\$1,995,000 - 18429 Moreh Peak Pass, Austin

MLS® #6720496

\$1,995,000

0 Bedroom, 0.00 Bathroom, Land / Farm on 22.14 Acres

Preservation Ranch, Austin, TX

Nestled within the exclusive and highly coveted Preservation Ranch community, Lot 1 spans just over 22 acres and offers privacy, natural beauty, and the opportunity for luxury ranch-style living in the desirable Bee Cave area. Located at the southernmost edge of Preservation Ranch, the property features mature live oaks, abundant native grasses, and a level build site surrounded by a park-like setting, providing an ideal setting to bring your vision to life. The southern portion of the land slopes gently, creating natural elevation changes and scenic views, while a hidden ravine shelters seasonal springs, adding to the property's natural beauty.

Preservation Ranch encompasses 930 acres of rolling Hill Country and is celebrated for its privacy, elegance, and dedication to land conservation. Residents enjoy miles of private hiking and riding trails, tranquil creeks and streams, and direct access to an adjacent 2,400-acre conservation parkâ€"making it a haven for outdoor enthusiasts. Despite its secluded feel, the community is just 15 minutes from the Hill Country Galleria and 30 minutes from downtown Austin.

Located within the highly rated Lake Travis ISD, Lot 1 combines convenience, prestige, and the timeless appeal of the Hill Country. Additionally, all Preservation Ranch properties qualify for 1-D-1 wildlife exemptions. Whether you're planning to build your luxury dream







home, equestrian property, or private ranchette, this acreage offers an exceptional opportunity to be part of one of Bee Cave's most sought-after communities.

Essential Information

MLS® # 6720496 Price \$1,995,000

Bathrooms 0.00 Acres 22.14

Type Land / Farm

Sub-Type Ranch Status Active

Water Feature/View

View Hills

Community Information

Address 18429 Moreh Peak Pass

Area LS

Subdivision Preservation Ranch

City Austin
County Travis
State TX

Zip Code 78738

Amenities

Utilities Electricity Available, See Remarks, Water Available

Exterior

Lot Description Gentle Sloping, Private, Many Trees, Trees Large Size, Trees Medium

Size, Views

School Information

District Lake Travis ISD

Elementary Bee Cave

Middle Bee Cave Middle School

High Lake Travis

Additional Information

Date Listed September 16th, 2025

Days on Website 49

HOA Fees 389

HOA Fees Freq. Monthly

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