

\$4,950,000 - 172 Colorado Circle, Cedar Creek

MLS® #4528818

\$4,950,000

0 Bedroom, 0.00 Bathroom,
Land on 43.15 Acres

Bangs, J Manuel, Cedar Creek, TX

This 43 acres of beautiful transitional land boasts a jaw dropping 3.5 acre lake surrounded by large pines, live oaks and other native vegetation. With over 1200 feet of HWY 71 frontage and 1800â€™ of frontage along Colorado Circle, the opportunities for this property are endless. Electric is in place towards the back of the property where the owners have a well-appointed gathering area that features an awning for the vintage airstream, 3 yurts, water collection, septic and a separate storage barn.

The property is currently wildlife exempt creating a low carrying cost and borders LCRA McKinney Roughs on 2 sides.

AQUA water has a 16â€• water main along the HWY 71 frontage and a 3â€• line along the Colorado Circle frontage.

There is no flood plain. Sewer is roughly 3500â€™ west on HWY 71 at an estimated cost of 750k to tie in.



Essential Information

MLS® #	4528818
Price	\$4,950,000
Bathrooms	0.00
Acres	43.15
Type	Land
Sub-Type	Unimproved Land
Status	Active Under Contract

Community Information

Address	172 Colorado Circle
Area	BW
Subdivision	Bangs, J Manuel
City	Cedar Creek
County	Bastrop
State	TX
Zip Code	78612

Amenities

Utilities	Electricity Connected, Sewer Available, Water Available
Features	Lake
View	Lake, Trees/Woods
Is Waterfront	Yes
Waterfront	Lake Front

Exterior

Exterior Features	RV Hookup
Lot Description	Views

School Information

District	Bastrop ISD
Elementary	Cedar Creek
Middle	Cedar Creek
High	Cedar Creek

Additional Information

Date Listed	May 31st, 2022
Days on Market	413

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