

\$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

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|------------|------------|
| District | Austin ISD |
| Elementary | Oak Hill |
| Middle | Small |
| High | Bowie |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 28th, 2024 |
| Days on Market | 411 |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Levi Rodgers Real Estate Group |
|----------------|--------------------------------|

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