



PREMIER RANCH OR DEVELOPMENT OPPORTUNITY  
SPICEWOOD, TX

# Lone Star Luxury

**74.6-452.97+/- ACRES**

PRISTINE LAND

Incredible Views, Seasonal Creeks, Natural Grotto/Waterhole, Ag-exempt Status, Unrestricted,  
in a Corridor Near the Upcoming Thomas Ranch/Loraloma & Canyon Ranch Wellness Resort,  
Approximately 45 Min to Austin and 1.5 Hours to San Antonio.

Enjoy the special opportunity to back up to an additional 276+/- Ac

"Grelle Recreation Park"

with Hike, Bike, & Equestrian Trails to Lake Travis.

DO NOT MISS THIS UNIQUE OPPORTUNITY

**@properties**  
lone star

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

These Properties are truly

*exceptional*

**Individually** and or **collectively**.

You can even see Enchanted Rock (40+miles) on a clear day  
from a few vantage points.

**MapRight Link** (see **properties highlighted in yellow**): [Click Here](#)

**Video Link:** Click Here

**Four Exceptional 404 Properties:**

9939 County Road 404 - 74.6+/- Ac: Property Website Click Here

(Backs up to Grelle Recreation - Hill Country Views- Natural Water Grotto - Wet Weather Creeks - Pond - Expansive Hill Country Views)

10163 County Road 404, Parcel A - 108.185+/- Ac

(Backs up to Grelle Recreation - Wet Weather Creeks)

10163 County Road 404, Parcel B - 108.185+/- Ac

(Backs up to Grelle Recreation - Wet Weather Creeks - Pond - Expansive Hill Country/Lake Views: Including Enchanted Rock).

Corwin Hills Ranch +/- 162+/-Ac

(Wet Weather Creeks - Pond - Equestrian Facility - Expansive Hill Country Views: Including Enchanted Rock )



## Collective Attributes of the 404 Properties

Gregg Dr & County Road 404 Frontage

Expansive Hill Country Views

Natural Water Grotto - Seasonal Creeks - Ponds

Burnet County

Unrestricted

Agriculture Exempt

Electricity On-site

Potential for Water/Sewer (contact Agent for additional information)

**\*Buyer to independently verify all information including but not limited to taxes, restrictions, schools, square footage, lot size, etc.\***

The 404 Properties  
are in very close proximity to **New & Upcoming Establishments:**

Thomas Ranch/Loraloma: [Click Here](#)

Canyon Ranch Wellness Club: [Click Here](#)

(additional) locations in Woodside CA, Lenox MA, Tucson Az, Las Vegas, NV)

Overlook Market: [Click Here](#)

**The Landings At Lake Travis:** [Click Here](#)

**The Enclave at Barton Creek:** [Click Here](#)

**Modern Luxury:** [Click Here](#)

Rees Landing Estates: [Click Here](#)

Etc.







The 404 Properties  
are in very close proximity to the **established:**

**LCRA Grelle Recreation** (backs up to the 404 properties) with hike/bike & equestrian trails to Lake Travis): [Click Here](#):

**Barton Creek Lakeside** - Community/Golf Club: [Click Here](#)

**Lake Cliff - Community/Golf Club:** [Click Here](#)

**Stone House Vineyard:** [Click Here](#)

**Spicewood Vineyard:** [Click Here](#)

**Iron Wolf Distillery:** [Click Here](#)

Cypress Valley - **Zip Lines, Tree Houses, Wedding Venue:** [Click Here](#)

Firesong Ranch - **Luxury African Ten - MUST SEE:** [Click Here](#)

**Spicewood Airport:** [Click Here](#)

**Krause Springs** - BEAUTIFUL!!!: [Click Here](#)

**Multiple Boat La**





Local Favorites: Stonehouse Vineyards, 5 Soul Wine Co., Frontyard Brewing, Iron Wolf Distillery



Local Favorites: Paiges Bakehouse





















## Lone Star *Luxury*

Get to know these properties & the surrounding area via UTV.

Schedule a Tour Today!

*Diane Rose Prince*

*Residential, Farm & Ranch and Land Acquisition Real Estate Advisor  
for the Austin & Central Texas Hill Country*

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THIS OFFICE IS INDEPENDENTLY OWNED & OPERATED.

