

\$110,000 - 17503 Lake Shore Dr, Dripping Springs

MLS® #2139257

\$110,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 0.21 Acres

Twin Lake Hills, Dripping Springs, TX

Craving nature but also being close to amenities? Deer Creek Ranch lives up to its name with abundant whitetail deer as well as numerous wildlife spotted in the areas in and by the park including foxes, armadillos, and a rotating cast of birds, from painted buntings to black-bellied whistling ducks to blue herons. A short distance from both the entrances to both the upper and lower park areas, this lot backs directly to greenbelt space where the lake narrows—giving you a serene, natural buffer and a private, treed setting to build your dream home. The park, with its private lake, offers a swimming dock, sandy beach, playground, fishing and 30+ acres to explore.

The Deer Creek Ranch neighborhood is ideally situated roughly equidistant from Bee Cave/Lakeway and historic Mercer Street in Dripping Springs. Amenities such as the Hill Country Galleria, BSW Medical Center, H-E-B, Hill Country Indoor, Golds Gym are easily accessible. Or, head in the opposite direction to enjoy local favorites such as Mazama™s for coffee, Homespun, or Acopon for craft beer. Catch some fun at the multiple wineries, distilleries, and breweries within a 30-minute drive or less. Outdoor enthusiasts will appreciate nearby attractions such as Hamilton Pool, Reimers Ranch, and Westcave Preserve. Plus, you are close enough to easily visit Austin for some “city” fun or to reach the airport, only 30 miles away.



The lot is relatively level, sloping slightly from the road towards the back and is flanked by existing homes on either side. Tree cover includes ashe juniper with scattered live oaks. There is no timeline to begin construction, no HOA and a low 1.61% tax rate (2024). Membership in the Parks & Lake Association, currently at \$125 annually, is voluntary, but required to access amenities. The property feeds to the acclaimed Lake Travis ISD.

Essential Information

MLS® #	2139257
Price	\$110,000
Bathrooms	0.00
Acres	0.21
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	ParkGreenbelt,Hills,Neighborhood,TreesWoods
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Community Information

Address	17503 Lake Shore Dr
Area	LS
Subdivision	Twin Lake Hills
City	Dripping Springs
County	Travis
State	TX
Zip Code	78620

Amenities

Utilities	Sewer Not Available
Features	Barbecue, Lake, Playground, Park, Trails/Paths

Exterior

Lot Description	Backs to Greenbelt/Park, Many Trees
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School Information

District	Lake Travis ISD
Elementary	Bee Cave
Middle	Bee Cave Middle School
High	Lake Travis

Additional Information

Date Listed	June 15th, 2025
Days on Website	142
Days on Market	15
Zoning	N/A

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