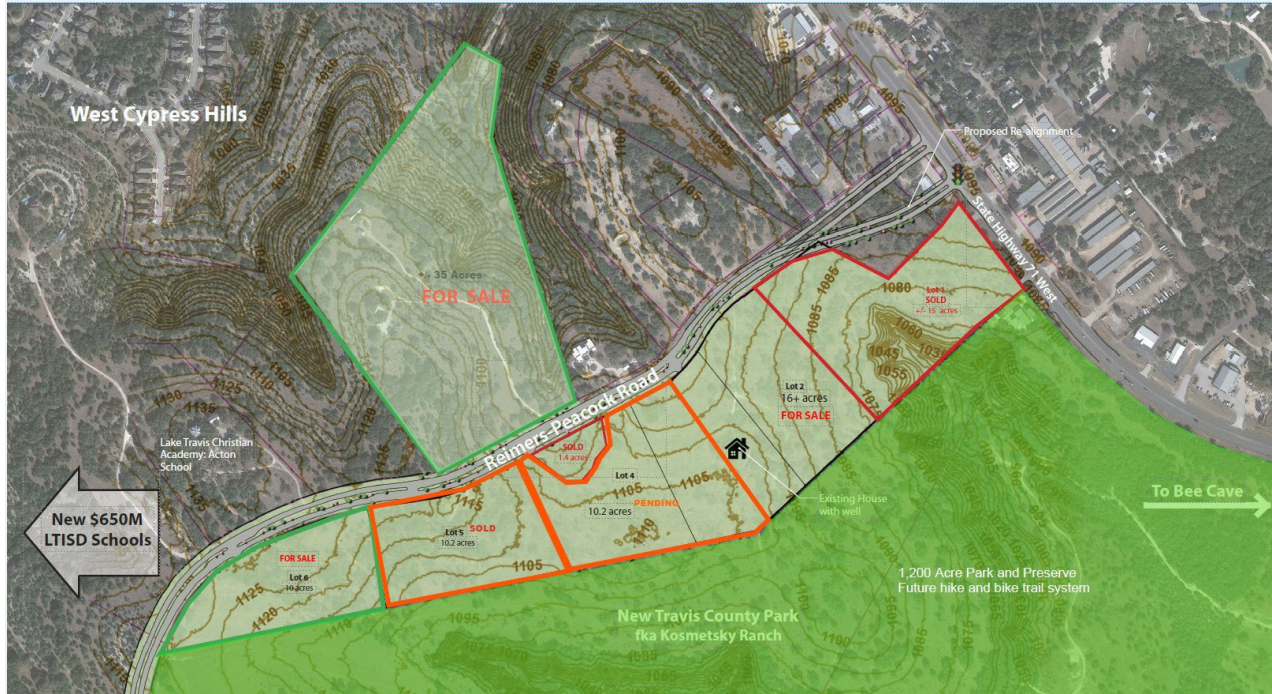


# 16+ Acre: No Zoning by Bee Cave ...

5401 Reimers-Peacock Road Rd, Spicewood, TX 78669

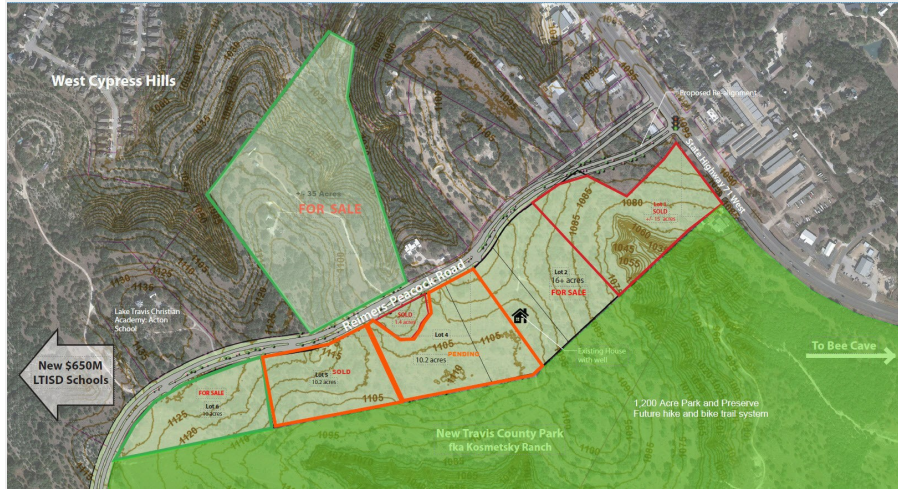


## Price: Upon Request

Flat Parcel overlooking a new 1,200 acre Travis County Park. Property benefits from a new 4 lane road currently under construction to connect Hwy 71, to the new Lake Travis ISD high school that is being built just past this site. Due to no zoning, or ETJ requirements, you permit/build via Travis County rules. (should be quicker/easier than Bee Cave, Spicewood, or City of Austin). geotech available, and previous onsite water well information on depth available.

# 16+ Acre: No Zoning by Bee Cave & Spicewood

5401 Reimers-Peacock Road Rd, Spicewood, TX 78669



Reimers-Peacock Road has recently sold 10.2 acres adjacent to an indoor pickleball facility; and selling another 10.2 acres to flex-warehouse condo developer. The area is great for sports, and athletic training concepts due to area demographic. Many high-end homes create conditions for parents looking for athletic training. Office use would be great at site too; with views of the adjacent 1,200 acre Travis County park that will be protected forever. Orthodontist, dentists, tutors, and other businesses that are best by high schools would do great here. (A separate 10.2 acres is also available- Labeled Lot 6 on graphic)

No Zoning, No ETJ

Flat and Level Building Site with new 4 Lane Road and Hwy 71 access

Overlooking new 1,200 acre conservation district/Travis County Park

Join new Pickleball development, and garage condo concept

Road Services new Lake Travis ISD High School (under construction). Daily

business traffic of parents/kids for appropriate businesses



**Jim Young**

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(512) 565-7509

**Sabot Development Ltd**

704 Rolling Green Dr

Austin, TX 78734



# **16+ Acre: No Zoning by Bee Cave & Spicewood**

5401 Reimers-Peacock Road Rd, Spicewood, TX 78669

# 16+ Acre: No Zoning by Bee Cave & Spicewood

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Location

