

\$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 park—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
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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
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Exterior

Lot Description	Gentle Sloping, Private, Many Trees, Trees Large Size, Trees Medium Size, Views
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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	September 16th, 2025
Days on Website	28
HOA Fees	389
HOA Fees Freq.	Monthly

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