

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

MLS® #6991354

\$4,995,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 14.00 Acres

None, Austin, TX

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 LUEâ€™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.

Essential Information

MLS® #	6991354
Price	\$4,995,000
Bathrooms	0.00
Acres	14.00
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active Under Contract

Water Feature/View

View	Hills,Panoramic
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Community Information

Address	16316 Hamilton Pool Rd
Area	LS
Subdivision	None
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Electricity Connected
Features	None

Exterior

Lot Description	Sloped Up, Views
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School Information

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

Additional Information

Date Listed	February 6th, 2024
Days on Website	353
Days on Market	560
Zoning	n/a

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