



MOCK RANCHES
kw
GLOBAL LAND MARKETING



Contact Information
(512) 787-1849



Nutty Brown RD

14440 Nutty Brown Rd, Driftwood

The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.

Discerning Developers & investors alike will appreciate this 90 acres located on Nutty Brown Rd, near the intersection of 1826. This property contains +-900ft of Nutty Brown frontage, along with +-3460 ft. of Bear Creek which runs north to south through the center of the property. The property is conveniently located between Austin and the thriving community of Driftwood. Just 30 minutes to ABIA, 10 minutes to Saltlick BBQ and the Driftwood Club, and 15 minutes to Dripping Springs. This tract is directly in the line of development in the Driftwood area. West Travis. PUA Is planning for future water line to be run along Nutty Brown road in the future.



SITE MAP



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Location:

- 19 Miles to Downtown Austin
- 24 Miles to Austin
- Bergstrom International Airport
- 4.9 Miles to Salt Lick BBQ
- 27 Miles to Tesla Headquarters
- 11 Miles to Dripping Springs, TX



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FEMA MAP

Flood maps show a community's risk of flooding. Specifically, flood maps show a community's flood zone, floodplain boundaries, and base flood elevation.

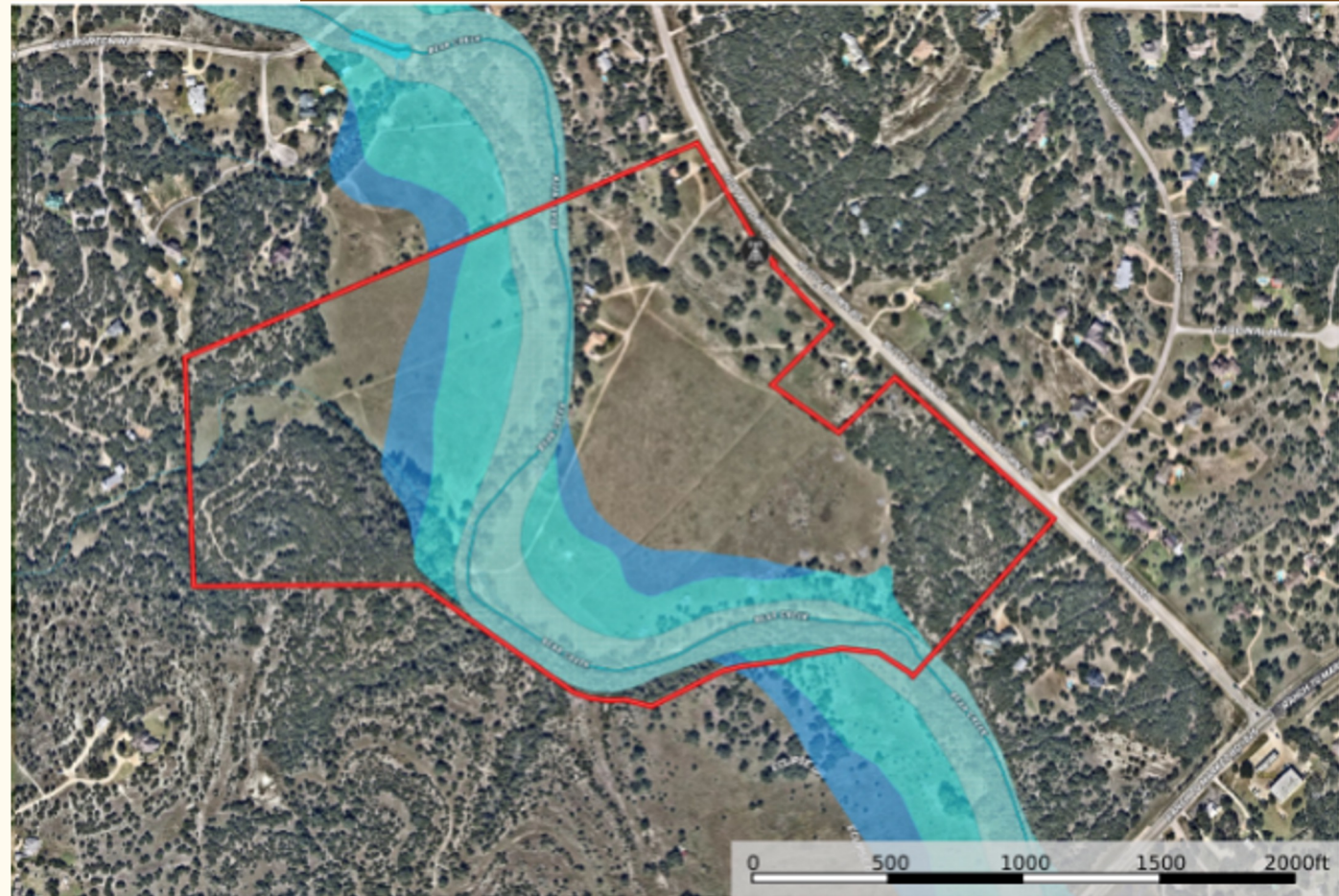
Legal Descriptions:

- A0224 RICHARD HAILEY SURVEY,
PT TRACT 1, ACRES 33.48, (1.00 AC
HS)

- A0224 RICHARD HAILEY SURVEY,
PT TRACT 2, ACRES 31.4834

- ABS 224 8-3167-02-04 RICHARD
HAILEY SURVEY, PT TRACT 1, 0.50 AC

-ABS 224 R HAILEY SURVEY 23.00 AC
* GEO#90400738





MORE PHOTOS