

Texas Hill Country Hilltop & Lake Travis Views

For Sale, Joint Venture or Co-Development Opportunity

Spicewood, Texas



39.4 Acres

3rd Highest Hilltop in
Travis County

180 Degree
Lake Travis & Hill Country Views

Unrestricted Land Use

Lake Travis ISD
Top Rated School District

Introduction

Nestled deep in the heart of the Texas Hill Country, Crawford Ranch captures the spirit of wide-open landscapes, limestone ridgelines, and sunset-soaked skies. Blending refined hillsides with spectacular lake views, this is where the legacy of the land meets a new kind of luxury—what we call *Elevated Hill Country Lifestyle*.

Set on rolling terrain just outside Austin, Crawford Ranch offers a place rooted in nature but designed for today. Whether it's early mornings on scenic trails, afternoons by area lagoons, or weekends exploring nearby vineyards, lakes, and historic towns, Crawford Ranch is a place where both serenity and connection thrive.

We are pleased to present **Crawford Ranch** as an open slate raw land development project being offered by Bearing Ventures, LLC ("Owner"). We are soliciting the development as a for a sale, joint venture or co-development with interested parties with the right vision for the site for future development and we are flexible in the overall deal structure and development ideas including but not limited to:

- Residential Lot / Home Development
- Private Residence / Ranchettes
- Luxury RV Resort
- Wedding / Music / Other Event Venue with or without Lodging
- Pickleball / Other Recreational Facility
- Vineyard / Winery / Outdoor Market
- Luxury Glamping / Camping / Cabin Rental Development
- Boutique Wellness Resort

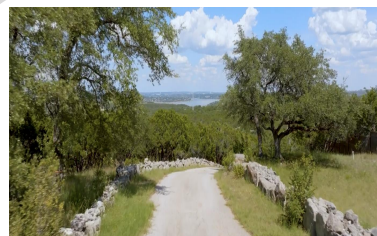
Prime Site Location



39.4 Acres recently Appraised at \$8.2M



180 Degree Lake Travis Views



Sweeping Texas Hill Country Views



Located in Travis County – 100% Unrestricted Land Use



Highly Acclaimed Lake Travis Independent School District



Gateway to the Texas Wine Country



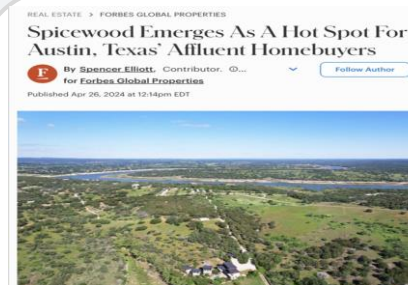
Quality Healthcare Minutes Away



Immediate Area Upscale Shopping & Leisure



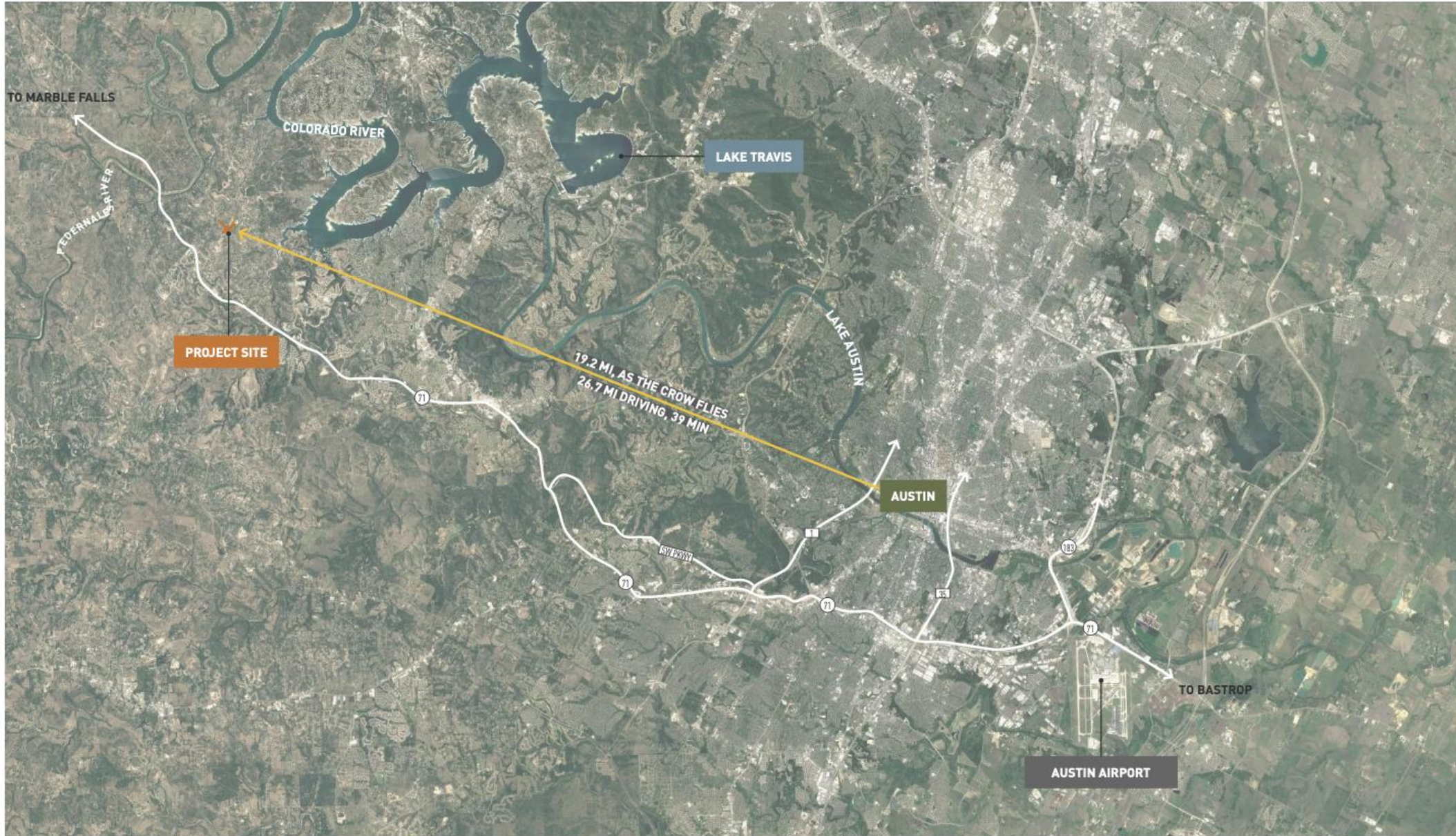
Proximity to Nature Preserves, Swimming, Hiking & Golf



Affluent Hill Country Demographics & Lifestyle

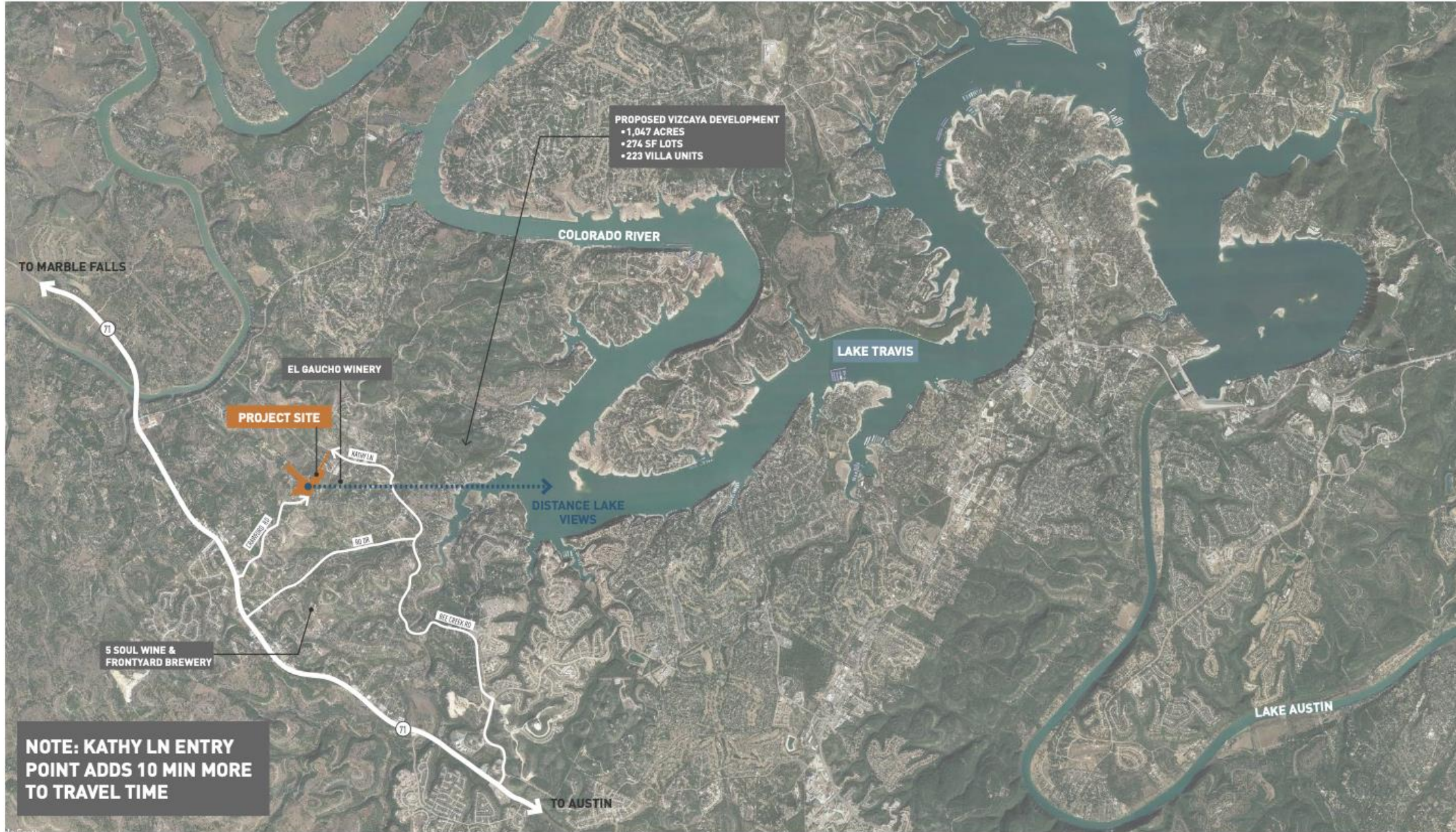
PROJECT POSITIONING - ACCESS FROM AUSTIN

SITE DISCOVERY



PROJECT POSITIONING - LOCAL SITE ACCESS & LAKE VIEWS

SITE DISCOVERY



Site Development Overview



Water

Three existing wells on site have undergone hydraulic stress testing and can support ~12 connections if replaced with community PWS wells with opportunity for greater density if individual wells are drilled per lot

Wastewater

Opportunity for community septic and/or individual septic fields per lot depending upon plans

Electrical / Gas

Site has electrical, natural gas, telecom, and internet hookups

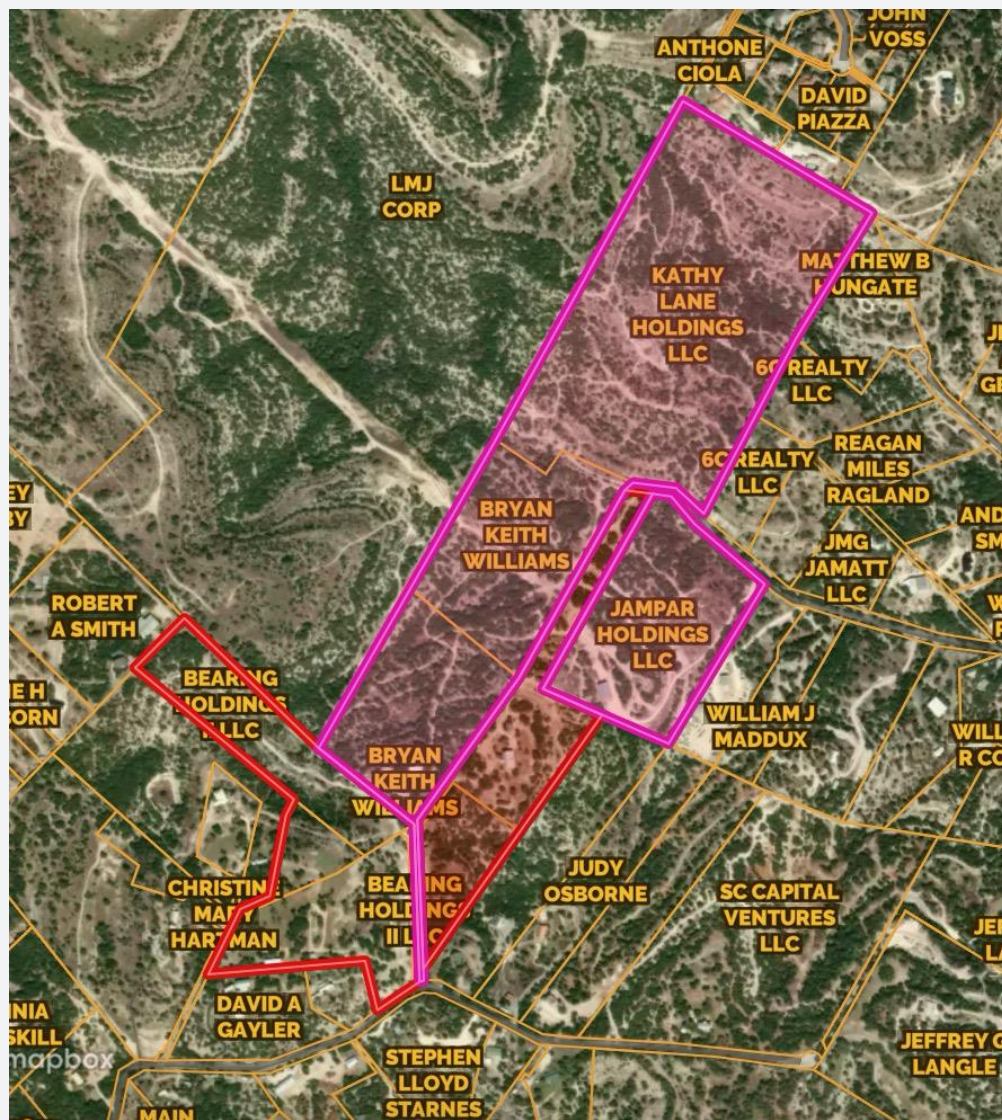
Zoning

The property is not currently zoned and is situated in unincorporated Travis County enabling developer flexibility.

Existing Resources

Topographic, boundary, tree, and soil studies available upon request

Additional Land Available (Pink Boundary)



Additional Off Market Land Available

Additional +/- 130 acres of adjacent parcels is likely available based off the owners' prior development conversations.

Qualified introductions can be made upon request.

Checking All the Boxes

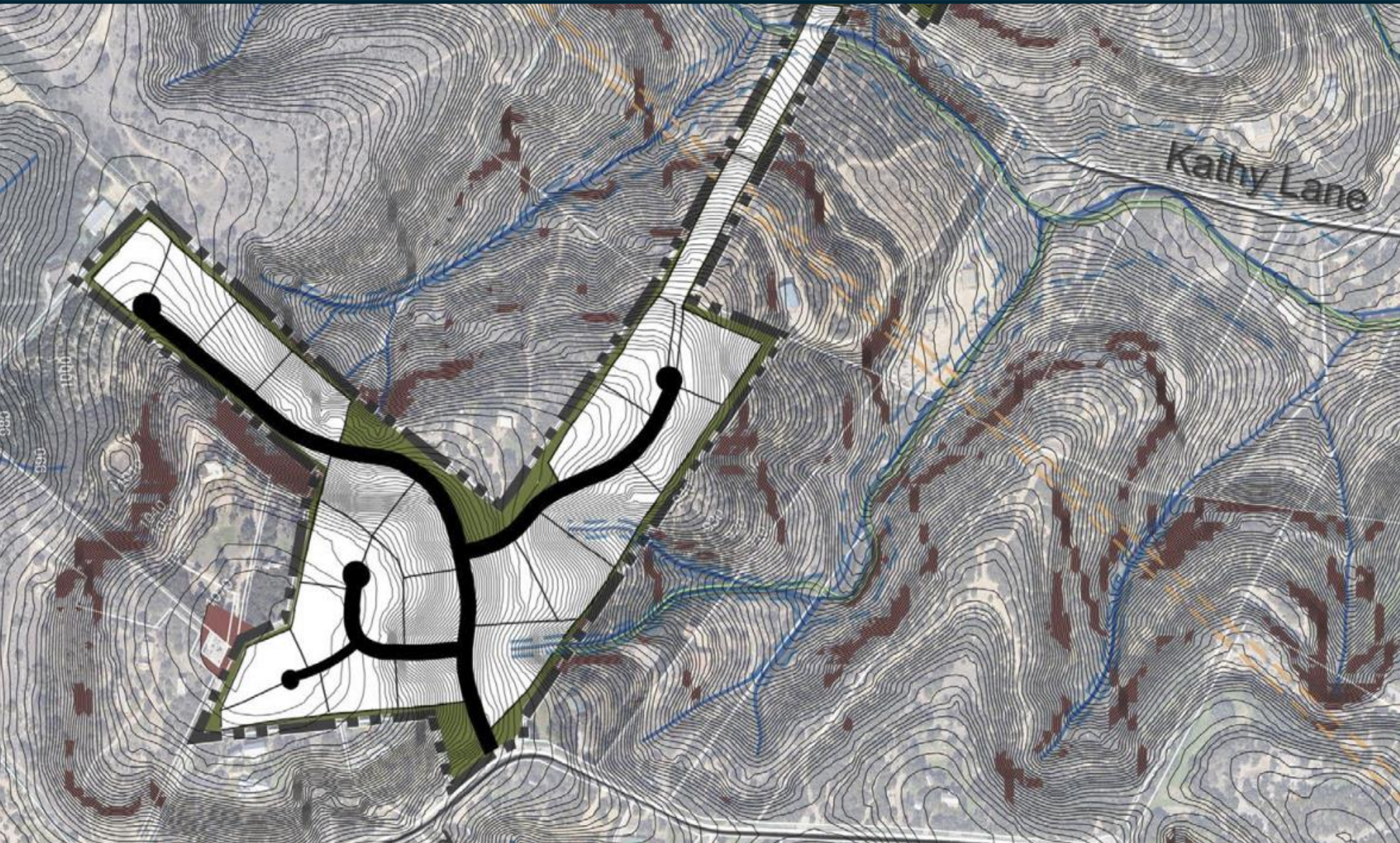


- ✓ Located in Spicewood, TX with some of the strongest demographics in Austin for Income & Education and is continuing to Attract the Affluent Buyers.
- ✓ **Sweeping Hill Country & Lake Travi**
- ✓ Highly rated Lake Travis ISD School District
- ✓ Offers the highly desired Texas Hill Country Lifestyle and located on Lake Travis,
- ✓ Expansive hike & bike trails, multiple golf courses and marinas for easy access to Lake Travis
- ✓ Proximity to the recently announced 2,000 Acre Wilderness Park & Existing Nature Preserves
- ✓ Located at the Entrance to the Texas Wine Country
- ✓ Proximity to the planned public 3 Acre Crystal Lagoon Venue
- ✓ Proximity to the \$120M Canyon Ranch Hotel / Wellness Facility
- ✓ Proximity to the high-end Travis Club, Golf & Marina Residential Development
- ✓ Proximity to high-end shopping
- ✓ 30 Minutes from Downtown Austin
- ✓ There are 5 golf courses in Spicewood – 1 public & 4 private courses
- ✓ There are another 27 golf courses within 20 miles of Spicewood. 4 Public, 5 Muni & 19 Private

Concept Exploration



Potential Residential Land Plan

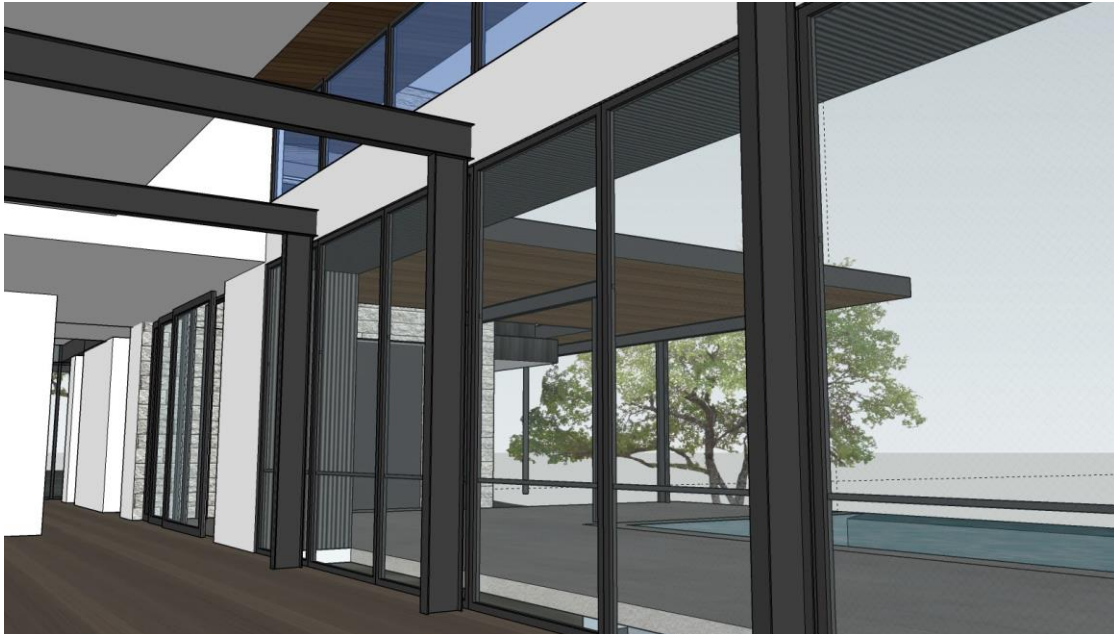


Potential 23 lot layout

Marquee views and rugged hill country landscapes lend itself to Ranchettes and large lot size premiums for statement homes.

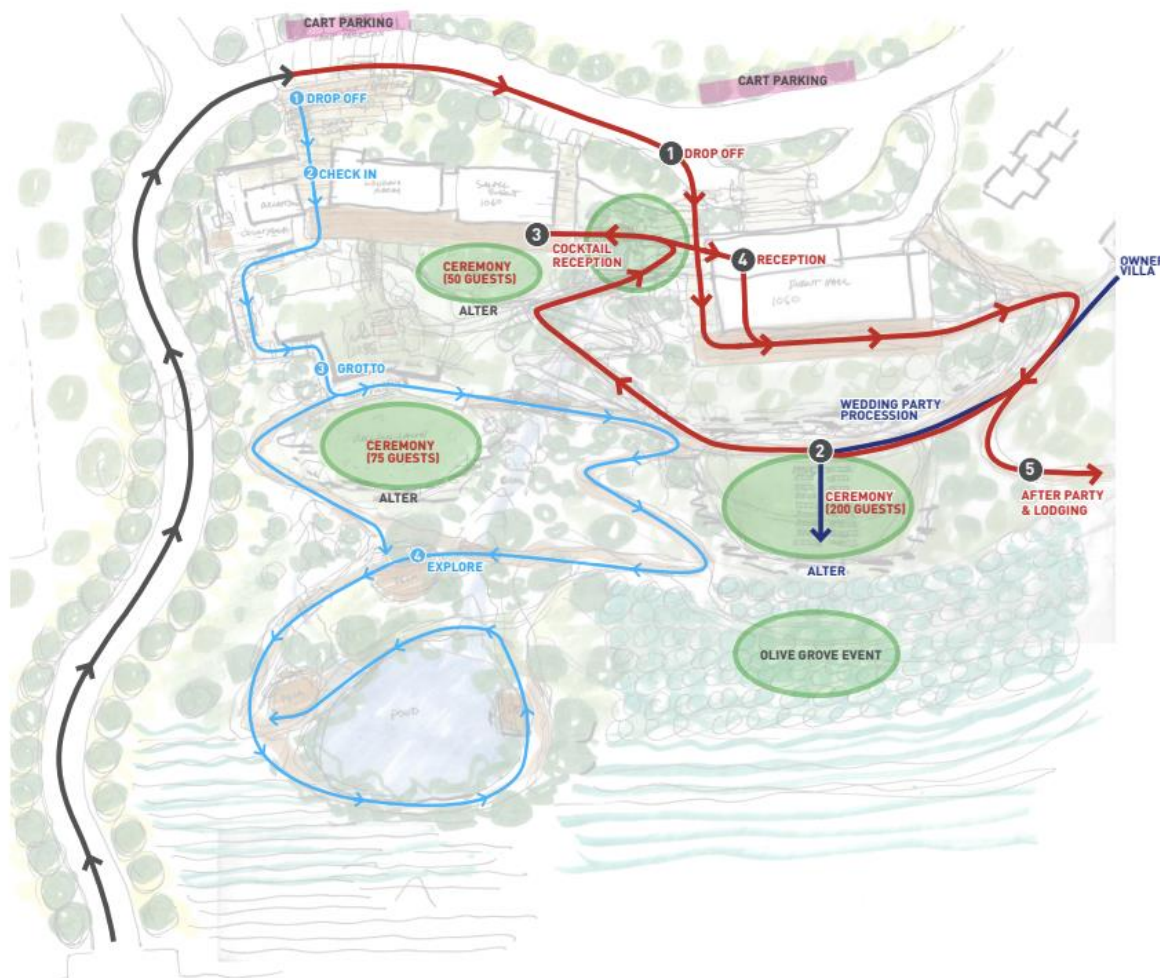
Additional renderings available upon request

Potential Residential Home Rendering



Potential Hotel / Event Space Land Plan

GROTTO & EVENT LAWN EVENT GUEST SEQUENCE



Hotel and/or Event Space

Marquee views, rugged hill country beauty, and proximity to Austin lend itself to a small boutique hotel and/or event space.

Additional renderings available upon request



Small Scale Villas



Small Scale Villas

Opportunity for small scale villas or lock and leave condos clustered around amenities and/or views



Potential Land Plan



Glamping / Camping / Luxury RV Park

Opportunity to develop property into luxury glamping, camping, and/or luxury RV park with centralized amenities

Site Photos + Overview



EXISTING CONDITIONS

SITE DISCOVERY

39.4 ACRES
PROJECT SITE

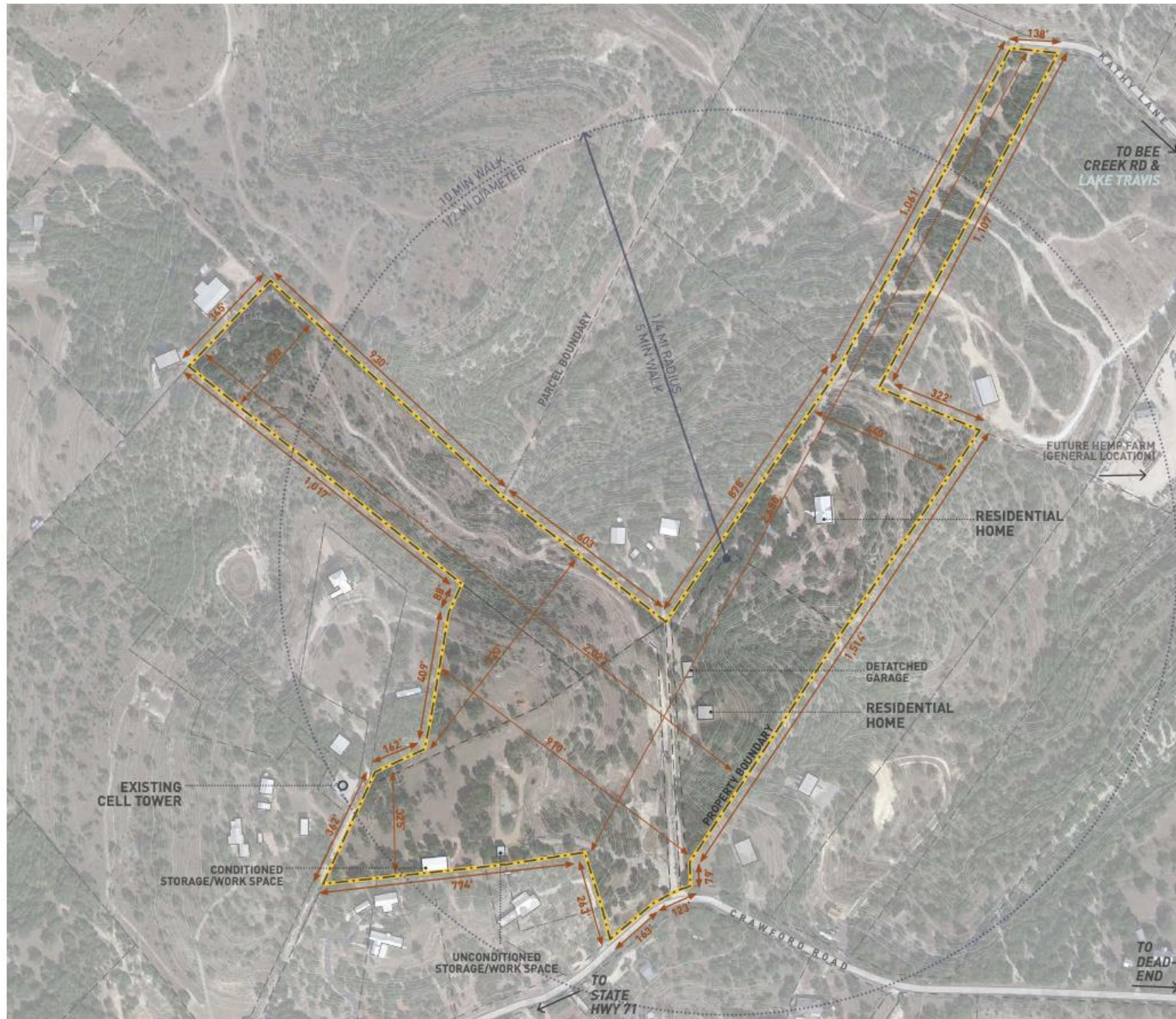
1.96 MILES
PERIMETER

LEGEND

-  STUDY AREA BOUNDARY
-  PARCEL OUTLINES
-  BUILDINGS WITHIN SITE
-  BUILDINGS ADJACENT TO SITE
-  ROADWAY

SCALE: 1"=300'





SITE PHOTOS - VIEWS

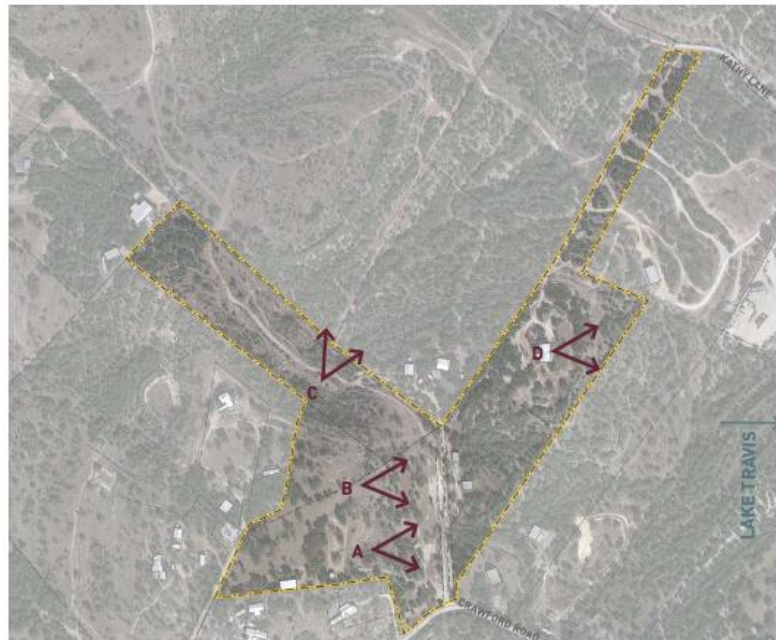
SITE DISCOVERY



VIEW A



VIEW B



VIEW C



VIEW D

SITE PHOTOS - HILLTOP ZONE

SITE DISCOVERY



VIEW A



VIEW B



VIEW C



VIEW D



VIEW E

SITE PHOTOS - HILLTOP EX. BUILDINGS

SITE DISCOVERY



SITE PHOTOS - CENTRAL ZONE

SITE DISCOVERY



SITE PHOTOS - CENTRAL ZONE EX. BUILDINGS

SITE DISCOVERY



SITE PHOTOS - NORTHWEST ZONE

SITE DISCOVERY



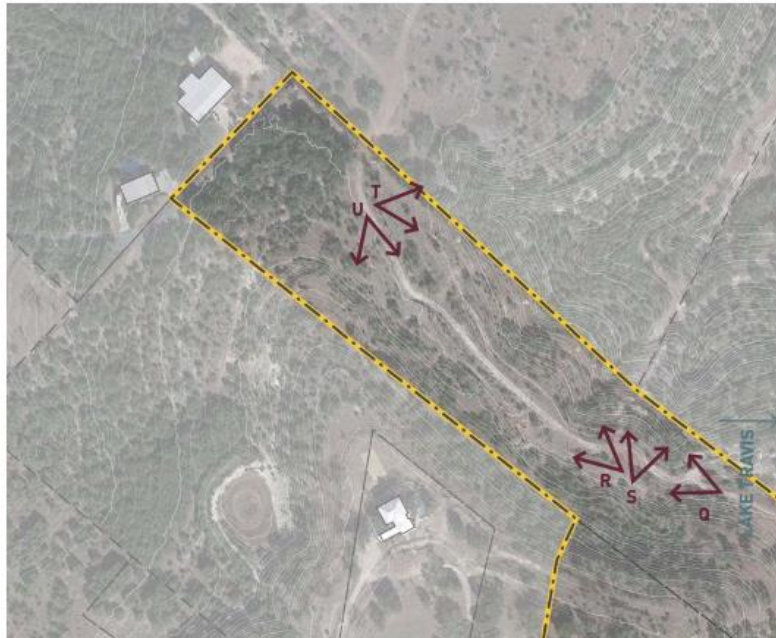
VIEW Q



VIEW R



VIEW S



VIEW T



VIEW U

SITE PHOTOS - NORTHEAST ZONE

SITE DISCOVERY



VIEW V



VIEW W



VIEW X



VIEW Y



VIEW Z

SITE PHOTOS - NE ZONE EX. BUILDINGS

SITE DISCOVERY





TRACTS

SITE DISCOVERY

TRACT 1
1.61 ACRES

TRACT 2
2.38 ACRES

TRACT 3
.23 ACRES

TRACT 4
.54 ACRES

TRACT 5
.93 ACRES

TRACT 6
5.95 ACRES

ADJACENT TRACT
14 ACRES TOTAL (INCLUDING EASEMENT)

EASEMENT THROUGH SITE
.35 ACRES WITHIN SITE BOUNDARY

LEGEND

- STUDY AREA BOUNDARY
- PARCEL OUTLINES
- BUILDINGS WITHIN SITE
- BUILDINGS ADJACENT TO SITE
- ROADWAY

SCALE: 1"=300'
0 150' 300'



ELEVATION

SITE DISCOVERY

HIGHEST POINT ON SITE 1070'

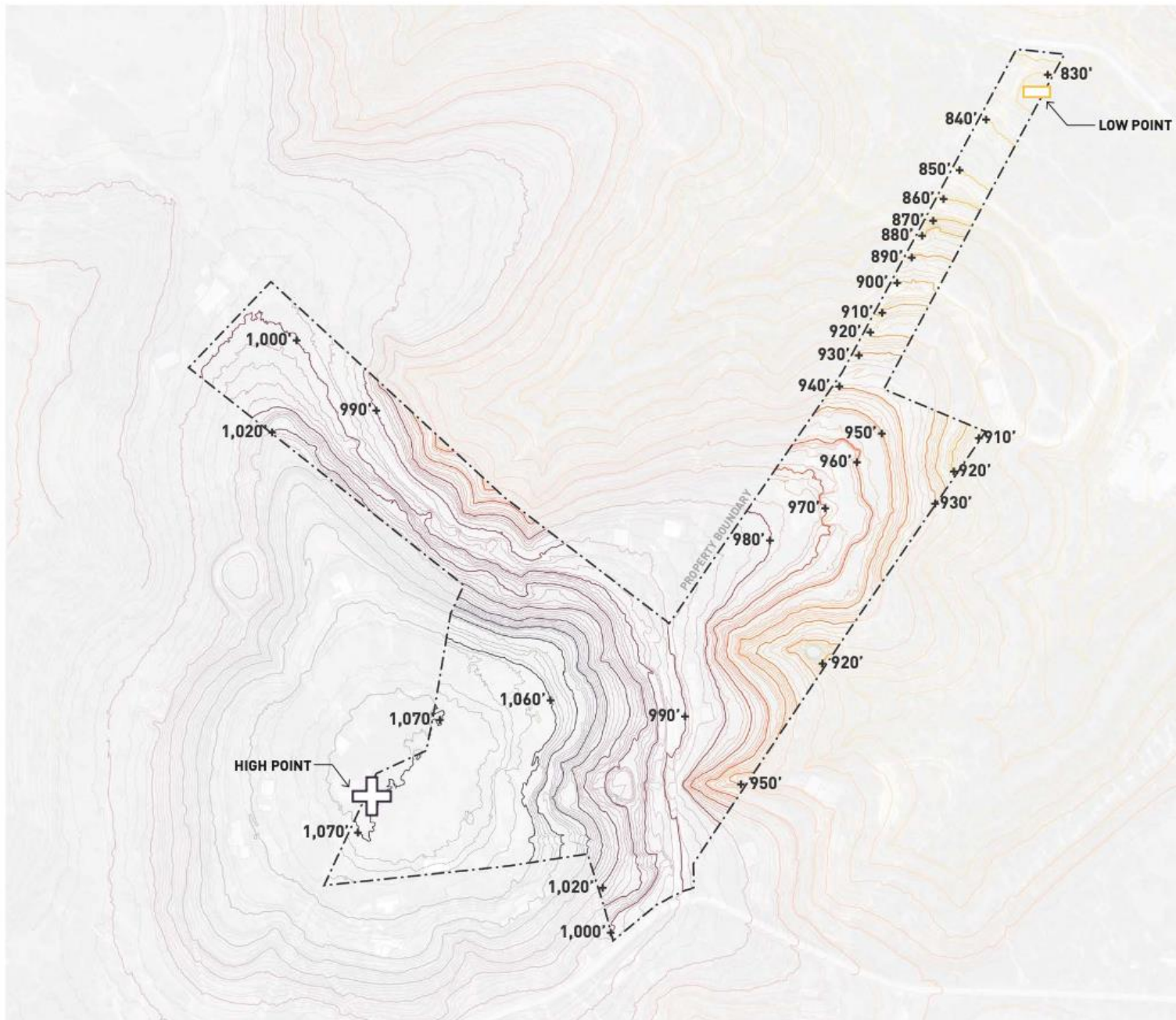


LOWEST POINT ON SITE 822'

LEGEND

- STUDY AREA BOUNDARY
- PARCEL OUTLINES
- BUILDINGS WITHIN SITE
- BUILDINGS ADJACENT TO SITE
- ROADWAY

SCALE: 1"=300'



SLOPES

SITE DISCOVERY

0%-10% SLOPE
CONSTRUCTION ALLOWED

10%-15% SLOPE
CONSTRUCTIONS ALLOWED

> 15% SLOPE
LIMITED CONSTRUCTION

NEED FURTHER CLARIFICATION ON SLOPES FROM 15%-25%
FROM CIVIL. CONSTRUCTION TYPICALLY NOT ALLOWED ON
SLOPES >25%

LEGEND

- STUDY AREA BOUNDARY
- PARCEL OUTLINES
- BUILDINGS WITHIN SITE
- BUILDINGS ADJACENT TO SITE
- ROADWAY

SCALE: 1"=300'





DRAINAGE

SITE DISCOVERY

- POND
- POTENTIAL PONDS
- POTENTIAL DAM
- DRAINAGE FLOW



LEGEND

- STUDY AREA BOUNDARY
- PARCEL OUTLINES
- BUILDINGS WITHIN SITE
- BUILDINGS ADJACENT TO SITE
- ROADWAY

SCALE: 1"=300'

0 150' 300'

EXISTING TREES

SITE DISCOVERY

- LARGE EXISTING TREES
- EXISTING TREES
- WOODED AREA

NOTE - TREE SURVEY NEEDED TO ACCURATELY LOCATE TREES AND DETERMINE CALIPER SIZES AND WHICH ONES ARE HEALTHY OR NOT AND CAN BE REMOVED / RELOCATED.

LEGEND

- STUDY AREA BOUNDARY
- PARCEL OUTLINES
- BUILDINGS WITHIN SITE
- BUILDINGS ADJACENT TO SITE
- ROADWAY

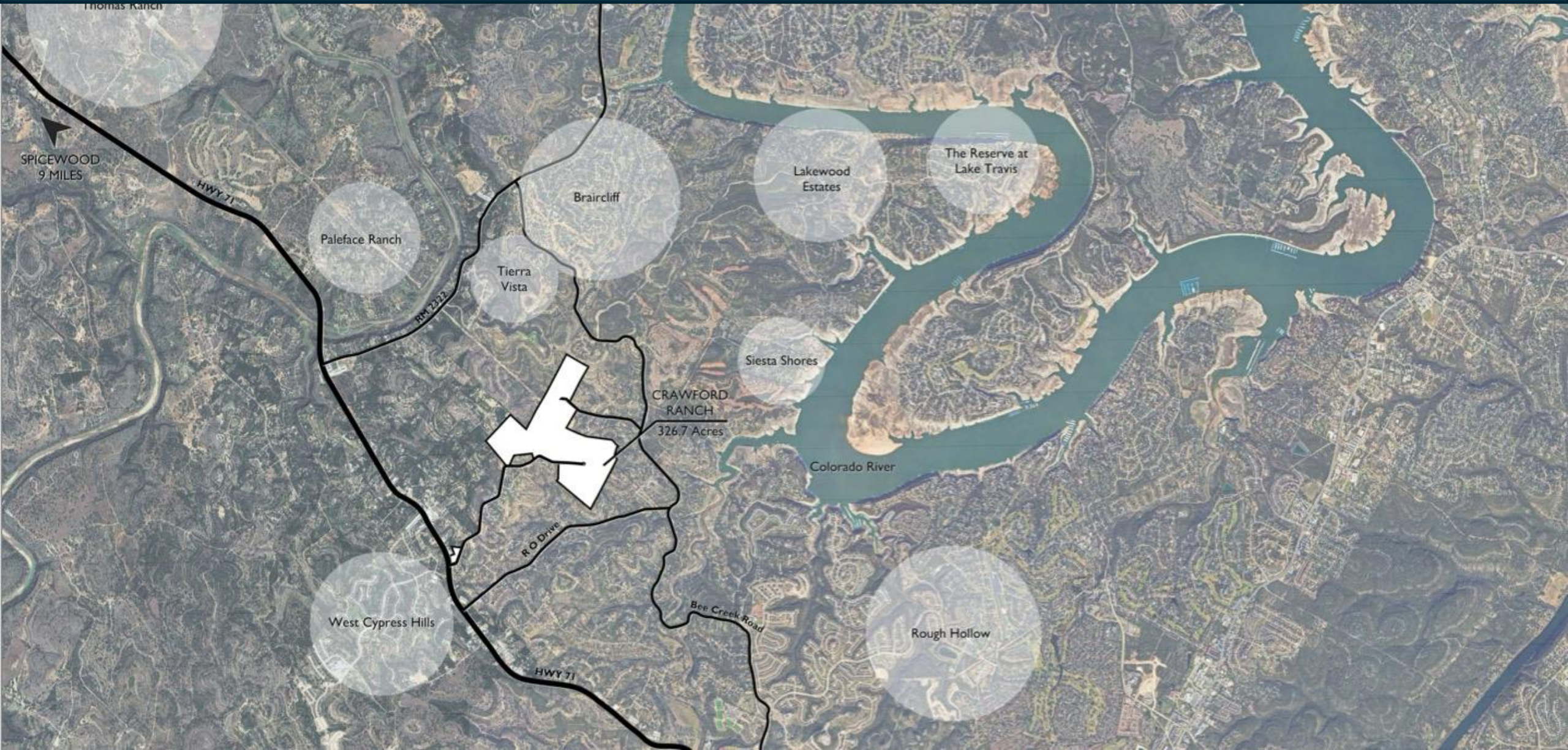
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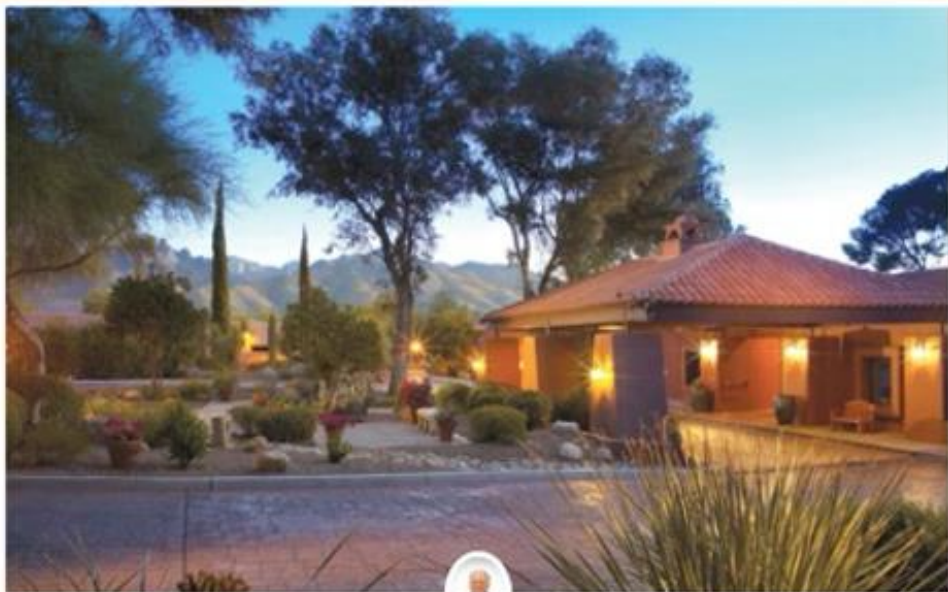




Site ideally located



Area Developments



By: Mike Boyd

Austin Canyon Ranch On Track for 2026 Opening

Canyon Ranch Austin Wellness Resort is sticking with its goal of opening in 2026. When it does open, the \$122 million resort says it will be the largest spa in Texas. In 2022, ConnectCRE reported it received a \$200 million cash infusion from VICI Properties to fund the project.

The Austin Business Journal reports that Canyon Ranch will be on 600 acres along Lake Travis in Spicewood and will feature facilities for health, fitness, performance, dining, lodging, outdoor adventures and what is said to be the largest spa in Texas. The approximately 224,000-square-foot resort will be about 30 miles away from downtown Austin.



By: Mike Boyd

Mixed-Use Developers Adding a Crystal Lagoon to Spicewood Plans