

6707 BEE CAVES RD
AUSTIN, TX 78746



6707 BEE CAVES RD | 21+ ACRES | OFFERED FOR \$9,500,000

First time to market! A prime development opportunity on one of the last remaining large parcels along Bee Caves Road. Located in Travis County and the City of Austin ETJ. A similar, nearby property successfully petitioned and had the City of Austin ETJ designation removed making the development process easier. A 16" diameter Water District #10 waterline is located along the entire Northern boundary at the street. An on-site sewer system will be needed and is permitted through Travis County. A brief feasibility study and survey are available on our website at BeeCavesRoad.com

About the property



HIGHLIGHTS

- No zoning
- Travis County and the City of Austin ETJ
- 21+ acres with beautiful Hill Country views
- Electricity provided by Austin Energy
- Water provider is WCID #10 with a 16" water line along Bee Caves Road
- A septic or OSSF will be required
- Less than 15 minutes to downtown Austin and 20 minutes to Austin Bergstrom International Airport
- Approximately 500 feet of frontage on Bee Caves Road only 1/2 mile West of Loop 360
- Impervious coverage will be limited by topography allowing for additional land to be used for trails and other outdoor amenities
- Single Family, Multi-Family, Office, and more possible development opportunities

About the property



DESCRIPTION

Discover this exclusive 21+ acre property along Bee Caves Road that beckons as one of the last expansive, undeveloped tracts in the area. Just a short 15-minute drive from downtown, this remarkable location is complemented by its proximity to Eanes Schools, three exceptional country clubs, shopping destinations, a hospital, and an array of restaurants.

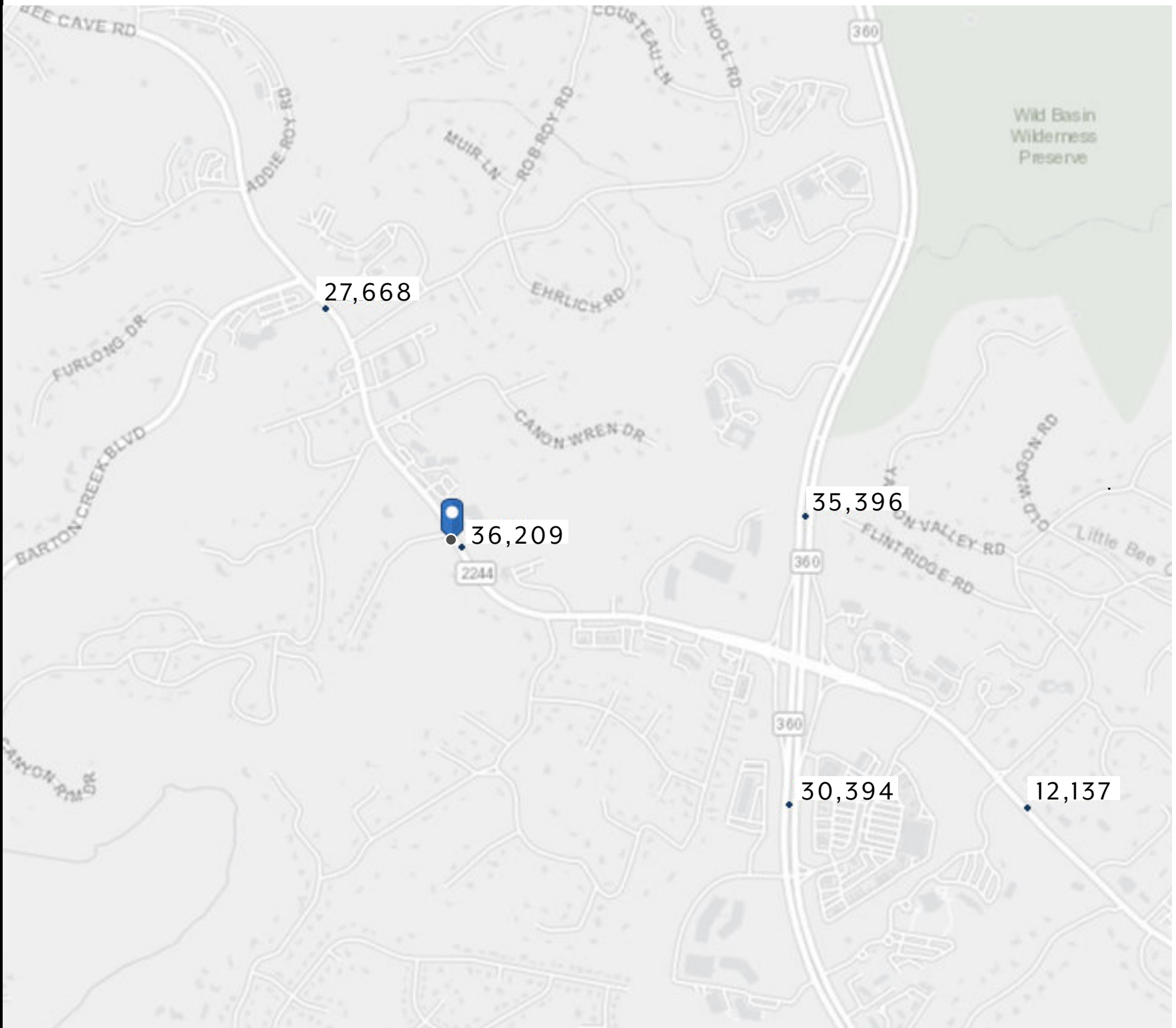
Boasting an impressive ± 500 feet of frontage along Bee Caves Road, this property is strategically positioned for commercial, multifamily, or residential use, offering a unique investment opportunity. Currently located within the City of Austin ETJ, there are no zoning restrictions allowing for many development options. Similar properties in the area have had success petitioning and removing the ETJ designation possibly making the development process even easier. Whether you envision a private residence, a commercial venture, or a multifamily development, this property's prime location caters to diverse aspirations. Use the existing structure as a home/office or redevelop into a multi-family or commercial endeavor.

Enjoy the beautiful views of Barton Creek Valley and miles of hiking trails to explore the natural beauty of this property that includes two wet-weather creeks, complete with fern-covered waterfalls. Experience the serenity of the property's untouched landscape, adorned with several large Madrone trees and other rare plants.

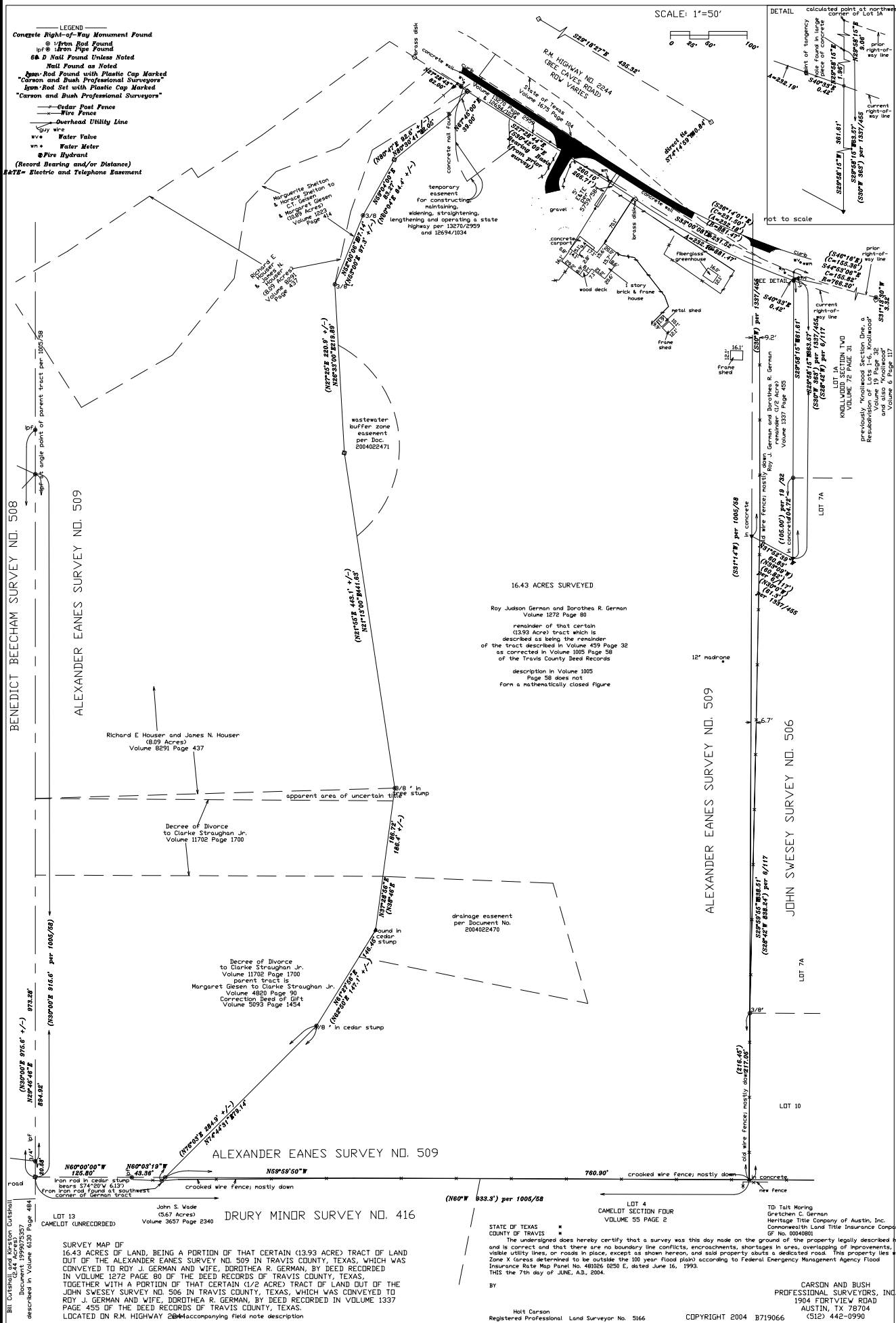
Adding to its allure is the rich history of the land, having never been on the market and only changing hands twice in the last 70 years. Don't miss this extraordinary chance to own a piece of history while creating a space that aligns with your vision. Contact us today for an exclusive tour and explore the limitless possibilities this rare 21+ acre property has to offer.

Traffic Counts

Data from Texas Department of Transportation



16.43 Acres - Survey

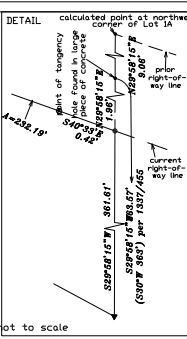


LEGEND

- Concrete Right-of-Way Monument Found
- Iron Rod Found
- Iron Pipe Found
- Old Nail Found Unless Noted
- Nail Found as Noted
- Road Found with Plastic Cap Marked "Carson and Bush Professional Surveyors"
- Iron Rod Set with Plastic Cap Marked "Carson and Bush Professional Surveyors"
- Older Post Fence
- Fire Fence
- Overhead Utility Line
- Water Valve
- Water Meter
- Pipe Hydrant

(Record Bearing and/or Distances)
EATE = Electric and Telephone Basement

SCALE: 1"=50'



16.43 ACRES SURVEYED

Roy Judson German and Dorothea R. German
 Volume 1272 Page 80

remainder of that certain
 (13.93 Acre) tract which is
 described as being the remainder
 of the tract described in Volume 459 Page 32
 as corrected in Volume 1005 Page 58
 of the Travis County Deed Records

description in Volume 1905
 Page 58 does not
 form a mathematically closed figure

SURVEY MAP OF
 16.43 ACRES OF LAND, BEING A PORTION OF THAT CERTAIN (13.93 ACRE) TRACT OF LAND
 OUT OF THE ALEXANDER EANES SURVEY NO. 509 IN TRAVIS COUNTY, TEXAS, WHICH WAS
 CONVEYED TO ROY J. GERMAN AND WIFE, DOROTHEA R. GERMAN, BY DEED RECORDED
 IN VOLUME 1272 PAGE 80 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS,
 TOGETHER WITH A PORTION OF THAT CERTAIN (1/2 ACRE) TRACT OF LAND OUT OF THE
 JOHN SWEZEY SURVEY NO. 506 IN TRAVIS COUNTY, TEXAS, WHICH WAS CONVEYED TO
 ROY J. GERMAN AND WIFE, DOROTHEA R. GERMAN, BY DEED RECORDED IN VOLUME 1337
 PAGE 455 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS,
 LOCATED ON R.H. HIGHWAY 2804 accompanying field note description

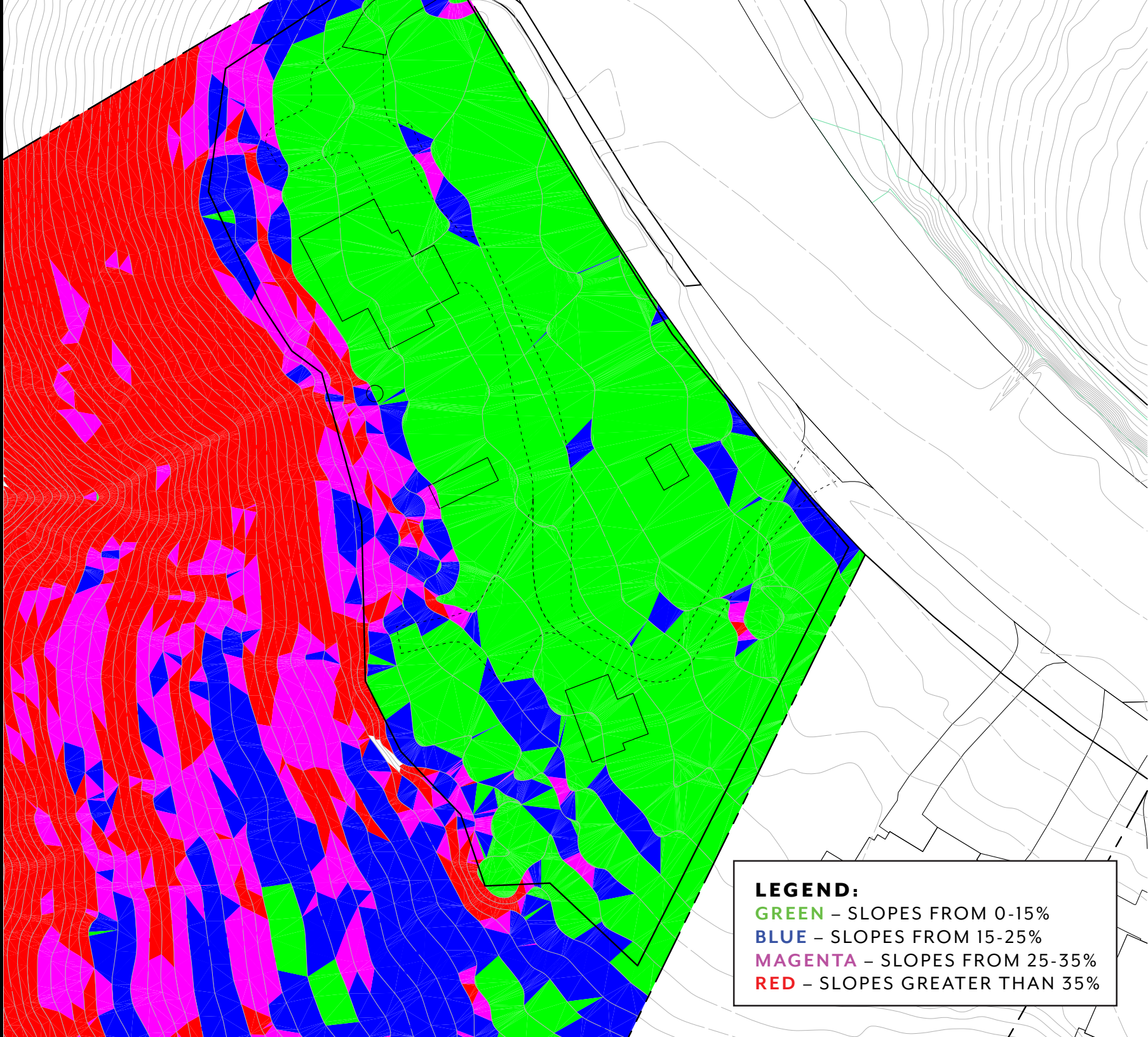
STATE OF TEXAS
 COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described in
 and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements,
 visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated road. This property lies in
 Zone X (areas determined to be outside the 100 year flood plain) according to Federal Emergency Management Agency Flood
 Insurance Rate Map Panel No. 481026 0250 E, dated June 16, 1993.
 THIS THE 7th day of JUNE, A.D. 2004.

Holt Carson
 Registered Professional Land Surveyor No. 5166

CARDIN AND BUSH
 PROFESSIONAL SURVEYORS, INC.
 1904 FORTVIEW ROAD
 AUSTIN, TX 78704
 (512) 442-0990

Two-foot Contour Map



LEGEND:

GREEN - SLOPES FROM 0-15%

BLUE - SLOPES FROM 15-25%

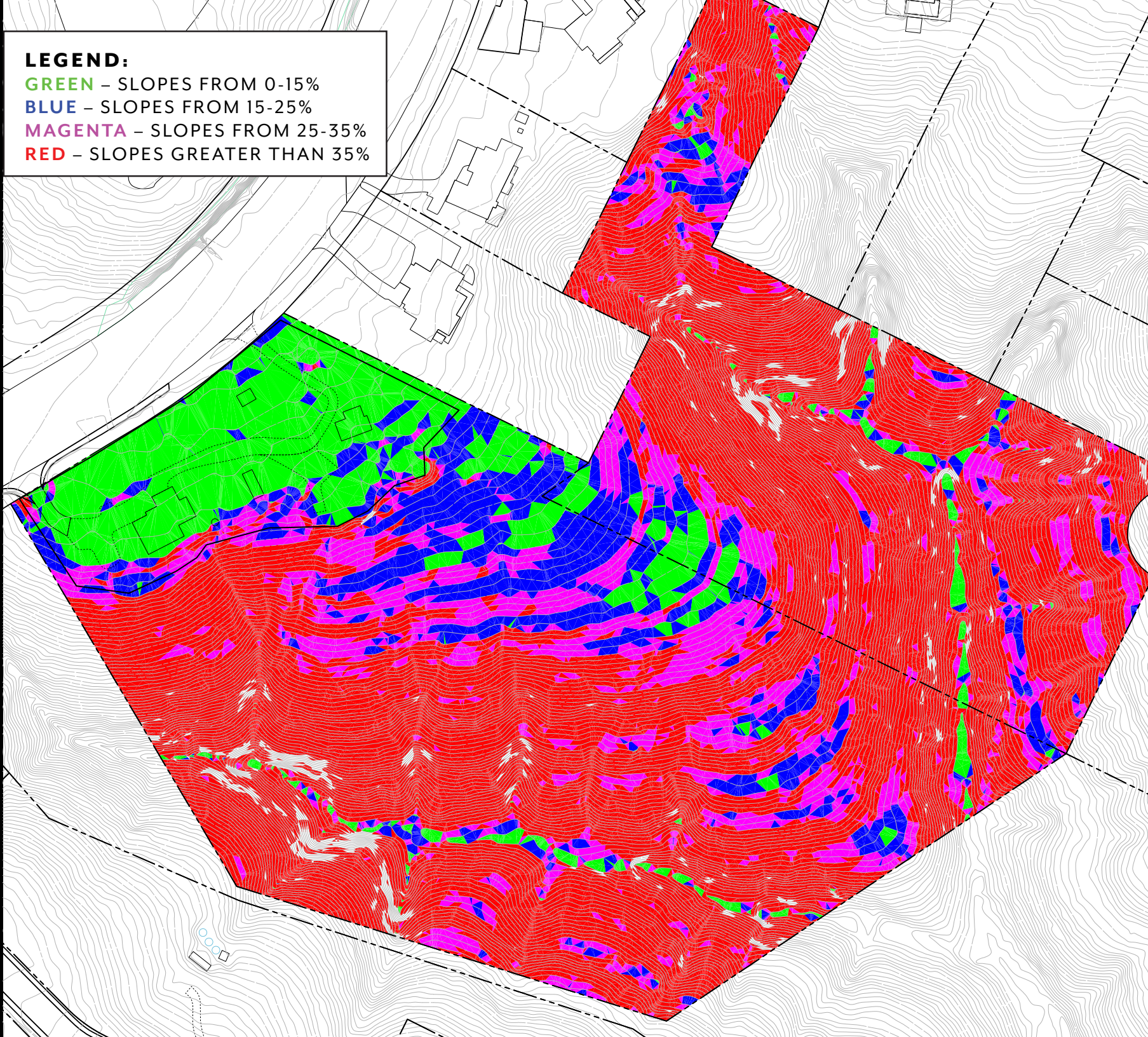
MAGENTA - SLOPES FROM 25-35%

RED - SLOPES GREATER THAN 35%

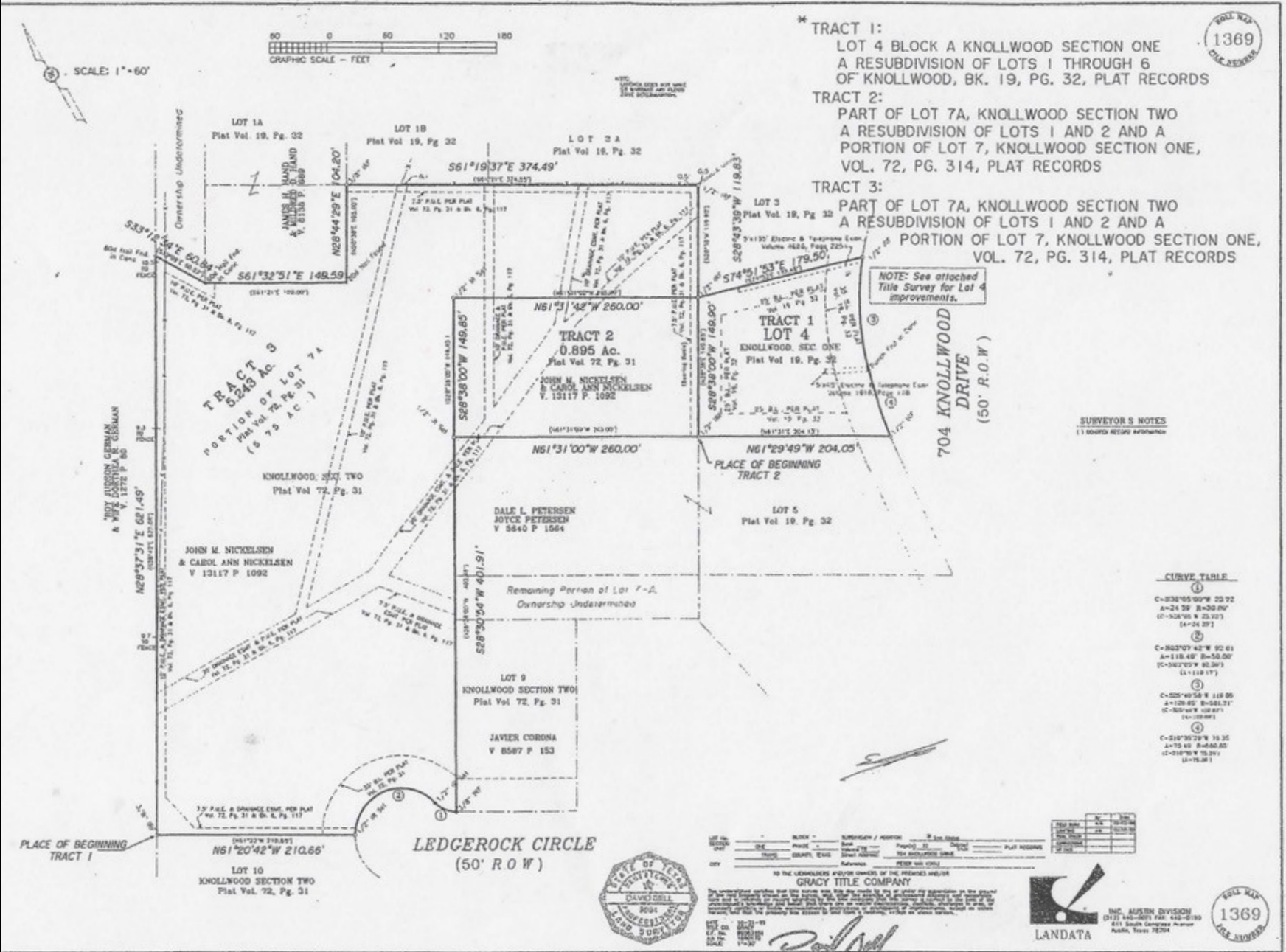
Two-foot Contour Map

LEGEND:

- GREEN** - SLOPES FROM 0-15%
- BLUE** - SLOPES FROM 15-25%
- MAGENTA** - SLOPES FROM 25-35%
- RED** - SLOPES GREATER THAN 35%



5.24 Acres - Survey



- * TRACT 1:
LOT 4 BLOCK A KNOLLWOOD SECTION ONE
A RESUBDIVISION OF LOTS 1 THROUGH 6
OF KNOLLWOOD, BK. 19, PG. 32, PLAT RECORDS
- TRACT 2:
PART OF LOT 7A, KNOLLWOOD SECTION TWO
A RESUBDIVISION OF LOTS 1 AND 2 AND A
PORTION OF LOT 7, KNOLLWOOD SECTION ONE,
VOL. 72, PG. 314, PLAT RECORDS
- TRACT 3:
PART OF LOT 7A, KNOLLWOOD SECTION TWO
A RESUBDIVISION OF LOTS 1 AND 2 AND A
PORTION OF LOT 7, KNOLLWOOD SECTION ONE,
VOL. 72, PG. 314, PLAT RECORDS

ROLL MAP
1369
OLE SURVEY

NOTE: See attached
Title Survey for Lot 4
improvements.

SURVEYOR'S NOTES
(1) BOUNDARY SURVEY

CURVE TABLE

- ①
C=238°05'00"W 23.72'
A=24.39' B=32.00'
I=108°05' 1/2 23.72'
(1+24.39')
- ②
C=203°07'42"W 92.01'
A=118.42' B=50.00'
I=203°07' 1/2 92.01'
(1+118.17')
- ③
C=102°40'58" 119.05'
A=120.42' B=148.71'
I=102°40' 1/2 119.05'
(1+119.05')
- ④
C=218°35'29" 19.25'
A=73.45' B=48.65'
I=218°35' 1/2 19.25'
(1+73.45')

DATE	BY	REVISION / AMEND	BY



ROLL MAP
1369
OLE SURVEY

INC. AUSTIN DIVISION
(512) 442-8071 FAX: 442-8199
611 South Congress Avenue
Austin, Texas 78704



CHAD MAHAGAN, BROKER ASSOCIATE

512.773.6281 | CHAD@MORELAND.COM

** Information provided is deemed reliable but is not guaranteed and should be independently verified. Buyer or Buyer's Agent to verify.*

