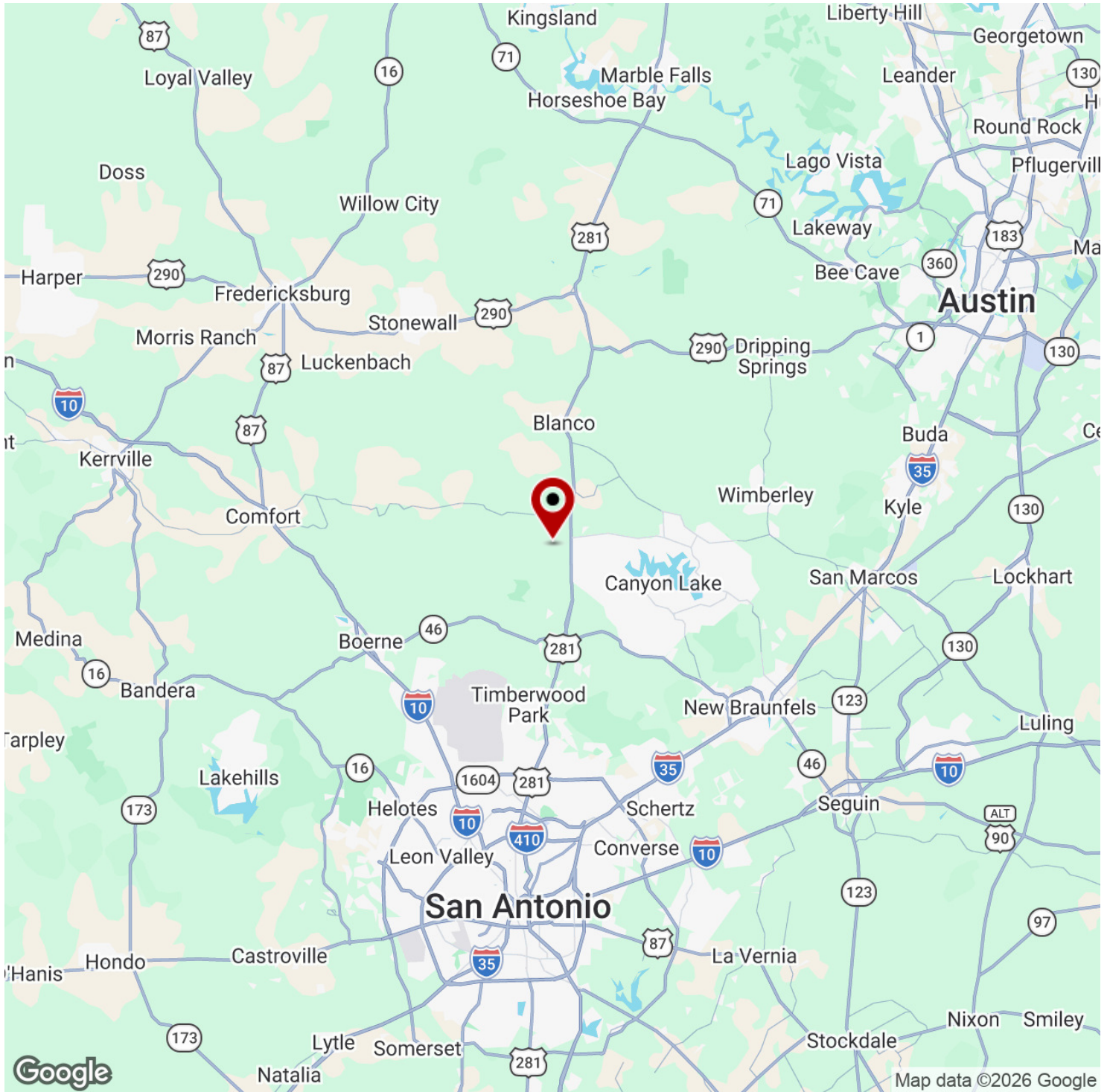
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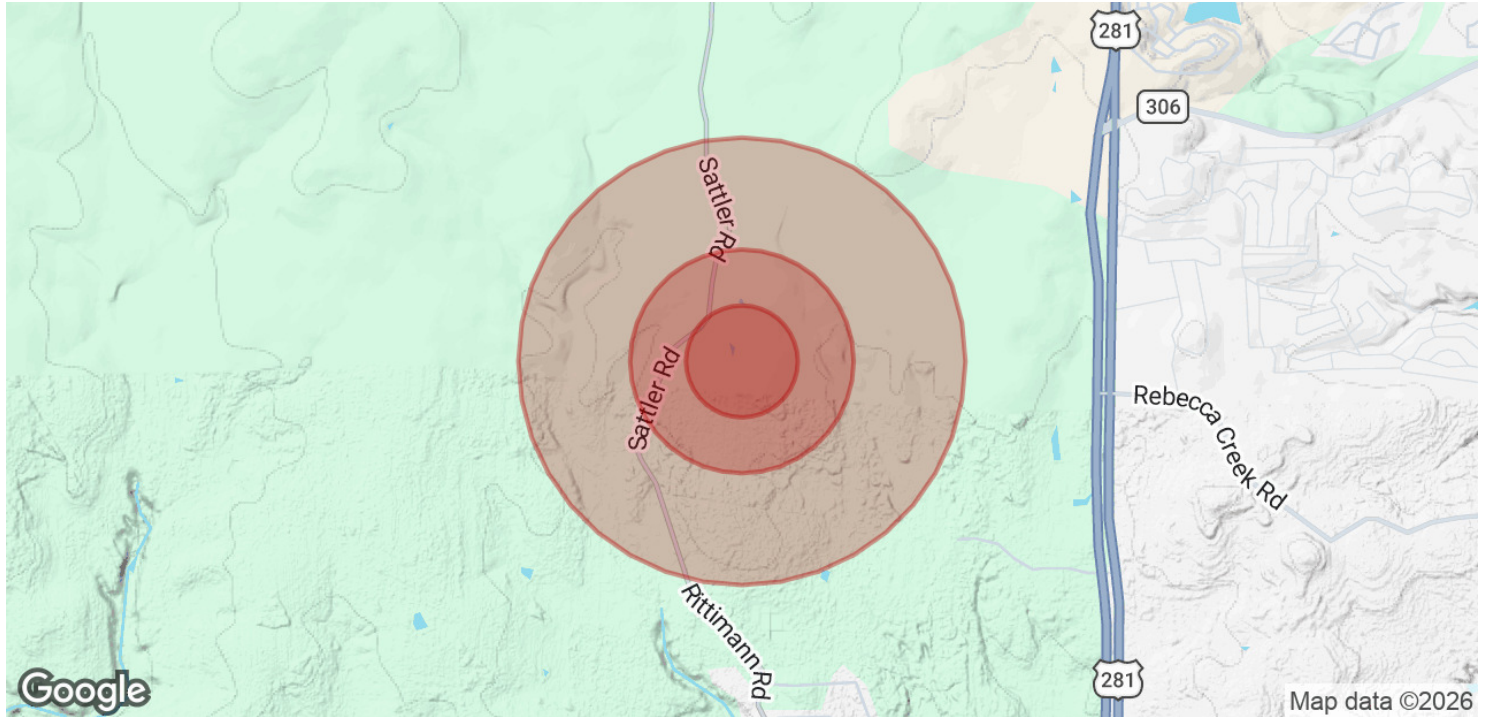
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2	17	114
Average Age	48.7	54.0	52.8
Average Age (Male)	46.6	53.5	52.7
Average Age (Female)	48.8	53.7	52.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	0	6	44
# of Persons per HH		2.8	2.6
Average HH Income		\$158,542	\$145,132
Average House Value		\$487,554	\$455,356

2023 American Community Survey (ACS)

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