# \$4,995,000 - 16316 Hamilton Pool Rd, Austin

MLS® #2026748

## \$4,995,000

0 Bedroom, 0.00 Bathroom, Commercial on 14.00 Acres

None, Austin, TX

New Price! Located at 16316 Hamilton Pool Rd in Travis County, this +/-14-acre property sits in the rapidly growing Lake Travis south shore area, boasting a strategic position within an approximately 5 minute drive from the upscale city of Bee Cave and 15 minutes from the Dripping Springs historic Mercer Street district. Offering a unique blend of accessibility to both city amenities and hill country recreational opportunities, this location is a short drive to the Hill Country Galleria, the H-E-B, Hill Country Indoor Sports and Fitness and more. For those with a passion for nature and outdoor activities, this property serves as a gateway to the renowned attractions of Hamilton Pool, Reimers Ranch, and Westcave Preserve. Breweries, distilleries, wine tasting, the Dripping Springs Ranch Park are all in the area. Ideal for both commercial and/or residential use, the land falls within the esteemed Lake Travis Independent School District and offers gorgeous long-range views from the rear of the tract.

From a development perspective, this tract is a bit of a unicorn: there are no deed restrictions, no HOA, and it is not in an ETJ or any city limits; there is no flood plain. See agent for information on water LUE's. The general surrounding area is characterized by high household incomes and a trajectory of rapid growth, making it an attractive investment or development opportunity. The property directly borders the master planned Provence







community at the rear, known for its upscale homes built by David Weekley, Newmark Homes and Ashton Woods, and is adjacent to a future commercial tract on another side, contiguous with Provence. Finally, the property offers easy access to major transportation corridors and proximity to the iconic and vibrant city of Austin.

#### Built in 1986

#### **Essential Information**

MLS® # 2026748

Price \$4,995,000

Bathrooms 0.00 Acres 14.00 Year Built 1986

Type Commercial Sub-Type Mixed Use

Status Active Under Contract

## **Community Information**

Address 16316 Hamilton Pool Rd

Area LS
Subdivision None
City Austin
County Travis
State TX

Zip Code 78738

### **Amenities**

Utilities Electricity Connected

Parking Unpaved

Interior

Interior See Remarks

Heating None

#### **Additional Information**

Date Listed February 6th, 2024

Days on Website 375
Days on Market 560
Zoning n/a

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