

2.85 - 5.02 ACRES

9807 HIGHWAY 71  
SPICEWOOD, TX 78669

**RED**  
COMMERCIAL REAL ESTATE



Tawney Stedman  
512-960-6261  
tawney@capellatx.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# 9807 HIGHWAY 71 SPICEWOOD, TX 78669

## 2.85 - 5.02 Acres Available

- With Lot 2C, 2.85 Ac. Sale, Seller will Retain Lot 2B, Drive Access from Hwy 71 Will be Shared
- 5.02 Ac. : 285 Linear Feet Highway Frontage – Going to Austin Side of Highway
- TXDOT has Approved a Traffic Light for the West Curb Cut @ Intersection of Hwy 71 & Gregg Drive
- Unrestricted Zoning & Impervious Cover
- Permitting Under Burnet County
- Existing Stream of Income from Retail, Office, Billboard Tenants : Approx \$44,000 per Year
- Ideal Retail, Storage and/or Industrial Development Site
- Water Well In Place for Lot 2B
- Lot 2C Has Highway Signage Capability
- Billboard Conveys with Sale of 2.85 Ac. or 5.02 Ac.
- Situated between 6 major housing developments which will bring in almost 9,000 new homes and apartments within the next 5 years. Minutes from Thomas Ranch, Travis Club and New Developments at 281 & 71 where over 5,000 homes are planned and have begun to deliver homes

Tawney Stedman  
512-960-6261  
tawney@capellatx.com

# 9807 HIGHWAY 71 SPICEWOOD, TX 78669

SURVEY | RE-PLAT

2 PGS  
PLAT 201902396

WOOD, CONVEYED IN DOCUMENT NO. 201502605, OFFICIAL PUBLIC  
WN AS "A RE-PLAT OF 5.02 ACRES OUT OF LOT 2-A, BLOCK "A", THE OAKS

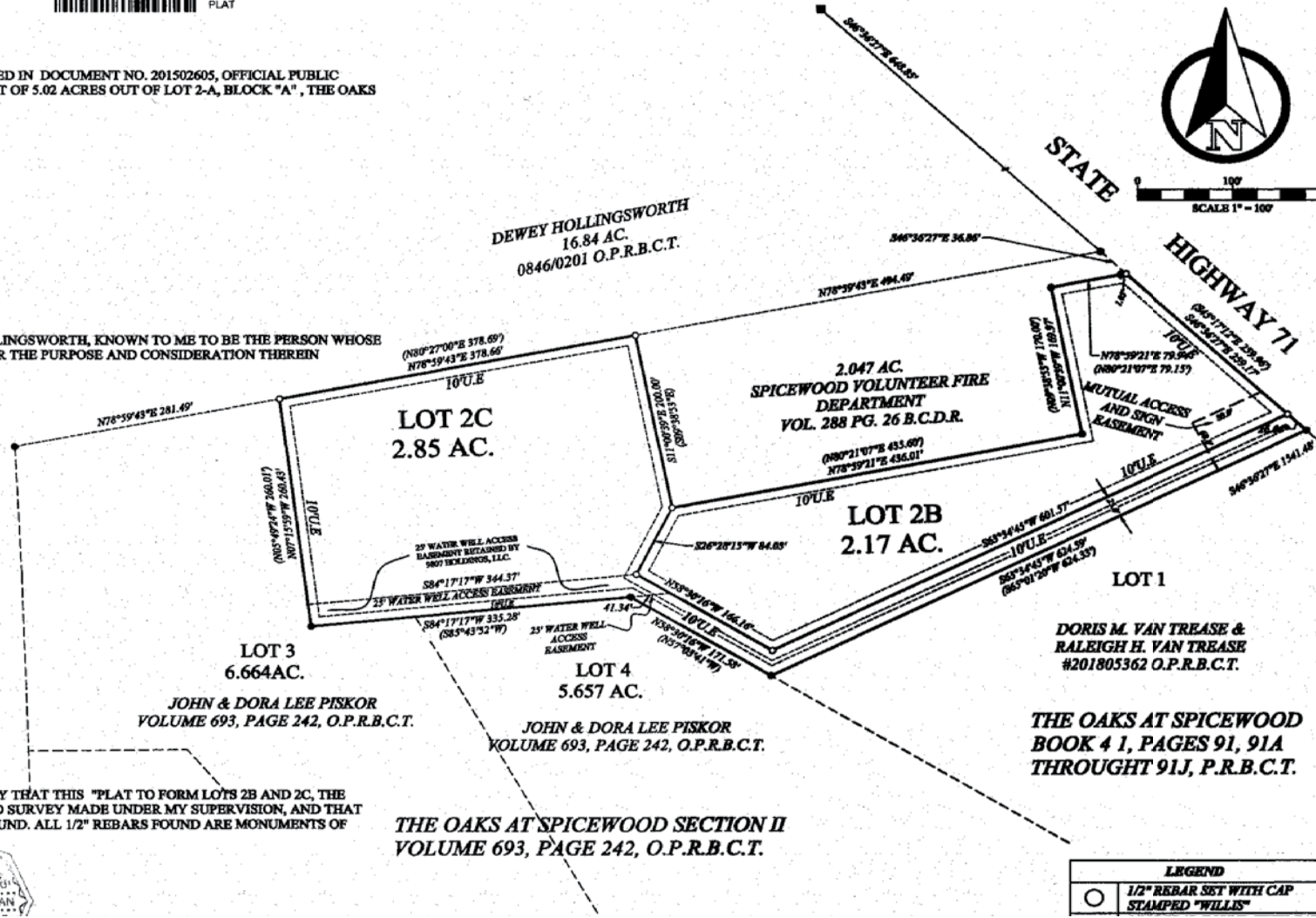
19. RRIE RENEE HOLLINGSWORTH, KNOWN TO ME TO BE THE PERSON WHOSE  
ED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN

19.

HEREBY CERTIFY THAT THIS "PLAT TO FORM LOTS 2B AND 2C, THE  
L ON THE GROUND SURVEY MADE UNDER MY SUPERVISION, AND THAT  
RTS ON THE GROUND. ALL 1/2" REBARS FOUND ARE MONUMENTS OF



THE OAKS AT SPICEWOOD SECTION II  
VOLUME 693, PAGE 242, O.P.R.B.C.T.



LEGEND	
	1/2" REBAR SET WITH CAP STAMPED "WILLIS"

Tawney Stedman  
512-960-6261  
tawney@capellatx.com



# 9807 HIGHWAY 71 SPICEWOOD, TX 78669



Tawney Stedman  
 512-960-6261  
 tawney@capellatx.com



9807 HIGHWAY 71  
SPICEWOOD, TX 78669



PRELIMINARY  
NOT FOR CONSTRUCTION

LIVING ARCHITECTURE  
MARLEY PORTER ARCHITECT

*Marley Porter*

Looking from Highway 71



Tawney Stedman  
512-960-6261  
tawney@capellatx.com

**RED**  
COMMERCIAL REAL ESTATE