

\$1,755,000 - 5012 Hupedo Ranch Rd 2, Spicewood

MLS® #8341266

\$1,755,000

1 Bedroom, 1.00 Bathroom, 480 sqft
Land / Farm on 13.00 Acres

Breezy River Ranch, Spicewood, TX

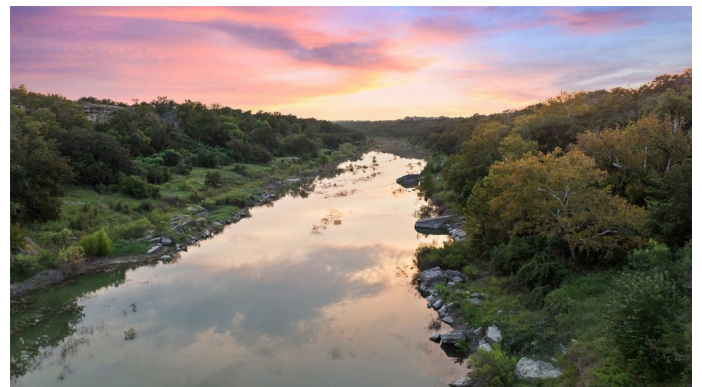
Lot 2 â€“ Breezy River Ranch | 5012 Hupedo Ranch Rd | +/- 13 Acres | Pedernales River Frontage

Tucked in the heart of the Texas Hill Country, this +/- 13-acre tract at Breezy River Ranch offers everything todayâ€™s land buyers seek: usable topography, river frontage, and existing infrastructure. With water levels up, the Pedernales River is flowing strong; this stretch is known for its reliability even during droughts. The property features +/- 400 feet of elevated river frontage with a gentle slope to a limestone bluff; ideal for long-range views. A metal staircase will be required for river access.

Key improvements include a shared well, private septic, and a well-appointed luxury cabin, perfect as a guest house, weekend getaway, or temporary living quarters while you plan your dream home. The tract is dotted with mature oaks and native grasses, offering multiple homesites with sweeping canyon, ridgeline, and river views.

Lightly wooded and private, Lot 2 is ideal for a recreational retreat, STR investment, or future homestead. With water, views, and infrastructure already in place, itâ€™s a rare find just 15 minutes from Bee Cave and 45 minutes from downtown Austin.

Lot 2 (+/- 13 acres) can be purchased on its



own or combined with the adjoining Lot 1 (+/- 17 acres) and Villa for a total of +/- 36.71 acres of riverfront paradise.

Built in 2021

Essential Information

MLS® #	8341266
Price	\$1,755,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	480
Acres	13.00
Year Built	2021
Type	Land / Farm
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,TreesWoods,Water,Pedernales River
Is Waterfront	Yes
Water Body	Pedernales River

Community Information

Address	5012 Hupedo Ranch Rd 2
Area	LW
Subdivision	Breezy River Ranch
City	Spicewood
County	Travis
State	TX
Zip Code	78669

Amenities

Utilities	Electricity Connected, Water Connected, See Remarks
Features	See Remarks
Parking	Additional Parking

Interior

Interior	Concrete
Appliances	Free-Standing Electric Oven, Stainless Steel Appliance(s), Electric Range, Free-Standing Refrigerator
Heating	See Remarks
# of Stories	1
Stories	One

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Gentle Sloping, Native Plants, Trees Medium Size, Cleared
Roof	Metal
Construction	HardiPlank Type, See Remarks
Foundation	Slab

School Information

District	Johnson City ISD
Elementary	Lyndon B Johnson
Middle	Lyndon B Johnson
High	Lyndon B Johnson (Johnson City ISD)

Additional Information

Date Listed	July 29th, 2025
Days on Website	74
Days on Market	64

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