



For Sale



700 US 183 | BRIGGS, TX 76527
23 UNRESTRICTED ACRES WITH US 183 FRONTAGE

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INCREDIBLE INVESTMENT & INCOME POTENTIAL IN A STRATEGIC LOCATION

23 acres with a home, garage/workshop, and barn on US 183. This agricultural-exempt property features low Burnet County, Texas taxes and an existing hay partnership. The property includes a well, septic system, PEC electric service (including 3-phase power), a fruit tree orchard, and poultry structures.

This unrestricted, AG-exempt property offers excellent potential for on-site living, rental income, and commercial, industrial (with power), or residential development. It provides direct access to US 183 with approximately **1,000 feet of frontage**, including three permitted driveways (contact agent for more details).

Strategically located, the property is:

- 3 miles from Firefly Aerospace's Rocket Ranch
- 12 miles to the new Parmer Ranch H-E-B
- 13 miles from Highway 29 / Seward Junction (site of Costco, Target, and more)
- 16 miles to Killeen Regional Airport
- 22 miles to Lampasas
- Less than 1 mile from Texas 138, the proposed Corridor J connection to I-35
- Approximately 45 minutes to downtown Austin via toll roads and highways

John Mallach, REALTOR® | (512) 799-9083 | John.Mallach@gmail.com | **Madison Montgomery, REALTOR®** | (512) 966-0392 | Madison@MallachandCompany.com

Property Overview

Total Land Area:

23 Acres (fenced and cross-fenced)

Approximately 1/4-mile frontage directly on US 183 with exceptional visibility and convenience

Burnet County:

Low taxes

Agricultural exemption

Zoning / Land Use:

No deed, property, or zoning restrictions

No Homeowner's Association

Utilities:

Water: Well, with water softener and reverse osmosis filtration system

Waste: Septic system

Electric

Access:

Gravel driveway and second entry north, along the frontage

Garage (30x30x18):

4 post hydraulic lift

Bathroom – shower and toilet

Janitorial sink

Loft with built-in cabinets, wet bar, and microwave

Refrigerator downstairs and in loft

Window A/Cs in work area and loft

Yard:

Fenced yard (approximately 1.5 acres) with irrigation along fence line

Fenced kennel with large heated dog house / well house (combo)

Barn:

Construction: Wood frame with Galvalume sheeting (30x50x14)

6 Large, new skylights

2 Box stalls

Built-in shelves

Ample storage space

Electricity (light fixtures and outlets) and water faucet

Other:

2,000-Gallon water storage tank ready to set up for rainwater harvesting (outside the barn)

Residence Overview

Hill Country Living with Thoughtful Design and Exceptional Functionality

Set against the rolling landscape of Central Texas, this beautifully designed property offers a rare blend of craftsmanship, comfort, and versatility. With sweeping sunrise and sunset views, generous indoor and outdoor living spaces, and a fully equipped detached garage/workshop, this home is ideal for those seeking both serenity and functionality in a Hill Country setting.

Exterior Features and Outdoor Living

The home's striking exterior showcases a timeless combination of stone and Hardie Plank siding, complemented by an asphalt shingle roof installed in August 2013. A welcoming covered front porch faces east, perfectly positioned to capture peaceful sunrises and long-range Hill Country views.

At the rear, a full-length **55' x 10' pebbled concrete patio** with a durable metal roof creates an exceptional outdoor living space. Facing west, this area is designed for unforgettable sunset evenings, enhanced by integrated outdoor speakers, ideal for entertaining or relaxing in a private, scenic setting.

A solid wood entry door with beveled leaded glass sets the tone for the craftsmanship found throughout the home.

Interior Overview

Inside, the home is thoughtfully designed with comfort, efficiency, and accessibility in mind. A **new American Standard HVAC system (installed November 2025)** provides central air conditioning and a propane furnace, while a multi-stage reverse osmosis drinking water system and a tankless on-demand electric water heater enhance everyday living.

Custom solid ash cabinetry is featured throughout the home, complemented by ceramic tile flooring in high-traffic areas including the entry, kitchen, breakfast room, utility room, and bathrooms. Extra-wide **36" doorways and a 49" hallway** provide ease of movement, and custom wood shades add warmth and refinement throughout.

Kitchen and Breakfast Room

Designed for both function and style, the kitchen offers a well-appointed workspace with abundant storage and modern upgrades. Features include a **5-burner built-in electric cooktop (2024)** with vent hood and gas outlet option, a **built-in multi-function convection oven (2025)**, and a dual stainless steel sink with disposal. Custom solid ash cabinetry provides over **65+ cubic feet of storage**, enhanced by under- and above-cabinet lighting.

description continued>>

Residence Overview

The adjacent breakfast room is filled with natural light, highlighted by a charming bay seating area with three tall windows. Two substantial pantry spaces, including a built-in pantry measuring **7' wide, 9' tall**, and a secondary solid wood pantry cabinet, offer exceptional storage. A breakfast bar and ceiling fan complete this inviting everyday dining space.

Formal Living and Dining Spaces

The formal dining room is both elegant and welcoming, featuring architectural columns and arches, a gambrel ceiling with recessed lighting and chandelier, wood flooring, and a sunlit bay window. This space flows seamlessly into the living room, creating an ideal layout for entertaining.

The living room is anchored by a vaulted ceiling with exposed beam and a corner fireplace with stone hearth and wood mantle (with gas outlet). A beveled glass-inset steel door provides direct access to the patio, blending indoor and outdoor living. Premium carpet and a ceiling fan add comfort to this inviting space.

Library • Office • Flexible Guest Space

A versatile room just off the main living area offers the perfect setting for a home office, library, or guest room. Double wood entry doors open to a thoughtfully designed space featuring a built-in, lighted bookshelf alcove flanked by two closets. A bay window brings in natural light, while premium carpeting and a ceiling fan ensure comfort.

Bedrooms and Bathrooms

The secondary bedroom includes two large windows, a spacious closet with sliding doors, and premium carpet with ceiling fan.

The hall bathroom features a porcelain tub, vanity with solid ash cabinetry, and ceramic tile flooring.

The **primary suite** is a true retreat, offering four tall windows, a dramatic gambrel ceiling with recessed lighting, and a ceiling fan. Two separate walk-in closets provide ample storage.

The en suite bath is designed for relaxation and functionality, featuring a garden tub, glass-enclosed shower, ceramic tile finishes, a private water closet, and a solid ash vanity. A pocket door enhances privacy and space efficiency.

[description continued>>](#)

Residence Overview

Utility Room

The utility room is both practical and well-equipped, featuring washer and dryer hookups (electric and gas), a janitorial sink, broom closet, and approximately **12 cubic feet of built-in storage cabinetry**, all set on durable tile flooring.

Detached Garage, Workshop, and Additional Living Space

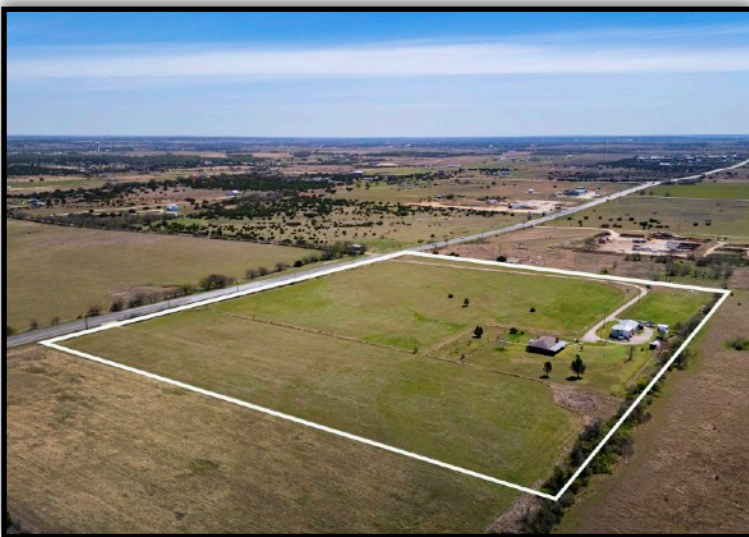
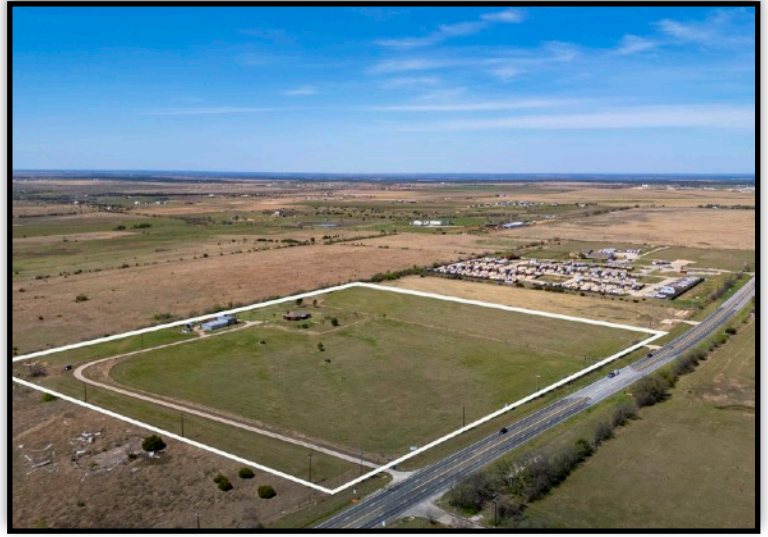
A standout feature of the property is the **20' x 30' x 16' steel-frame detached garage/workshop**, clad in durable galvalume sheeting. Designed for versatility, this structure includes:

- A **10' x 20' loft with enclosed living space and kitchen area**
- Full bathroom with shower and toilet
- Water softener system
- Janitorial sink and electric water heater hookup
- 110V, 220V, and **3-phase electrical service at the utility pole**
- Window A/C unit
- Extensive lighting and electrical outlets throughout
- Two roll-up doors (one with electric opener) and an additional side entry door
- **Hydraulic 4-post lift**, ideal for automotive enthusiasts or equipment storage

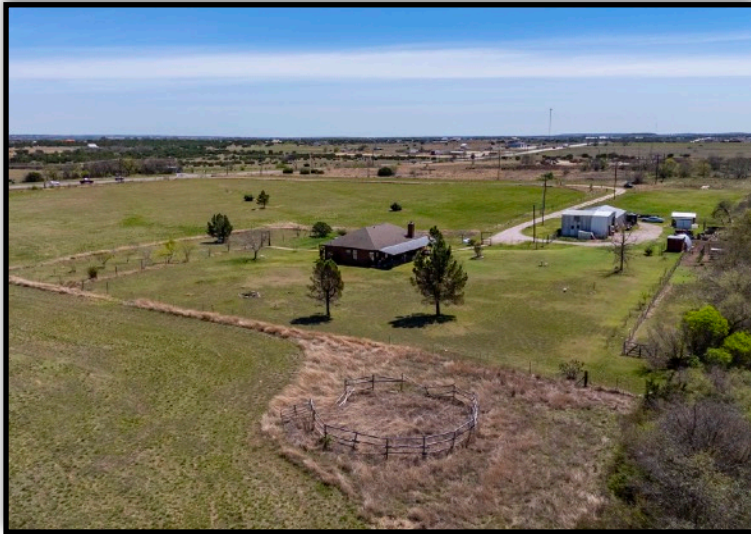
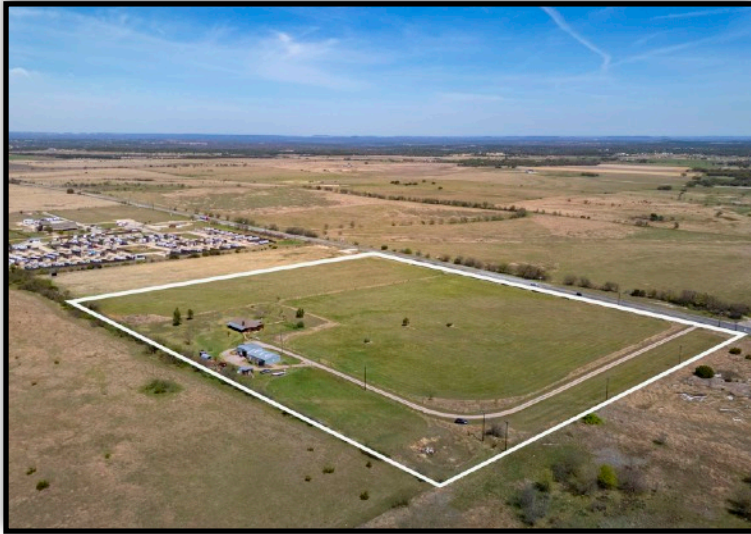
A Unique Opportunity in the Texas Hill Country

Combining quality construction, thoughtful upgrades, and exceptional flexibility, this property offers a rare opportunity to enjoy peaceful country living without sacrificing modern conveniences. Whether you're entertaining on the expansive patio, working from home, or utilizing the fully equipped workshop and additional living space, this home is designed to adapt to your lifestyle.

Aerial Photos



Aerial Photos



Photos



Photos



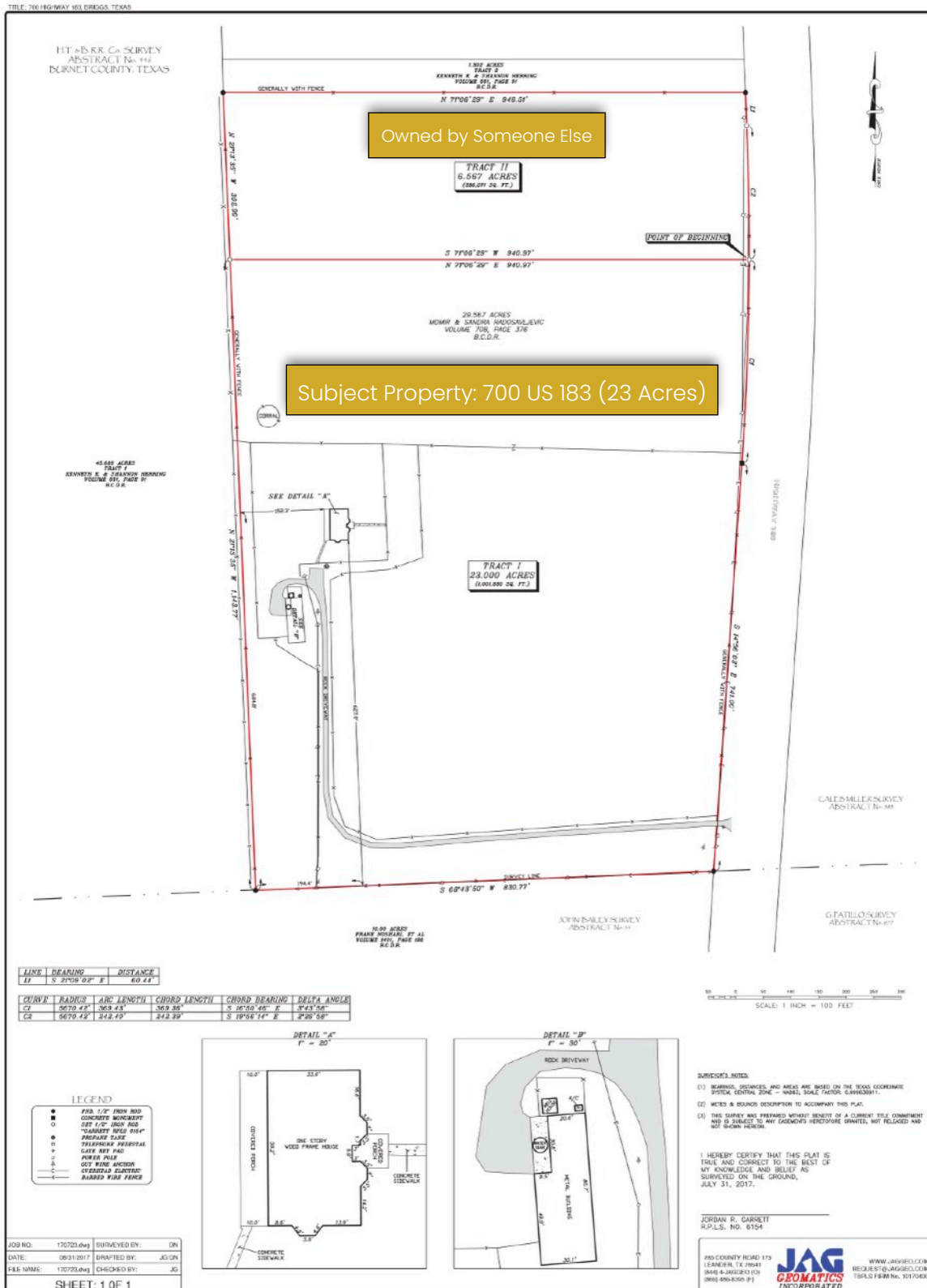
Photos



Photos



Survey



Investment/Location Overview

1. Macro Location: Central Texas Growth Corridor

This property sits within Burnet County, part of the broader Northwest Austin growth path, one of the fastest-evolving regions in Texas.

Regional Positioning

- Located along US Hwy 183, a major north-south corridor connecting:
 - Austin → Liberty Hill → Lampasas → rural Central Texas
- Within reach of:
 - Liberty Hill (~20–25 min)
 - Leander (~30–35 min)
 - Austin metro (~45–60 min depending on destination)

Why This Matters

- Path of growth from Austin continues pushing north and west due to affordability constraints
- Increasing demand for:
 - Acreage properties
 - Ag-exempt land
 - Live/work and hybrid rural properties
- Appeal to:
 - Remote workers
 - Small business owners
 - Agricultural and recreational buyers

2. Micro Location: Briggs

Briggs, Texas is a small, unincorporated rural community with direct frontage along US 183.

Key Characteristics

- Extremely low-density rural environment
- Strong agricultural and ranching identity
- Limited zoning = high flexibility for land use
- Presence of industrial/tech use nearby (e.g., Firefly Aerospace facility)

This is not a retail-driven or suburban investment. It is a:

- Land banking play
- Lifestyle + income hybrid property
- Long-term appreciation asset tied to Austin expansion

Demographic Overview

3. Demographic Overview

Immediate Area (Briggs CDP – very small sample size)

- Population: ~69–100 residents
- Median age: ~57.9 (older, rural demographic)
- Average household income: ~\$36,000

Interpretation: This micro data is not highly relevant for investment decisions due to extremely small population size.

Primary Trade Area (Briggs CCD | Surrounding Rural Area)

(Closest proximity for 1–5 mile radius data)

- Population: ~2,700
- Median household income: ~\$75,417
- Per capita income: ~\$45,851
- Median home value: ~\$482,500
- Average household size: ~2.9

Interpretation (Important):

- Strong indicator of acreage/luxury rural ownership trends
- Higher home values reflect:
 - Land value
 - Custom homes
 - Limited supply of improved acreage

County-Level (Burnet County | Broader Market)

Burnet County, Texas

- Population: ~55,700 (growing)
- Median age: ~45.9
- ~67% rural population
- Homeownership rate: ~75%

Interpretation:

- Strong owner-occupant and land ownership base
- Limited rental saturation
- Stable long-term hold market

Demand Drivers Overview

4. Demand Drivers for This Property Type

A. Acreage and Flexibility (Major Value Driver)

- No zoning / no restrictions is rare in Central Texas
- Increasing demand for:
 - RV parks / short-term rentals
 - Event venues
 - Agricultural operations
 - Contractor yards / storage businesses

B. Agricultural Income Potential

This property is particularly strong due to:

- Ag exemption (tax savings)
- Hay production potential
- Orchard irrigation infrastructure
- Hunting lease potential (dove season)

C. Highway Frontage (Key Investment Feature)

Approximately 1,000 feet of frontage on US 183 is a major upside

Potential uses:

- Future commercial conversion
- Equipment sales / yard
- Agribusiness storefront
- Contractor or service-based business

High visibility corridors typically appreciate faster than interior tracts.

D. Infrastructure Already in Place

This property is NOT raw land. It's improved:

- Well + filtration system; Septic
- Barn + shop + garage w/ 3-phase power
- Detached living quarters

This significantly reduces:

- Development cost
- Time to income
- Risk

This property is a flexible, income-capable acreage asset with strong long-term upside tied to the continued expansion of the Austin metro and the increasing demand for unrestricted land.

Northwest Austin+ Growth Corridor

The Northwest Austin growth corridor, stretching from Austin through Cedar Park, Leander, Liberty Hill, and continuing north along US 183 into areas like Briggs and Lampasas, has emerged as one of the most compelling expansion paths in Central Texas.

Driven by Austin's sustained population growth, rising home prices, and continued corporate relocation, development has steadily pushed outward along key infrastructure routes such as **183A Toll Road and US Highway 183**. What began as suburban expansion in Cedar Park and Leander has now accelerated into Liberty Hill and beyond, where larger land tracts, lower taxes, and fewer restrictions offer opportunities that are increasingly scarce closer to the urban core.

A Natural Path of Progress

This corridor is defined by:

- Major roadway infrastructure enabling efficient north-south connectivity
- Master-planned communities and retail expansion moving steadily north
- Increasing demand for acreage properties as buyers seek space, privacy, and flexibility

Liberty Hill, in particular, has become a pivotal midpoint, transitioning from a small town into a high-growth market with new retail, schools, and residential developments. As this growth continues, areas just beyond (like Briggs) are beginning to attract attention from investors and buyers looking to get ahead of the curve.

Why Briggs Matters

Positioned directly along **US Highway 183**, Briggs represents the next phase of this outward expansion. While it retains its rural character today, its location places it squarely in the path of long-term growth. As surrounding communities mature and land availability tightens, properties in Briggs offer:

- Strategic highway frontage
- Larger, more affordable acreage
- Fewer land-use restrictions
- Future flexibility for residential, agricultural, or commercial use

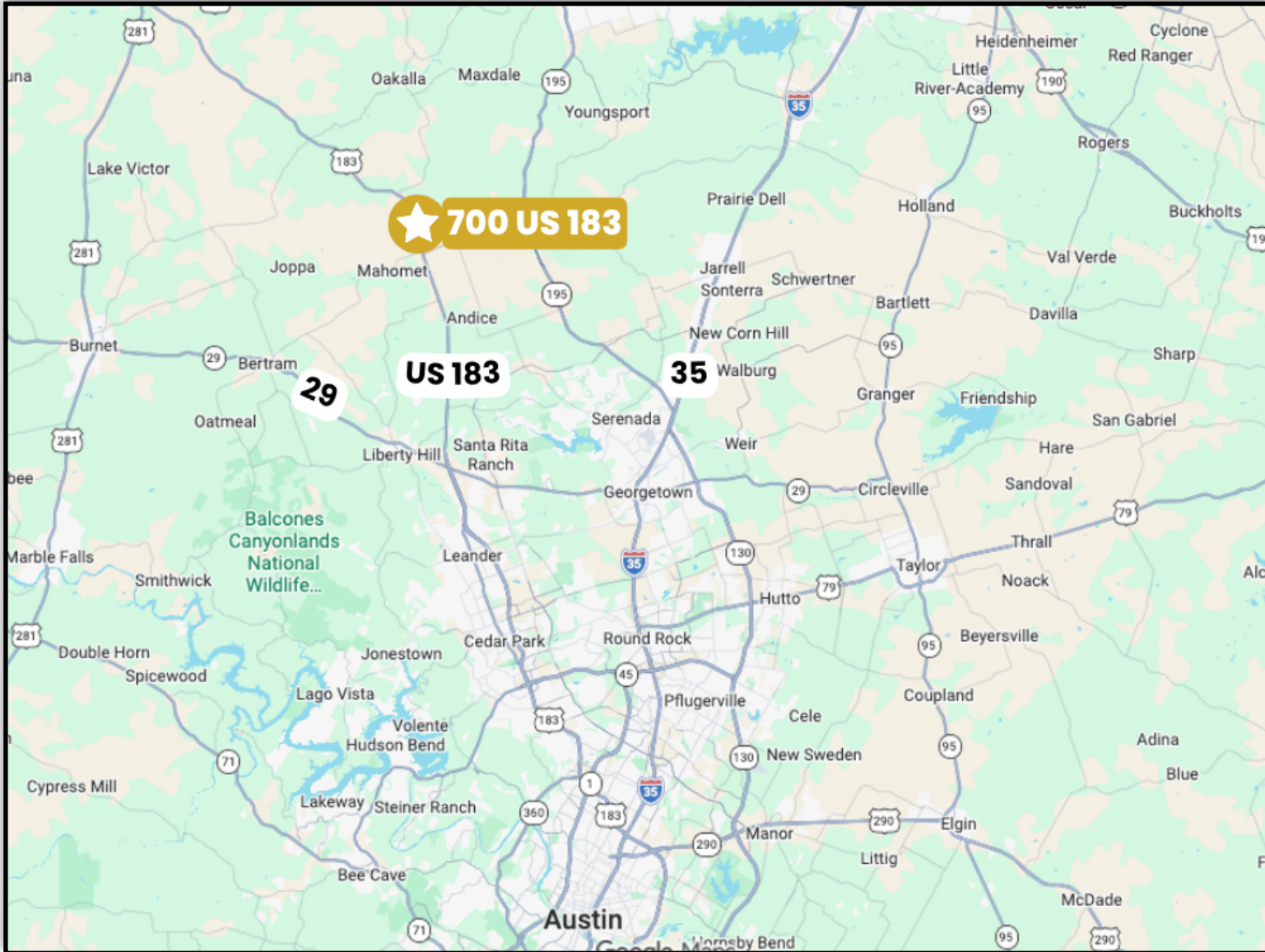
For investors, this corridor is not just about current demand. It's about trajectory. The same forces that transformed Cedar Park and Leander over the past two decades are now extending northward. As infrastructure improves and population pressure continues, areas like Briggs are positioned to benefit from:

- Land value appreciation
- Increased demand for hybrid residential/commercial uses
- Gradual transition from rural to semi-developed markets

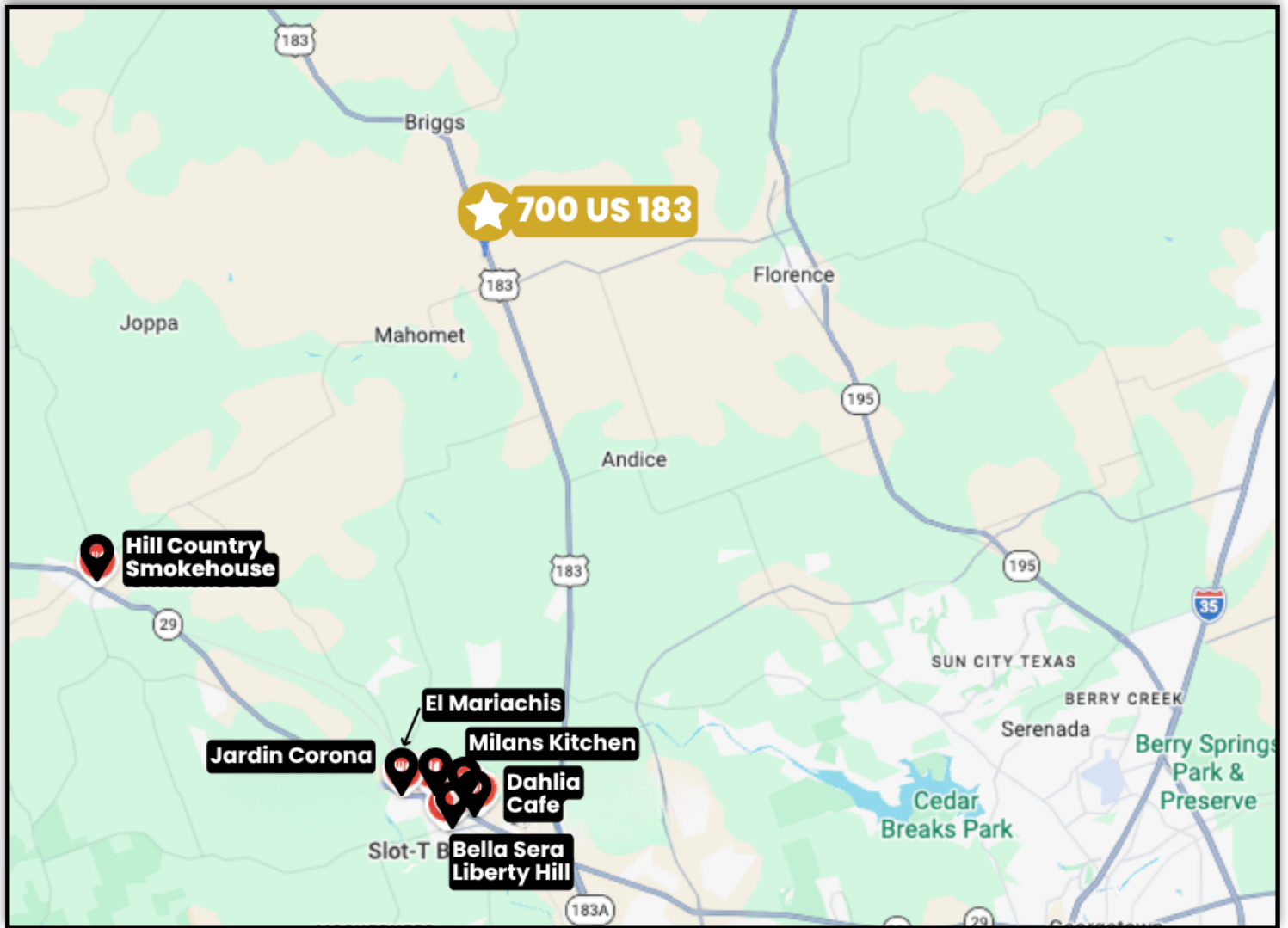
The Bottom Line

The Northwest Austin corridor is a clear example of predictable, directional growth. Properties located along this path (especially those with highway frontage and minimal restrictions) offer a rare opportunity to invest not just in land, but in the future expansion of one of Texas' most dynamic regions.

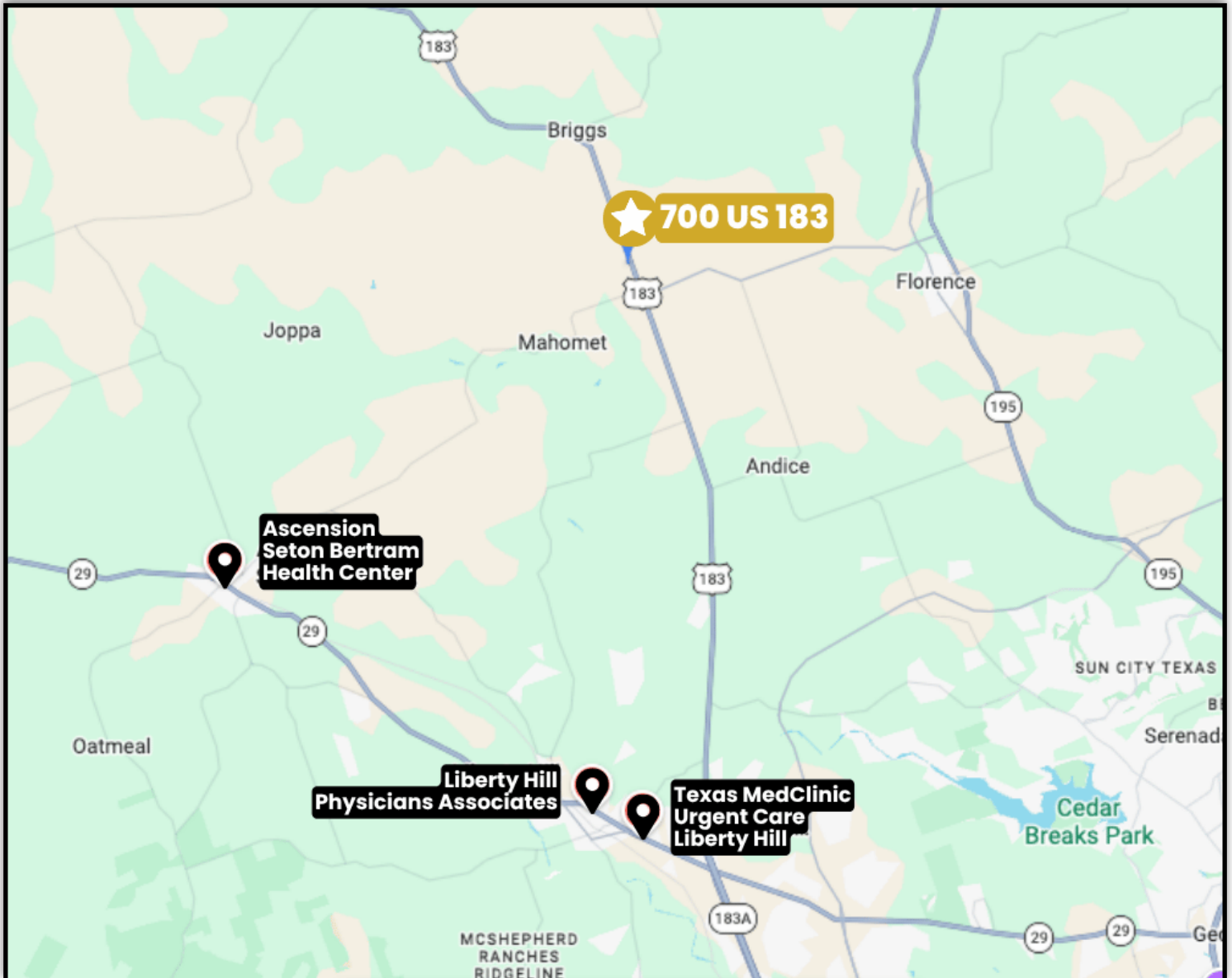
Regional Map



Restaurant Map



Medical Services Map





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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| Mallach Enterprises Inc | 9001091 | mallachandcompany@gmail.com | (512)699-9714 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Tina Mallach | 504448 | tinamallach@gmail.com | (512)699-9714 |
| Designated Broker of Firm | License No. | Email | Phone |
| Tina Mallach | 504448 | tinamallach@gmail.com | (512)699-9714 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| John Mallach | 568197 | john.mallach@gmail.com | (512)799-9083 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

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| Mallach and Company | 9001091 | mallachandcompany@gmail.com | (512)699-9714 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Tina Mallach | 504448 | tina@mallachandcompany.com | (512)587-9127 |
| Designated Broker of Firm | License No. | Email | Phone |
| Tina Mallach | 504448 | tina@mallachandcompany.com | (512)587-9127 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Madison Mallach | 714656 | madisonmallach@gmail.com | (512)966-0392 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Mallach and Company, 304 W. Willis St Leander TX 78641
Tina Mallach

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 512-587-9127 Fax: 512-531-7561
www.lwolf.com

300 Poker Chip #1

700 US 183 | BRIGGS, TX 76527

For Sale



This property is a flexible asset with incredible income and investment potential and a strong strategic upside tied to its growth-centric location.

Contact us today to learn more about this unique commercial opportunity and to explore how your business can become part of the area's continued growth.

Madison Montgomery, REALTOR®
(512) 966-0392 | Madison@MallachandCompany.com

John Mallach, REALTOR®
(512) 799-9083 | John.Mallach@gmail.com

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