

Reimers Peacock Road

W Highway 71, Spicewood, TX 78669

5.029 ACRES FOR SALE

ACROSS FROM LAKE TRAVIS CHRISTIAN ACADEMY & ADJACENT TO THE
COMING SOON LAKE TRAVIS HIGH SCHOOL (2,000 STUDENTS)



CONTACT
FOR PRICING

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 **TRANSWESTERN®**

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DRIVE TIMES

15 Minutes to Hill Country Galleria

15 Minutes to Lakeway

30 Minutes to Austin

35 Minutes to Marble Falls

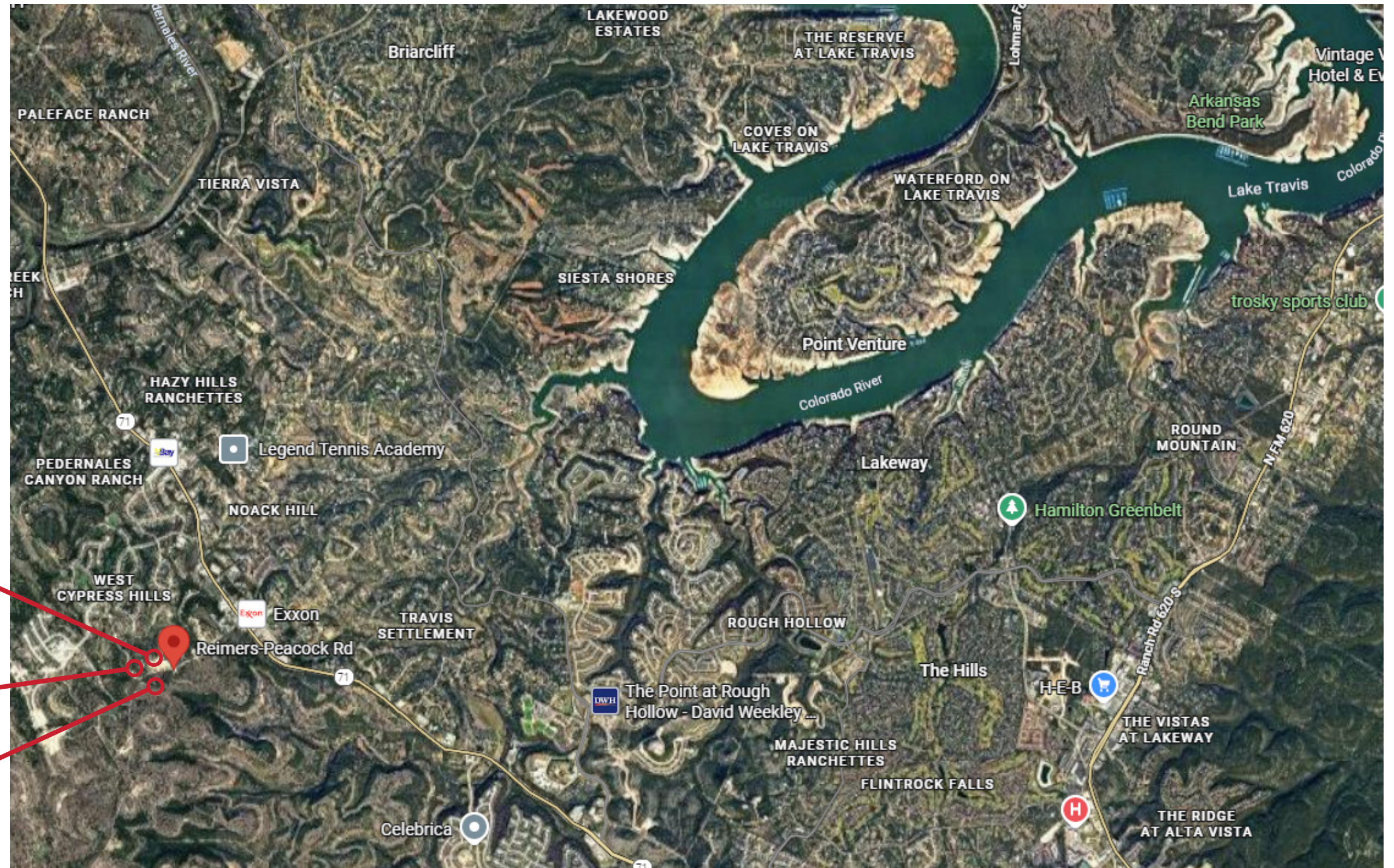
40 Minutes to Austin Intl. Airport

45 Minutes to Steiner Ranch

LAKE TRAVIS
CHRISTIAN ACADEMY

NEW LAKE TRAVIS
HIGH SCHOOL

SITE



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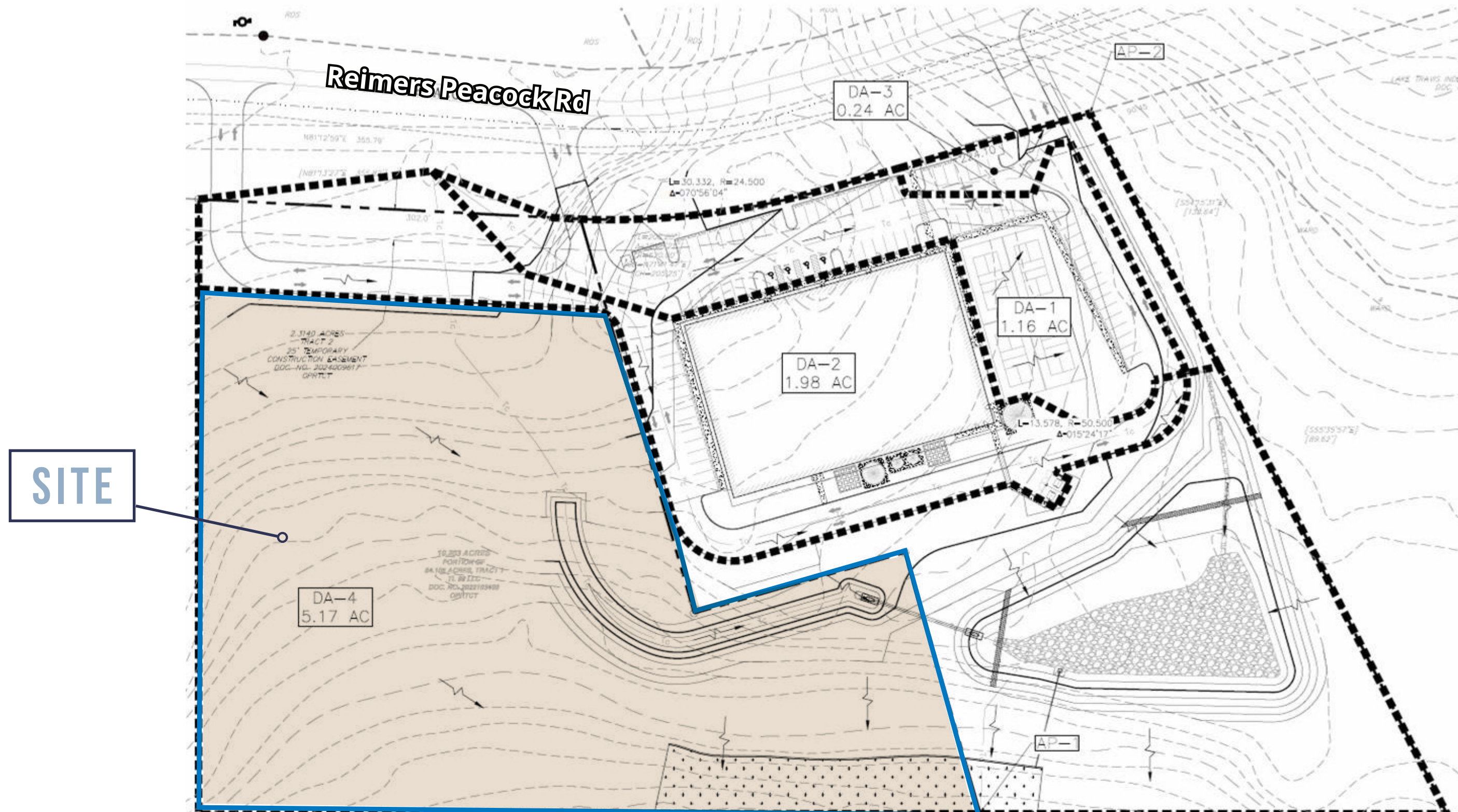
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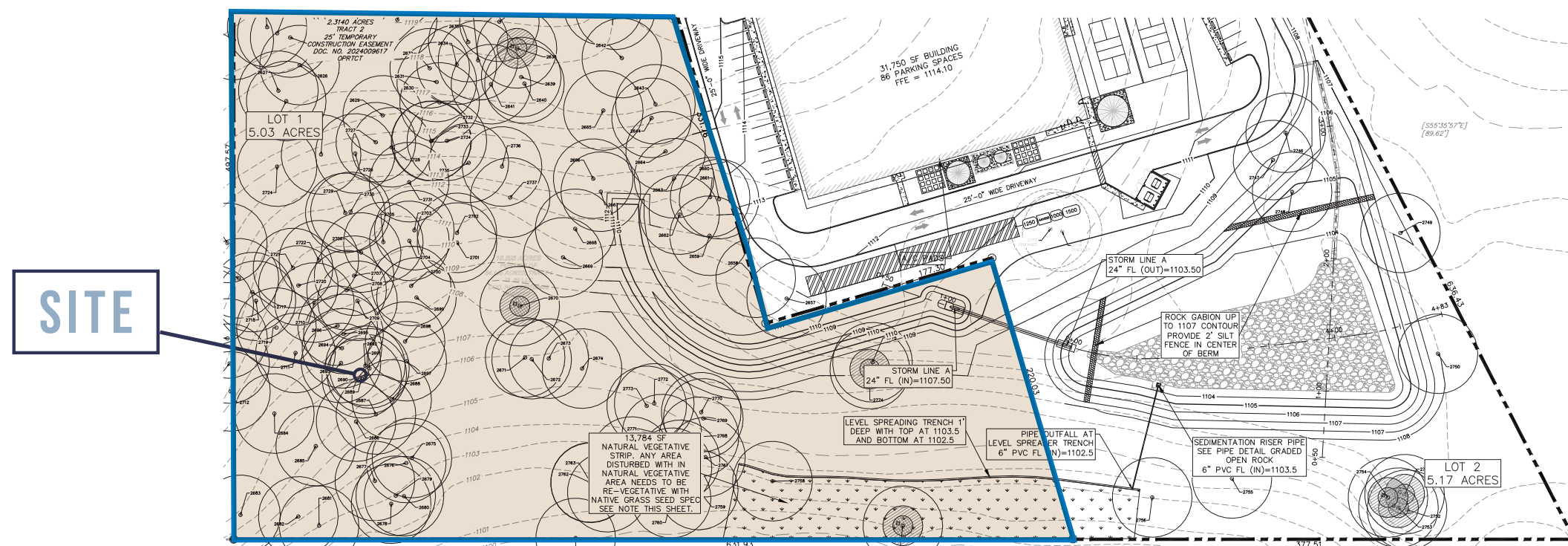
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1. The 5 acres is directly across the street from the newly built 50,000 sf Lake Travis Christian Academy serving 600 students, and is one of the several lots leading to the new Lake Travis High School, serving 2,000 students.
2. Lot 1 Final Platting is included
3. The Geo-tech Report for a Lot 1 Foundation and Pavement Recommendations is included
4. Lot 1 is entitled to utilize all three driveway/curb cuts feeding onto Reimers Peacock (four lanes) which is currently under construction and has a cross access easements between all three curb cuts will be provided
5. Design Survey for Tree, Topo and Title is included
6. A Clean Environmental Resource Inventory per Travis County specifications is included
7. Water Quality and Detention Pond for up to 45% impervious cover is included, including design, permitting and construction (saving the buyer months of time for all three of these tasks). This includes Master Planned grading for Lot 1 improvements to flow into the pond unimpeded
8. Master Planned PEC Electric infrastructure up to Lot 1 transformer pad is included
9. Master Planned Telecom infrastructure along the Reimers Peacock road is underway.



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Demographic Report

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	1,455		11,008		34,757	
2024 Estimate	1,346		9,856		31,170	
2020 Census	1,326		7,819		25,989	
Growth 2024 - 2029	8.10%		11.69%		11.51%	
Growth 2020 - 2024	1.51%		26.05%		19.94%	
2024 Population by Hispanic Origin	163		1,103		3,323	
2024 Population	1,346		9,856		31,170	
White	1,084	80.53%	7,428	75.37%	24,402	78.29%
Black	11	0.82%	126	1.28%	413	1.32%
Am. Indian & Alaskan	1	0.07%	14	0.14%	57	0.18%
Asian	51	3.79%	942	9.56%	2,230	7.15%
Hawaiian & Pacific Island	0	0.00%	6	0.06%	15	0.05%
Other	199	14.78%	1,340	13.60%	4,053	13.00%
U.S. Armed Forces	0		0		0	
Households						
2029 Projection	478		3,733		12,634	
2024 Estimate	439		3,321		11,270	
2020 Census	431		2,624		9,444	
Growth 2024 - 2029	8.88%		12.41%		12.10%	
Growth 2020 - 2024	1.86%		26.56%		19.34%	
Owner Occupied	398	90.66%	3,033	91.33%	10,083	89.47%
Renter Occupied	41	9.34%	288	8.67%	1,186	10.52%
2024 Households by HH Income	440		3,322		11,270	
Income: <\$25,000	43	9.77%	280	8.43%	737	6.54%
Income: \$25,000 - \$50,000	31	7.05%	159	4.79%	648	5.75%
Income: \$50,000 - \$75,000	33	7.50%	267	8.04%	1,045	9.27%
Income: \$75,000 - \$100,000	22	5.00%	228	6.86%	1,095	9.72%
Income: \$100,000 - \$125,000	61	13.86%	292	8.79%	881	7.82%
Income: \$125,000 - \$150,000	27	6.14%	323	9.72%	1,115	9.89%
Income: \$150,000 - \$200,000	59	13.41%	405	12.19%	1,563	13.87%
Income: \$200,000+	164	37.27%	1,368	41.18%	4,186	37.14%
2024 Avg Household Income	\$176,098		\$186,510		\$179,169	
2024 Med Household Income	\$152,542		\$163,827		\$153,647	

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