

# \$5,700,000 - Tbd Overlook Pass, Austin

MLS® #8851500

**\$5,700,000**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 19.70 Acres

Barton Creek Preserve, Austin, TX

Welcome to a truly extraordinary property- 19.69 stunning acres within the prestigious Barton Creek Preserve subdivision in Austin. Magnificent oak and pecan trees adorn pristine pastures, while Barton Creek gracefully meanders through the heart of the land, flanked by low water crossings spanning up to 30 feet wide and one to two feet deep. Once part of a historic ranch, the landscape features lush fields cascading down to the water's edge, with a striking rock wall across the creek offering breathtaking views. The serene scenery attracts abundant wildlife, including deer and turkey, creating your own private sanctuary. This land offers an unparalleled opportunity to have your very own tranquil oasis and allows for a rare chance for exclusive private water access to Barton Creek. A vast conservation easement to the south ensures protection of the panoramic Hill Country views, while land owned by the University of Texas to the west safeguards against future development, ensuring unceasing privacy. The community is equipped with two gated entrances, the first manned by live guards, ensuring the highest level of security and peace of mind for residents. For those envisioning the possibilities for their dream home, architectural plans have been thoughtfully crafted and can be conveyed if desired. Enjoy the convenience of being close to the Hill Country Galleria, Lake Travis, and downtown Austin while relishing the peace and quiet of your own secluded retreat. Come see



firsthand with a private guided tour and marvel  
at the true splendor of this property!

### Essential Information

MLS® #	8851500
Price	\$5,700,000
Bathrooms	0.00
Acres	19.70
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

### Water Feature/View

View	ParkGreenbelt,Hills,Panoramic,CreekStream,TreesWoods,Barton Creek
Is Waterfront	Yes

### Community Information

Address	Tbd Overlook Pass
Area	LS
Subdivision	Barton Creek Preserve
City	Austin
County	Travis
State	TX
Zip Code	78738

### Amenities

Utilities	Electricity Available, Water Available, Propane, Underground Utilities
Features	Community Mailbox, Gated, See Remarks

### Exterior

Lot Description	Native Plants, Private, Many Trees, See Remarks, Trees Large Size, Trees Medium Size, Views, Bluff, Irregular Lot
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### School Information

District	Lake Travis ISD
Elementary	Lake Pointe
Middle	Lake Travis
High	Lake Travis

**Additional Information**

Date Listed	July 19th, 2024
Days on Website	352
Days on Market	370
HOA Fees	1200
HOA Fees Freq.	Annually
Gated Community	Yes

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