

98 Finished Homesites

Austin Suburb: Horseshoe Bay, Texas



Ready to Build

\$7,824,000

2023 Median Home Price: \$600,000+

Finished Homesites: Fully Platted • Paved Roads

Underground Utilities at Lot Line: Water, Wastewater (64 sites), Electric & Cable.
Typical Lot Size: 10,000 square feet

Amenities: Adjacent to Lake LBJ (a constant level lake),
Three Robert Trent Golf Courses • Large Marina
Baylor Scott & White Hospital.

2024 Property Taxes are a Low 1.32%

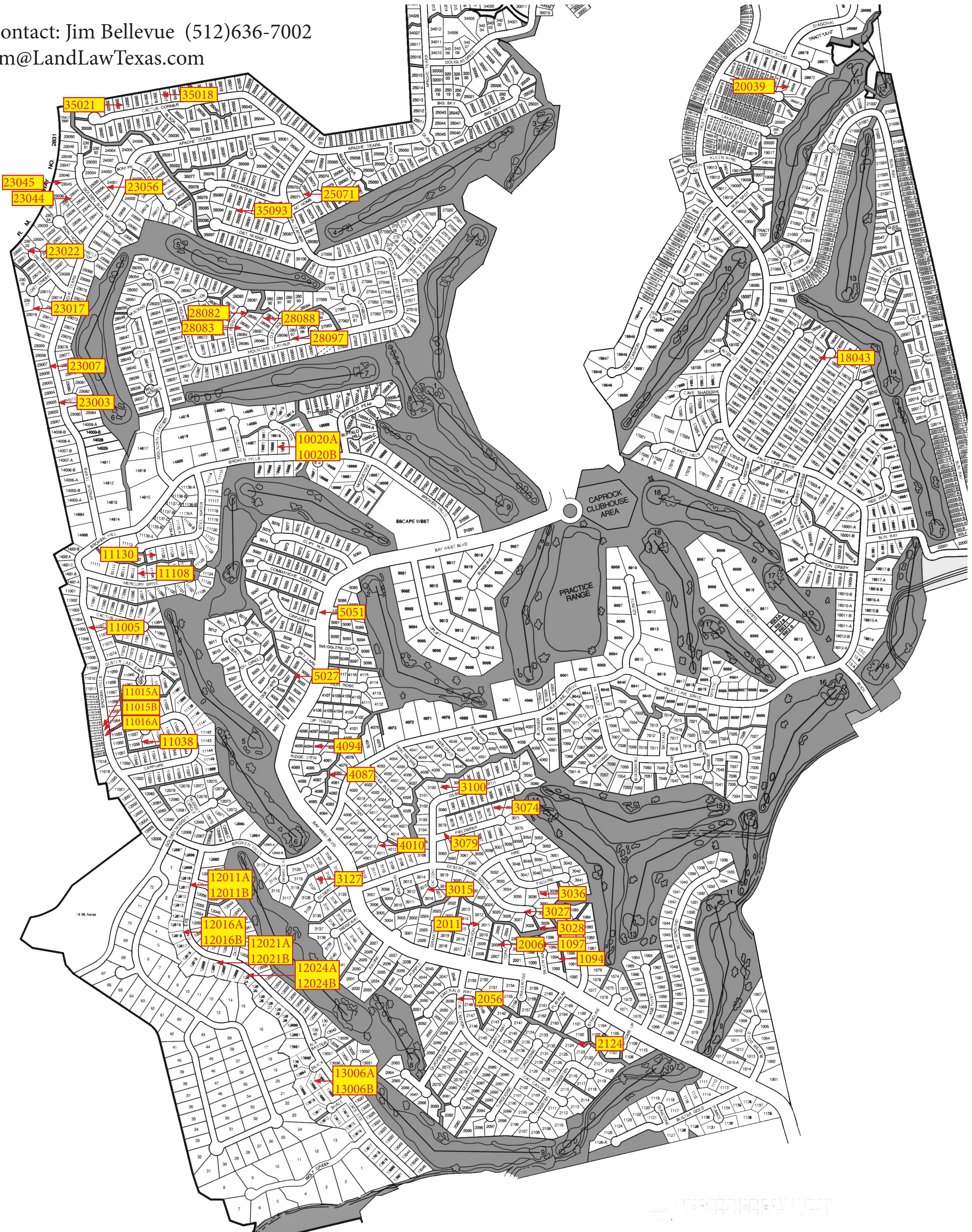
Contact Jim Bellevue 512-636-7002; Jim@LandLawTexas.com

Horseshoe Bay West

49 Homesites: Finished Homesites: Roads, Underground Electric & Cable, Water & Wastewater at property line

Contact: Jim Bellevue (512)636-7002

Jim@LandLawTexas.com



Horseshoe Bay North

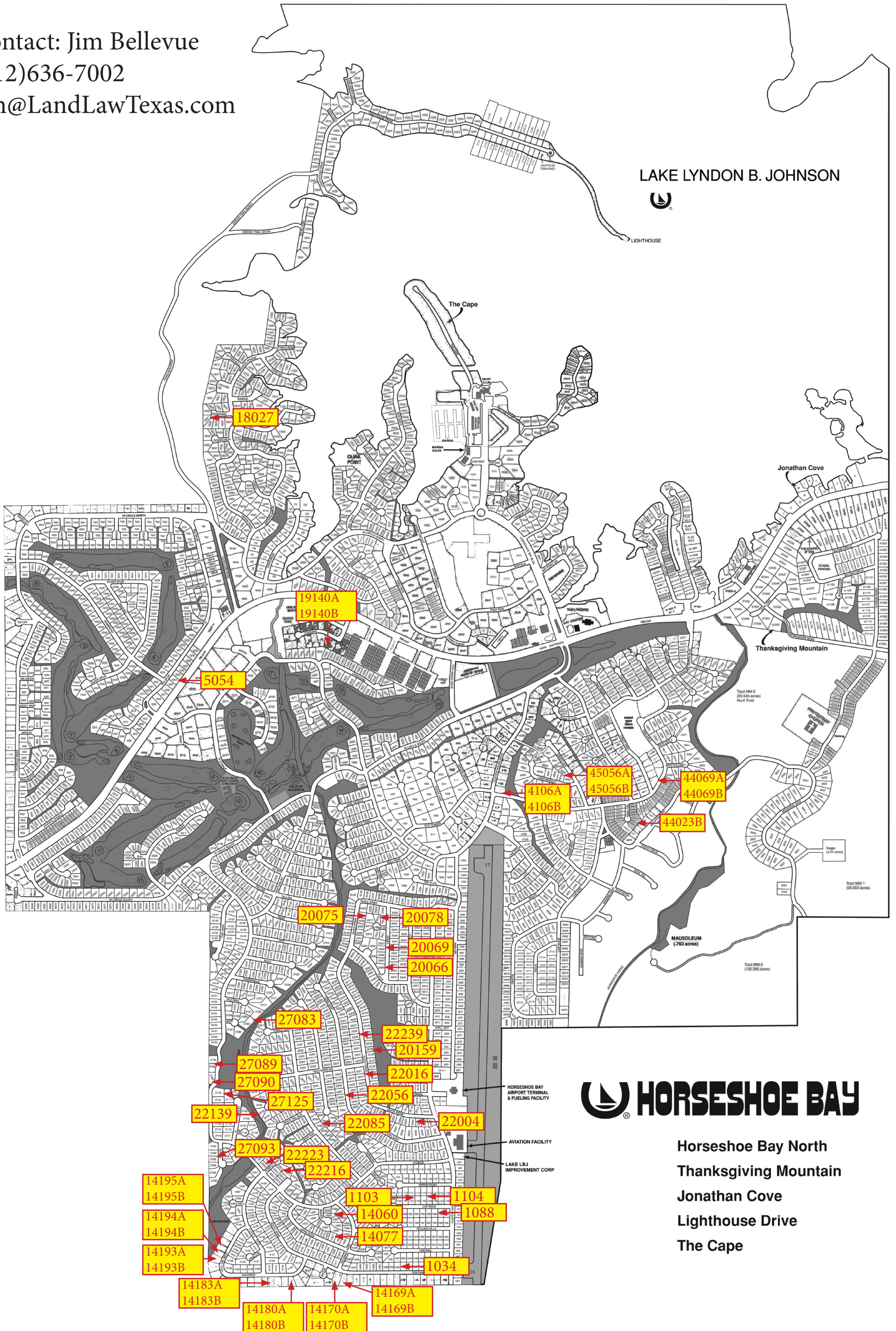
49 Homesites

Finished Homesites (Roads, Underground Electric & Cable): Water lines at all lot lines, 11 homesites with wastewater at property line, 4 homesites require short wastewater extension, 34 homesites require septic

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General Information
108 Finished Homesites
Horseshoe Bay, Texas

Fees and Costs:

- 1) Building Permits: \$100 base fee plus \$0.35 per s.f. (e.g. a 2,500 s.f. house is about \$1,000).
- 2) Water Connection Fee: ¾ inch connection \$2,800; 1 inch connection \$3,000; 1½ inch connection is \$3,200; 2-inch connection is \$3,300.
- 3) Wastewater Connection Fee: 1 ½ inch connection \$2,800.
- 4) According to the Development Services Director: no impact fees, development fees, or similar costs.

Average Lot Sizes by zoning type:

Single Family Residential (SFR):	10,000 square feet
Multifamily (R-2 & R-4):	12,000-14,000 square feet
Garden Home:	5,000-6,000 square feet

Average Lot Dimensions by zoning type:

SFR:	75'-90' wide by 125' deep
R-2:	75'-90' wide by 125+' deep
Garden Home:	50' wide by 100+' deep

Homeowners Association Dues:

The annual HOA dues for 2024 in Horseshoe Bay North are \$351.50 per lot.
The annual HOA dues for 2024 in Horseshoe Bay West are \$843.74 per lot.

Misc:

- 1) The R-2 lots can be built as duplex or condominium. Alternatively, R-2 lots can be replatted into two lots..
- 2) The area qualifies for USDA Buyer Financing Assistance which allows financing for lower credit scores and zero down payments.
- 3) Locally, Horseshoe Bay North is referred to as Horseshoe Bay "Proper"
- 4) The property tax rate is a low 1.32% in 2024.

