

# \$920,000 - 13451 Bullick Hollow Rd, Austin

MLS® #7654164

**\$920,000**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 1.09 Acres

Ab & M Surv #143 Abs #2184, Austin, TX

Escape to the serenity of Lake Travis with this extraordinary 1.085-acre waterfront property offering the perfect balance of privacy, nature, and potential. Framed by majestic oaks and west-facing sunset views, this rare lot features a gentle slope to the water rather than the typical cliffside lots. The property has electricity, septic, well, concrete driveway, RV pad, walking paths and terraced landscaping. Over \$150,000 in premium improvements have been added recently including a new well, 2,015-gallon galvanized water tank, and a floating dock. Architectural plans and renderings are available and thoughtfully designed to maximize the natural beauty and potential of the lot. It is located just 10 minutes from premier shopping and dining—including The Oasis, H-E-B, and Target and feeds into the highly acclaimed Leander ISD (Vandegrift High School). Adjacent parcels totaling ~5 acres may also be available for those seeking more space or future development. The dock is negotiable with purchase. Seller financing available. This is an incredible opportunity to build a private luxury estate, weekend retreat, or investment opportunity - schedule a tour today! \*\*This is an improved vacant lot with existing plans - no structure is on the property. The cost of building the house is not included.\*\*



## Essential Information

MLS® #	7654164
Price	\$920,000
Bathrooms	0.00
Acres	1.09
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

### **Water Feature/View**

View	Water,Lake Travis
Is Waterfront	Yes
Water Body	Lake Travis

### **Community Information**

Address	13451 Bullick Hollow Rd
Area	RN
Subdivision	Ab & M Surv #143 Abs #2184
City	Austin
County	Travis
State	TX
Zip Code	78726

### **Amenities**

Utilities	Electricity Connected
Features	None

### **Exterior**

Exterior Features	Dock, RV Hookup
Lot Description	Gentle Sloping, Views, Cleared, Trees Large Size, Trees Medium Size

### **School Information**

District	Leander ISD
Elementary	Grandview Hills
Middle	Canyon Ridge
High	Vandegrift

### **Additional Information**

Date Listed	April 29th, 2025
Days on Website	166

Days on Market 155

Zoning DR- Development Reserve

Property Listed by: Kuper Sotheby's Int'l RealtyThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 12th, 2025 at 10:01am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.