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# 78737

Location, Location,  
Location

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- 17 Min. to D.S. Schools
  - 10 Min. to Oak Hill
  - 19 Min. to Wimberley
- 22 Min. to Downtown Austin
  - 35 Min. to Airport

Professionally Marketed By  
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Specializing in Unique  
Southwest Area  
Hill Country Property

# Primo 10 Acre Estate Lot

Kemp Hills, Austin, TX 78737



## Extremely Rare, Large Estate Lot Close-in to Austin

Pinch yourself. These may be the last large (10 acre) estate tracts ever available on the 1826 corridor. No kidding.

Why? With current land prices and construction costs, developers can not make money on large tract subdivisions. If they could, lots like this would probably be upwards of \$350K.

And while very close-in, these tracts are very private, due to both the location and substantial timber. Kids will have a ball adventuring in the forests and exploring the interesting topography.

This land has been untouched for years, and a little clearing of cedar will reveal lovely views to the Northeast and a variety of hardwoods. Some are huge, with some of the best Spanish Oaks in the area. I'm thinking "treehouse", here... a big, cool one. All too good to be true? Maybe, if you wait too long.

P.S. The lot has its own street entrance to a quality county maintained road.

## Between Estates of The Hills of Texas and The Village of Bear Creek

Bear Creek is a neat little country subdivision with, generally, two to five acre lots. The Estates of the Hills of Texas are generally 1-2 acre lots, with higher end homes, most being from \$400K to \$700K. This land sits nicely between them.

Well and septic are needed, as well as a mutual agreement with the owner on shared protective covenants.

**\$299,000**

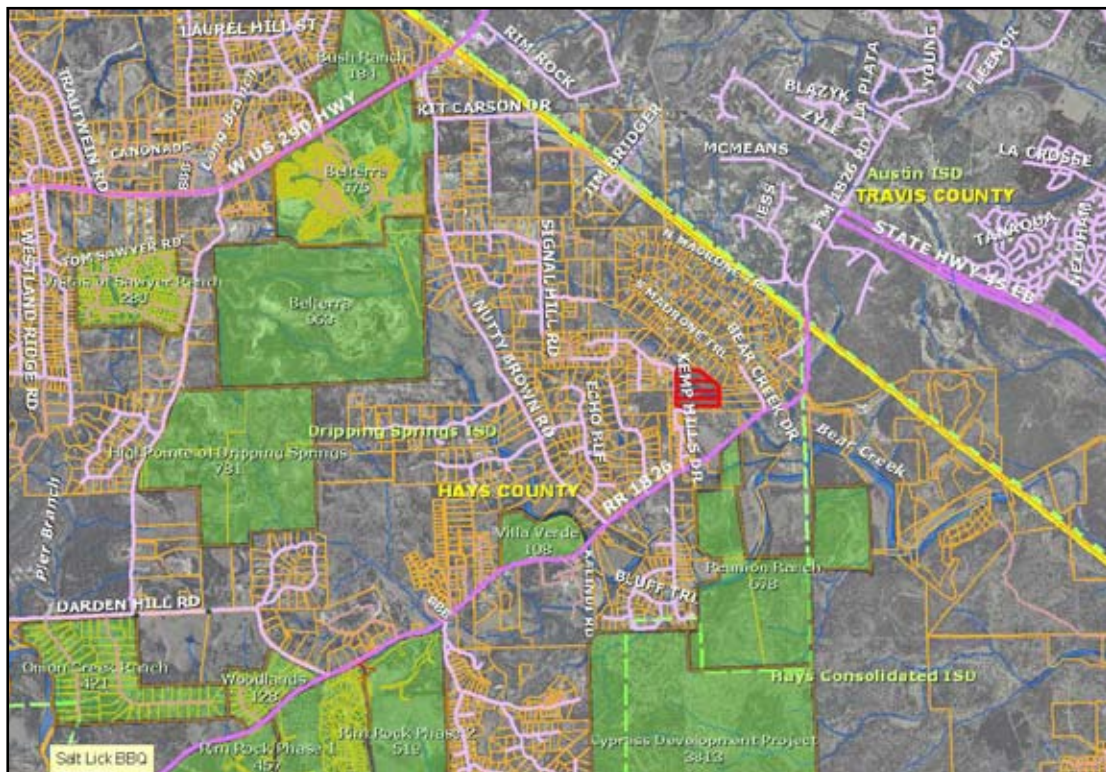
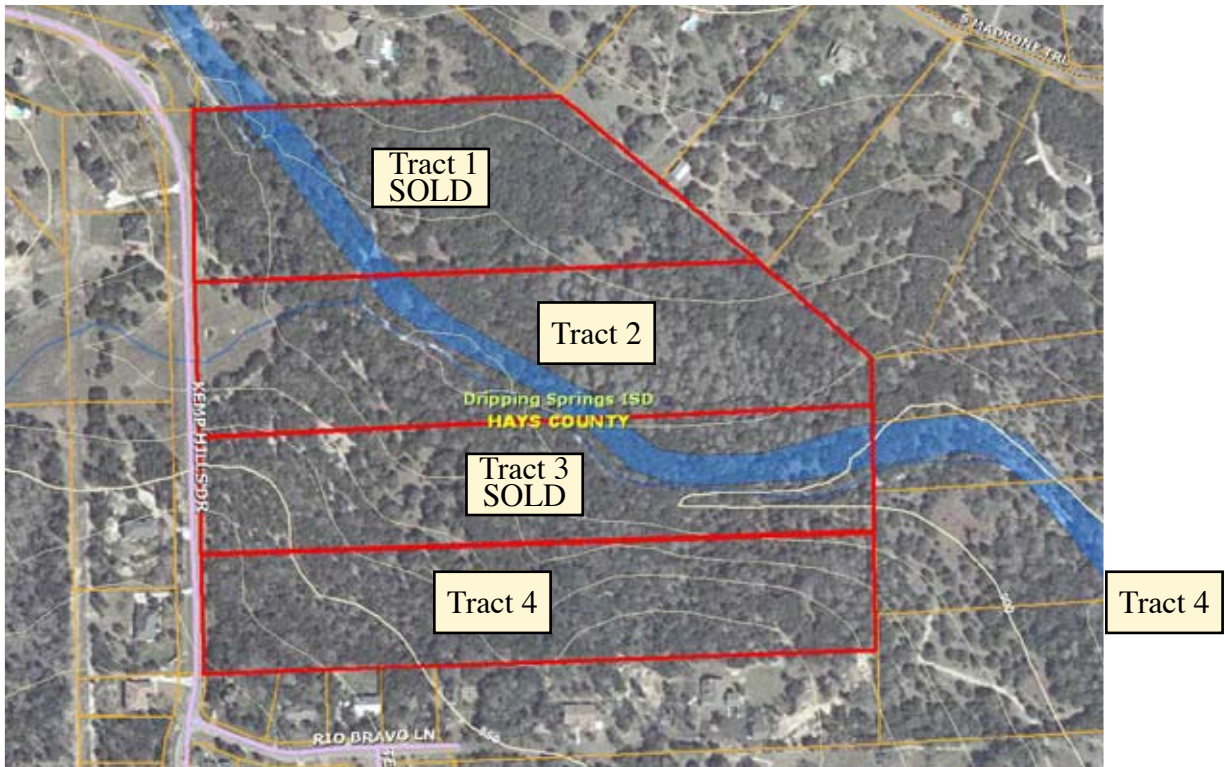


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At the Town Clock • 290 & RR 12

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From US290 or 45, go West on 1826. Go right on Kemp Hills into Hills of Texas. 1/2 mile on right.