

# FOR SALE

## ± 10 Acres of Land with Lake Views

17233 Reed Park  
Rd, Jonestown,  
TX 78645



SCAN OR CLICK  
FOR VIRTUAL TOUR



**Neerja Kwatra**  
CFO/Partner

512.698.2730  
NKwatra@asterra.com

- Just off FM 1431
- Only 4 miles from Master Plan Community Travisso
- A newly built luxurious 3,859 SF house is on the property
- Access from Reed Park Rd and Gregg Bluff Rd

 **ASTERRA™**



# Listing Details

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Total Area:	10 Acres
Sale Price:	Contact for Price
Property Type:	Land with a 3,859 SF of house
Access:	Gregg Bluff and E Reed Park Rd
Frontage on Reed Park:	400'
Topography:	Sloping
Zoning:	R-1 Single Family Residential
City:	Jonestown
County:	Travis
Newly Built Custom Luxury Home	5 Bed, 5 Bath, 2 Living Room, 1 Kitchen, 1 Dining, 1 Game room, 3 Car Garage
Utilities:	Electric, Water Well & Septic on the Site
Ideal Uses:	One Acre Lots/Custom Homes

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# Executive Summary

This remarkable 10-acre property in Jonestown offers a rare combination of lake views, premium location, and versatile development potential. Situated just off FM 1431, the site is only 4 miles from the prestigious Travisso Master-Planned Community, providing a unique balance of serene countryside and proximity to urban conveniences.

The land features a mix of flat areas and sloping terrain, adding character to the site. The live Gregg Bluff Creek enhances the natural beauty and appeal. The property is divided into two 5-acre parcels, allowing flexibility for individual development or combining parcels for larger projects. Access from both Reed Park Rd and Gregg Bluff Rd provides development flexibility. There is an existing water well and septic system on-site. A 12" Jonestown water line runs along FM 1431, providing convenient access for future utility needs.

R-1 Single Family Residential zoning allows for 1-acre lots, custom home lots, making this site perfect for developers or individuals looking to create a private, luxury estate or an investment property for AirBNB. A custom-built luxury home is already on the property, featuring: 5 bedrooms, 5 bathrooms 2 Spacious Living Areas an a game room for entertaining or family fun. This property is ideal for those seeking privacy, investment opportunities, or a blend of both. This site combines tranquil lake views and natural surroundings with excellent accessibility.

## Highlights

- 10 acres Land with Lakeview
- Access from two roads
- A Luxury custom house on the property
- Just off Fm 1431
- Proximity to Leander and Cedar Park
- Only few miles away from Travisso Master Plan Community

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# Photos of Site



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# Photos of House

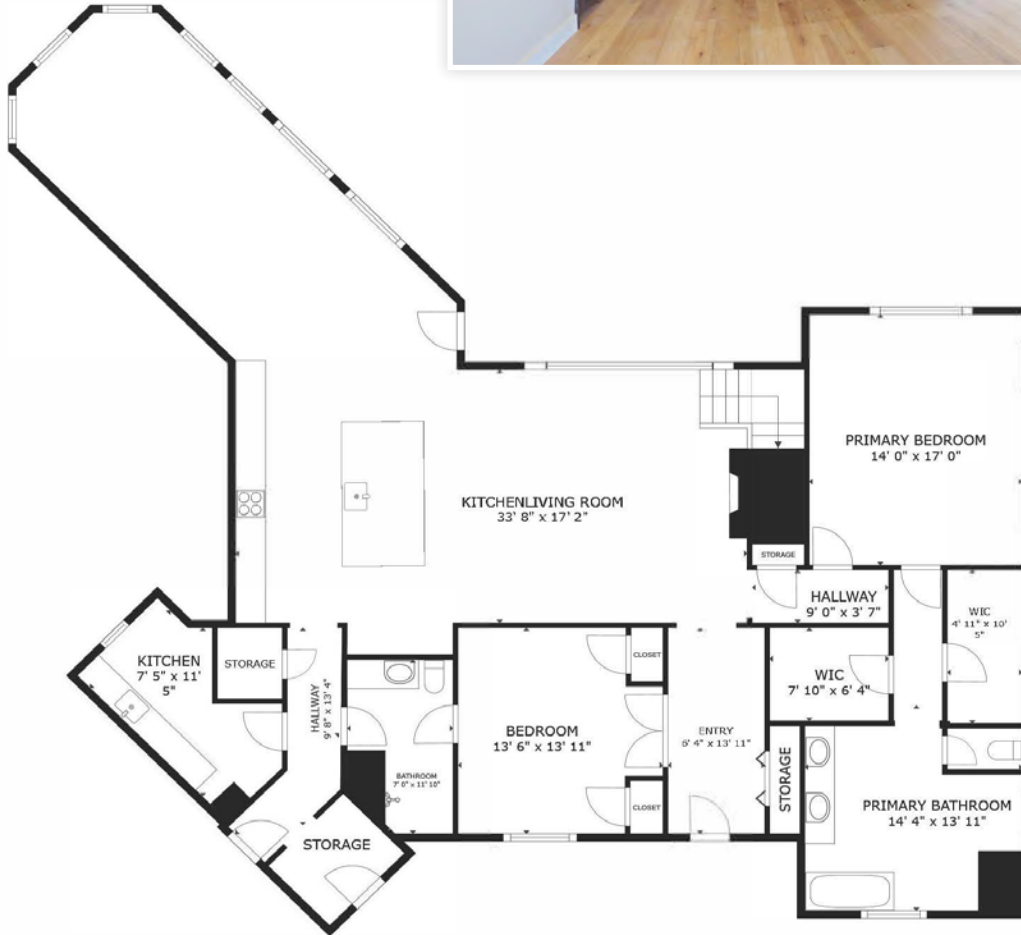


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# Floor Plan



FLOOR 1



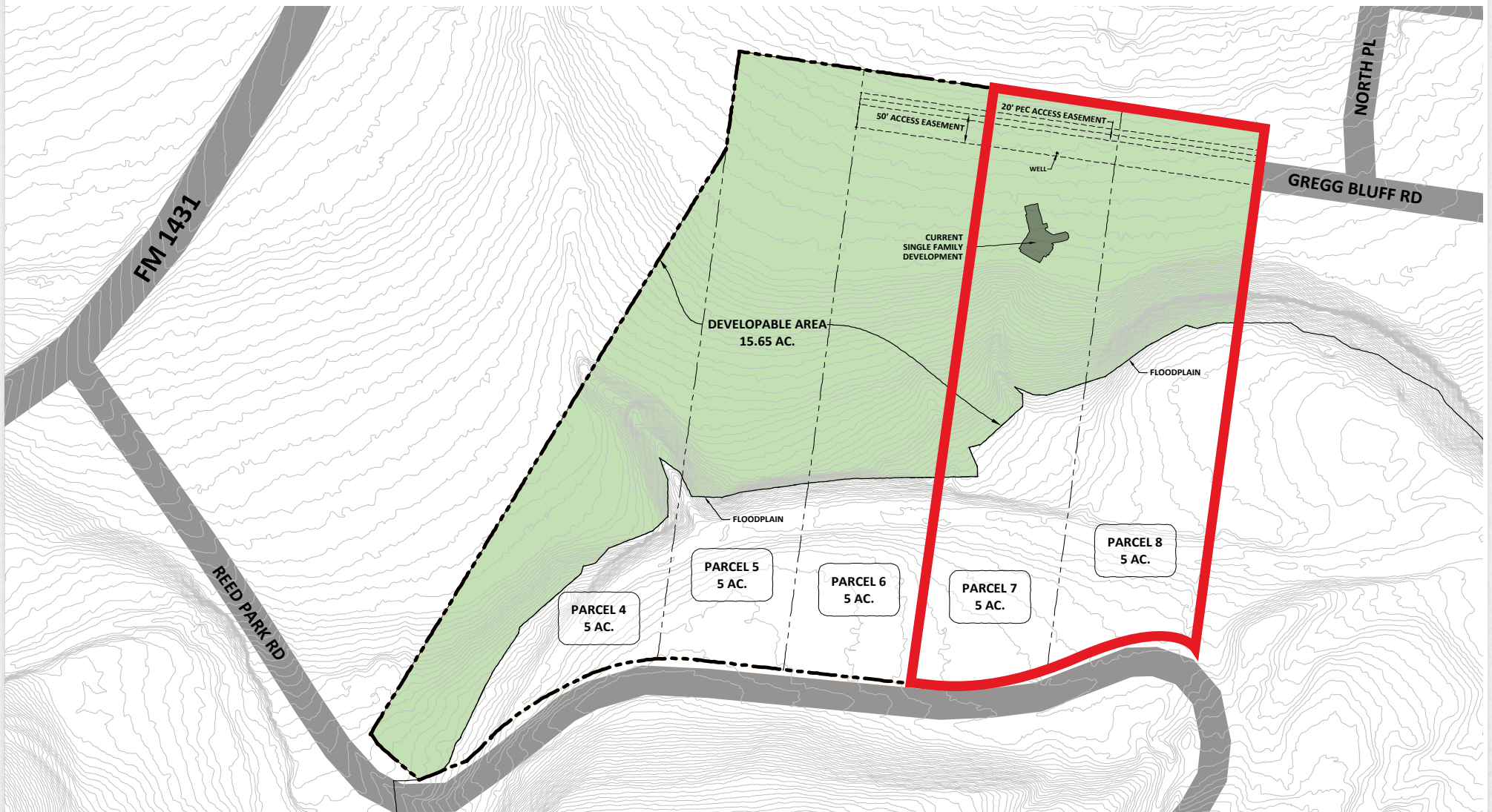
FLOOR 2

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# Site Map of 10 Acre Property



**SANDY HEIGHTS**  
JONESTOWN, TEXAS

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PLACE designers inc.

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**25 ACRE  
PROPERTY**



NORTH

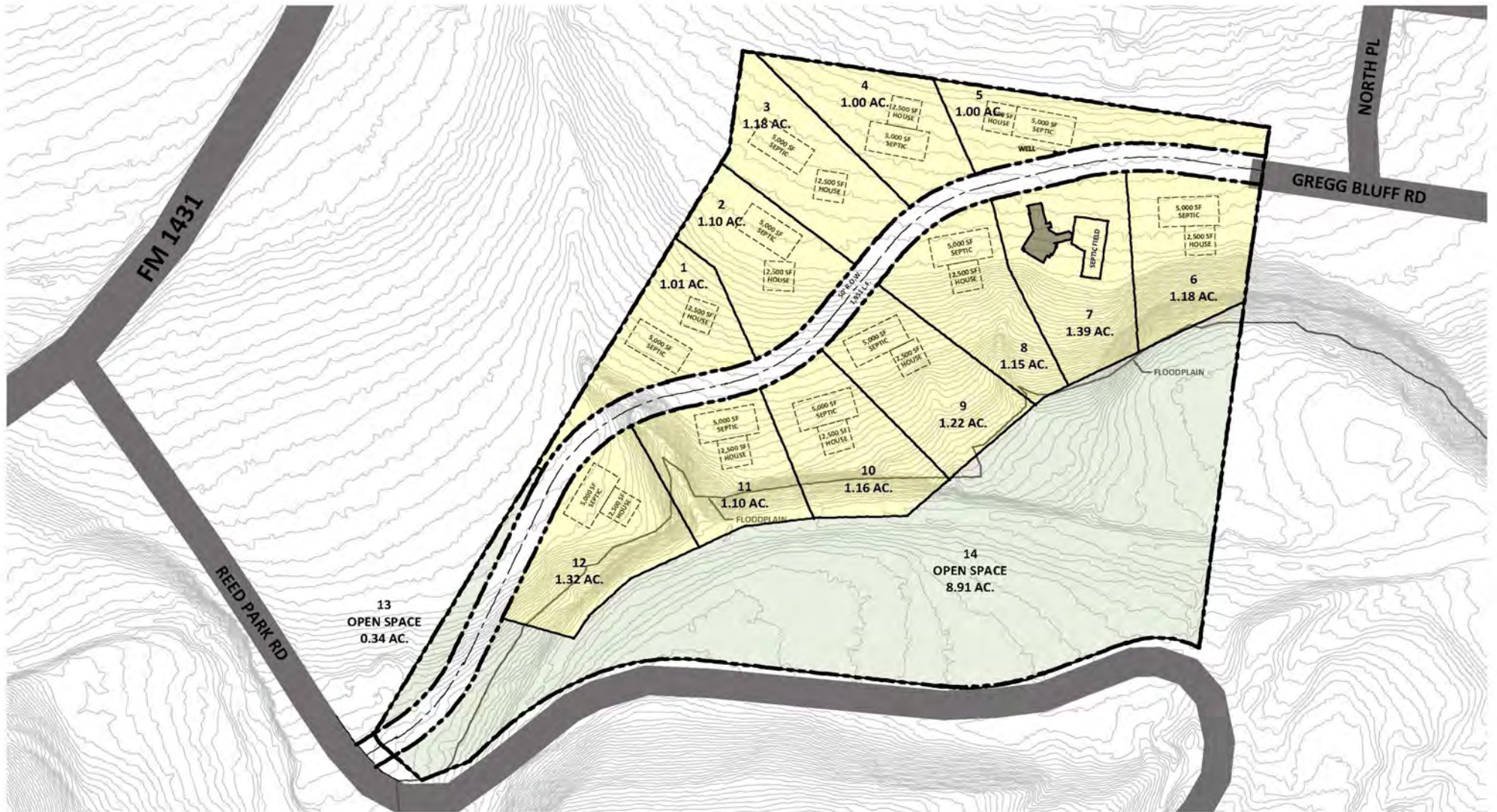


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# 1+ Acre Concept Lotting Plan



**SANDY HEIGHTS**  
JONESTOWN, TEXAS

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**SUBDIVISION  
CONCEPT**



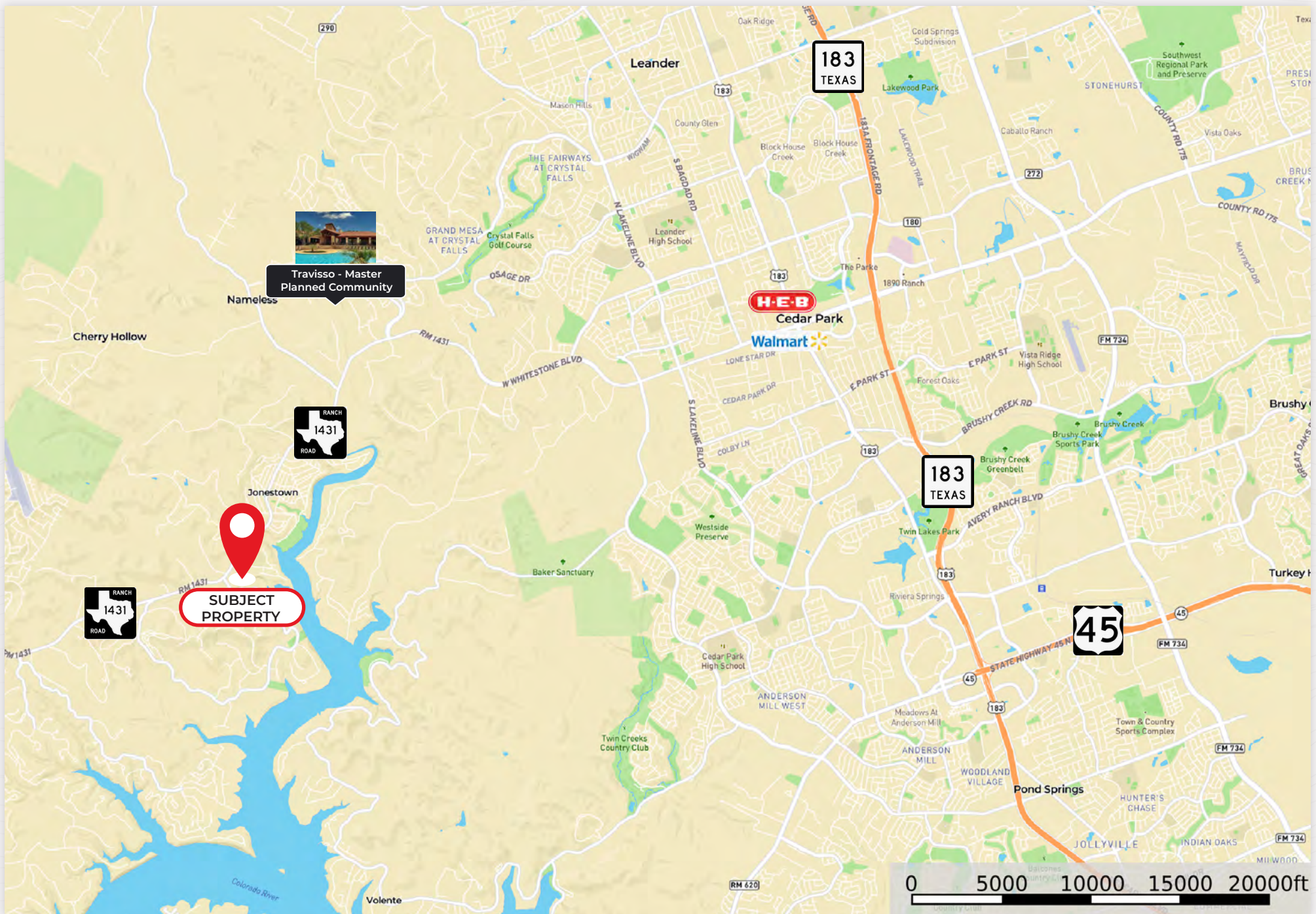
OCTOBER 17, 2024

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## DRIVE TIMES

**Jonestown**  
2 Minutes

**Cedar Park**  
14 Minutes

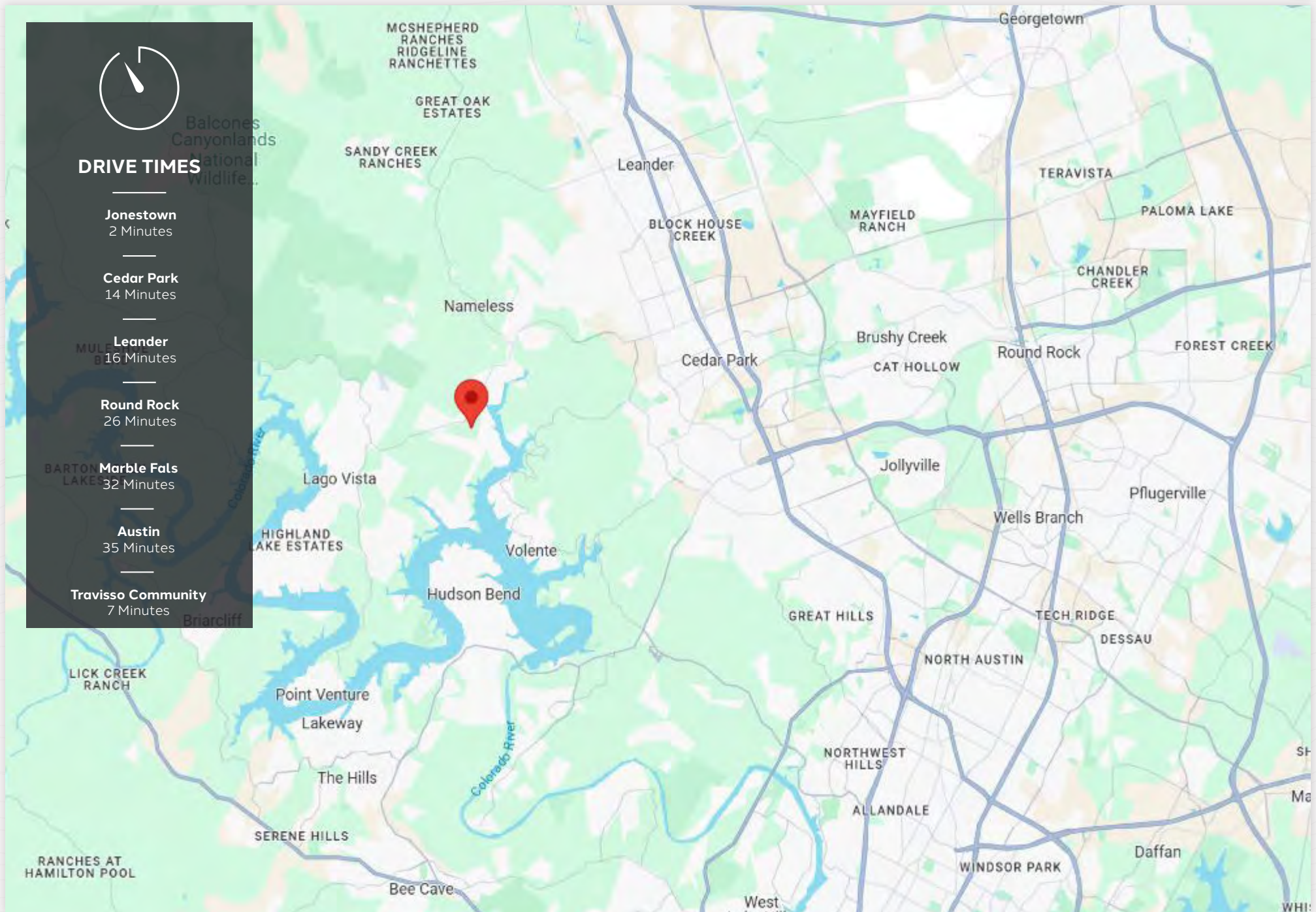
**Leander**  
16 Minutes

**Round Rock**  
26 Minutes

**Marble Falls**  
32 Minutes

**Austin**  
35 Minutes

**Travisso Community**  
7 Minutes



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# Market

# Overview

# Jonestown

Jonestown, Texas, located on the northern shore of Lake Travis and about 20 miles northwest of Austin, is a small yet rapidly growing community known for its scenic landscapes, proximity to outdoor recreation, and easy access to Austin. As part of the Texas Hill Country, Jonestown has seen significant interest from both residents and developers seeking a blend of natural beauty and suburban amenities. With an estimated population growth rate above 10% over the last five years, Jonestown is quickly evolving from a quiet lakeside town into a sought-after residential and recreational destination.

## **Economy**

Jonestown's economy has diversified in recent years, driven by tourism, real estate, and the influx of remote workers relocating from nearby Austin. The median household income in Jonestown stands at around \$75,000, reflecting both local and regional economic growth. Lake Travis and surrounding outdoor amenities attract visitors year-round, supporting local businesses, restaurants, and hospitality services. Additionally, Jonestown benefits from its strategic location within the Austin metropolitan area, allowing residents and businesses to access Austin's strong job market, particularly in tech and professional services, without the constraints of urban congestion. This unique positioning has spurred local investment and a steady rise in demand for residential and commercial spaces.

## **Real Estate**

The real estate market in Jonestown is booming, driven by increased interest in lakefront and hill country properties. The median home price in Jonestown has surged by more than 25% over the past two years, aligning with broader trends in Central Texas real estate. A substantial portion of the new demand comes from buyers seeking primary or secondary homes with scenic views and access to outdoor recreation. Given Jonestown's location within the ETJ, development is less constrained by zoning regulations, creating an appealing environment for developers. The market continues to attract residential, commercial, and mixed-use projects, with several ongoing developments capitalizing on the area's natural landscape and proximity to Lake Travis, making Jonestown a prime investment destination.

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# Location Demographics

Information obtained from third-party resource, subject to change.



Population

	1 Mile	3 Miles	5 Miles
	812	10,044	68,683

Radius	1 Mile	3 Miles	5 Miles
Households	367	3,590	22,938
<b>Vehicles Per Day</b>			
E Reed Park Rd			341 (2020)
FM 1431			22,708
W Reed Park Rd			504 (2020)



Avg Household  
Income

	1 Mile	3 Miles	5 Miles
	\$123,552	\$176,839	\$131,481



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# AUSTIN'S 2024 RANKINGS

- #1** FASTEST GROWING MAJOR METRO  
U.S. CENSUS BUREAU
- #1** BEST PLACE TO START A BUSINESS  
CNBC
- #2** BEST METRO FOR STEM PROFESSIONALS  
WALLETHUB
- #5** COLLEGE EDUCATED ADULTS  
CITYLAB
- #1** PEOPLE WANTING TO RELOCATE  
MONEY.CO.UK
- #1** BEST PERFORMING LARGE CITY IN THE US  
BUSINESS WIRE
- #2** BEST MARKET FOR REAL ESTATE  
WALLETHUB
- #7** MOST FUN CITY IN THE US  
WALLETHUB
- #1** BEST JOB MARKET  
WALL STREET JOURNAL
- #2** BEST CITY FOR YOUNG PROFESSIONALS  
ROCKET HOMES
- #5** MOST RECESSION RESISTANT CITY  
SMARTASSET
- #9** BEST EDUCATED MAJOR METRO  
WALLETHUB
- #1** BEST STATE CAPITAL TO LIVE IN  
WALLETHUB
- #2** BEST CITY FOR JOB OPPORTUNITIES  
BUSINESS INSIDER
- #6** SAFEST LARGE CITY IN U.S.  
SAFEWISE
- #7** HEALTHIEST CITY IN AMERICA  
WALLETHUB

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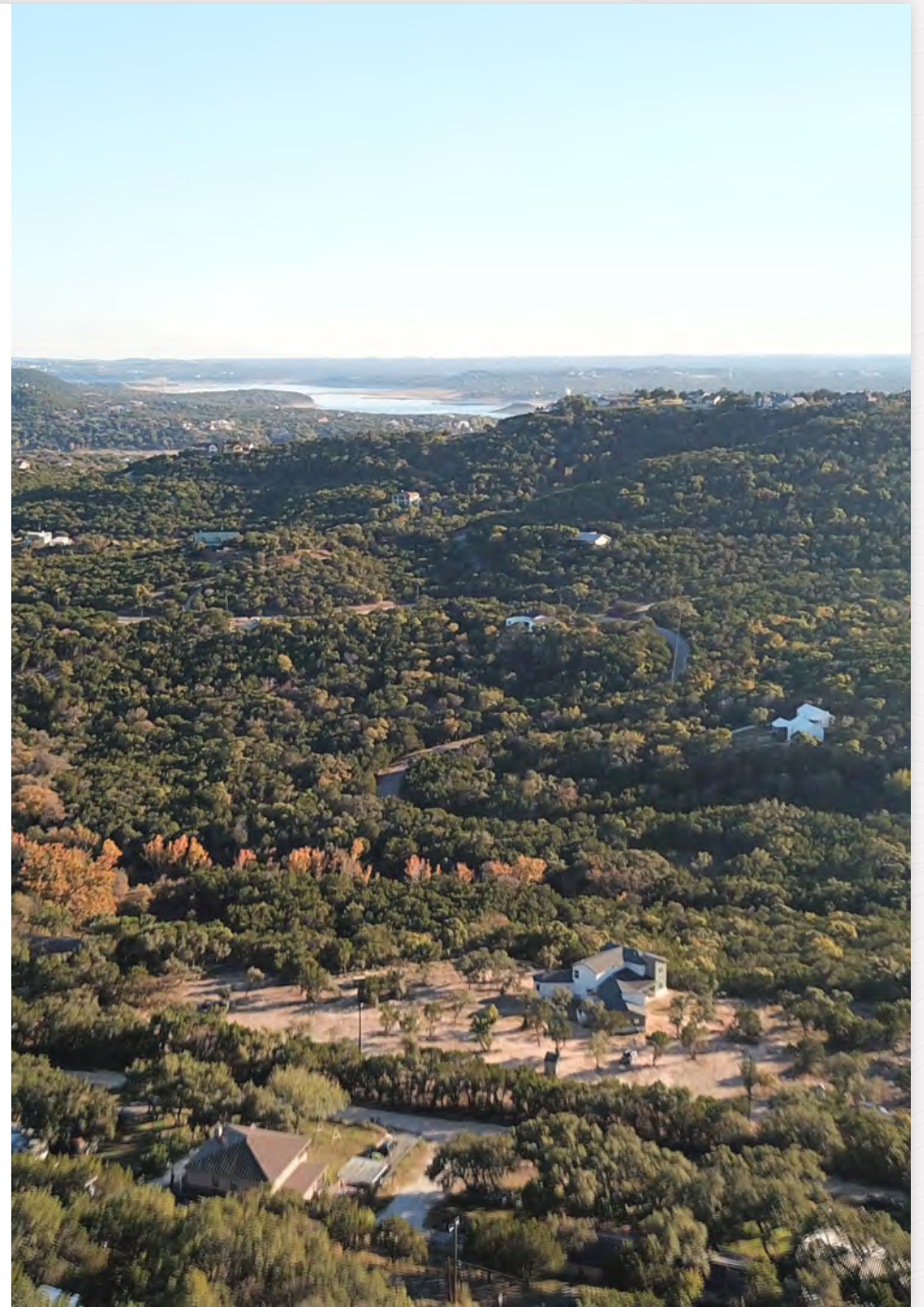


# About Asterra

Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner. We are passionate about what we do.



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## 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' 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### 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.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone