

DRIPPING SPRINGS  
REALTY



Offering Better  
Hill Country

78737

Outstanding Location

- 8 Minutes to Circle C Golf
- 10 Min. to Seton Hospital
- 12 Min. to Private School
- 15 Min. to D.S. Schools
  - 10 Min. to Oak Hill
- 25 Min. to Downtown Austin
  - 20 Min. to Wimberly



Professionally Marketed By  
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Specializing in Unique  
Southwest Area  
Hill Country Property

MLS# 690233

# Ware Ranch - 89 Acres

Darden Hill Road, Austin, TX



One of the Finer Land Tracts in Northern Hays County

## The 78737 Zip Code and the FM 1826 Corridor

The FM 1826 corridor offers one of the most exciting and enjoyable real estate opportunities in many years. With the advent of Mopac South (Loop 1) ending at FM 1826 in SW Austin, the corridor was made easily accessible. One can live in the beautiful Texas Hill Country and be only 25 minutes from downtown Austin. Property owners enjoy the rolling hill country, year round greenery, charming creeks, famous wildflower displays and cool starry nights. Furthermore, 78737 lies in the highly acclaimed Dripping Springs School District - one of the best in Texas.

The area has appreciated since the early 1990's and has maintained a steady growth throughout. High quality developments are being planned along the corridor. Nearby commercial development includes a regional facility of Seton Hospital, HEB's Central Market and outstanding business and retail development along Mopac South and Highway 290 West (all within 15 minutes).

*And even though accessible, the area is not over developed. Further, future development will be based on smart growth, low density and preserving this unique countryside.*

## As a small ranch or niche country development, this tract is ideal...

This land sits on a plateau with an outstanding elevation of over 1100 feet above sea level. Insiders know this makes for cooler temperatures and wonderful evenings. The dependable nightly southern breeze is refreshing and comforting, helping you unwind from the challenges of modern life.

As one of the finer land tracts in Northern Hays County, it offers outstanding trees and good soil with electricity, phone and limited city water available at the road (Darden Hill/CO162). Much of the land has been cleared and "parked out" and it is fully fenced. It is only 1/4 mile from FM-1826 and just around the corner from the famous Salt Lick BBQ. Taxes: Ag exempt.

### P.S.

To enjoy this quality of life so conveniently located to Austin with Dripping Springs Schools is a rare find.



**\$998,500**

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At the Town Clock • 290 & RR 12