

\$3,500,000 - 8737 W Highway 71, Austin

MLS® #9660149

\$3,500,000

5 Bedroom, 3.00 Bathroom,
Residential on 24.91 Acres

Covered Bridge Whitecrowe Sub, Austin, TX

Discover an exceptional investment opportunity with this expansive +/- 24.9-acre property located in the highly desirable Oak Hill area, just off Highway 71. Perfectly situated for development, this versatile parcel offers a wealth of potential for developers, investors or "off grid-ers," alike. Currently zoned for rural residential / ag. Five acres of the property are integrated into the Covered Bridge development, with access via Roaring Springs Drive, making it ideal for residential expansion. The property includes three houses, a garage, and ample raw land. Utilities on-site include electricity, septic systems, and five wells providing substantial water resources (approximately 880 million cubic feet of water estimated to be underneath). Water rights are included in the sale. The main home is currently being used as a primary residence. It is approximately 3500sf and has 5 beds, 2 1/2 baths as well as off grid capabilities through the solar field, septic system and wells. The property offers direct access from Roaring Springs Drive and Mowinkle Drive. There is also a small wet weather creek within the greenbelt on the East side of the property that would add a natural decorative element to a residential development. This property is an unparalleled opportunity for anyone looking to capitalize on the growing demand in the South West Austin area.



Essential Information

MLS® #	9660149
Price	\$3,500,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Acres	24.91
Type	Residential
Sub-Type	Other
Status	Active

Community Information

Address	8737 W Highway 71
Area	W
Subdivision	Covered Bridge Whitecrowe Sub
City	Austin
County	Travis
State	TX
Zip Code	78736

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, See Remarks, Water Available, Water Connected
Features	None
Parking	Covered, Detached, Gravel, Private
View	Park/Greenbelt, Hills, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Down Draft, Dryer, Oven, Range, Refrigerator
# of Stories	1
Stories	One

Exterior

Exterior Features	Lighting
Lot Description	Backs to Greenbelt/Park, Native Plants, Split Possible
Roof	Composition, Shingle

Construction	HardiPlank Type, See Remarks
Foundation	Slab

School Information

District	Austin ISD
Elementary	Oak Hill
Middle	Small
High	Bowie

Additional Information

Date Listed	August 28th, 2024
Days on Market	448

Listing Details

Listing Office	Levi Rodgers Real Estate Group
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