

\$6,900,000 - Lot 4 Colorado Canyon Dr, Marble Falls

MLS® #3273454

\$6,900,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 87.00 Acres

Dos Rios at Chimney Oaks, Marble Falls, TX

Once-in-a-Lifetime Lake Travis Waterfront
Ranch â€” 87 Acres

A truly rare opportunity to own one of the largest waterfront properties on Lake Travis--pristine Texas Hill Country with over half a mile of private shoreline, including a secluded cove. When combined with Ranch Lot 5 (MLS 9836850), this offering becomes 111 acres of an unmatched legacy ranch for the discerning buyer.

Tucked inside the private gated enclave of Dos Rios, this expansive ranch is positioned directly across from Pace Bend Park, offering panoramic, uninterrupted views of the lakeâ€”free from homes, docks, or noise. The property features multiple build sites framed by towering oaks, perfect for a luxury estate, multi-generational retreat, or exclusive getaway.

87 Acres (or combined 111 acres with Lot 5) of Scenic Hill Country Terrain.

Over 0.5 Miles of Lake Travis Frontage.

Private Cove with Incredible Waterfront Access.

Wildlife Exemption for Significantly Lower Property Taxes.

Abundant Native Wildlife Including Free-Roaming Whitetail Deer.

Private Gated Access in the Exclusive Dos Rios Community.

Directly Across from Pace Bend Park â€”



Serene & Undisturbed Views.
Easily Accessible Via Paved Roads West of
Lago Vista.

Whether you're seeking a private lakeside
haven or a long-term investment in Central
Texas real estate, this property delivers
extraordinary scale, privacy, and potential.

Essential Information

MLS® #	3273454
Price	\$6,900,000
Bathrooms	0.00
Acres	87.00
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	Hills,Lake,Colorado River
Is Waterfront	Yes
Water Body	Colorado River

Community Information

Address	Lot 4 Colorado Canyon Dr
Area	LN
Subdivision	Dos Rios at Chimney Oaks
City	Marble Falls
County	Travis
State	TX
Zip Code	78654

Amenities

Utilities	Sewer Not Available, None
Features	None

Exterior

Lot Description	Many Trees
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School Information

District	Marble Falls ISD
Elementary	Marble Falls
Middle	Marble Falls
High	Marble Falls

Additional Information

Date Listed	May 30th, 2025
Days on Website	135
Days on Market	67

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