

\$4,050,000 - 8409 Appaloosa Run, Austin

MLS® #5904492

\$4,050,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 27.00 Acres

Richard Hailey Surv Abs #341, Austin, TX

Discover a rare opportunity to own a piece of South Austin history on Appaloosa Run — a sprawling 27+/- acre property that perfectly blends rich heritage with incredible development potential. Once part of the original Koenig Ranch established in 1921, this land carries the spirit of the Texas pioneer days while offering all the modern advantages of city water and unrestricted use. The gently rolling terrain makes for an ideal canvas to bring your vision to life, whether you imagine a residential community, a private estate, or a boutique development that honors the property's historic roots. Scattered across the acreage, you'll find majestic heritage oak trees, long-distance Hill Country views, and multiple picturesque old barns that tell stories of generations past. Adding to the property's timeless charm is a 1870-built farmhouse, accompanied by a quaint guest house — both of which could be thoughtfully incorporated into your future plans as a sales office, community center, or centerpiece of a heritage-inspired project. Located a short drive from downtown Austin with quick access to FM 1826 and SH 45, this is one of the last large remaining tracts in the area — a truly exceptional setting that combines convenience, history, and natural beauty. An additional 3 acres is also available adjacent to the property, allowing even greater flexibility and scale for your vision. With its storied past, easy build sites, and unmatched location, this property offers a once-in-a-lifetime chance to



shape the next chapter of South Austin’s landscape.

Built in 1870

Essential Information

MLS® #	5904492
Price	\$4,050,000
Bathrooms	0.00
Acres	27.00
Year Built	1870
Type	Commercial Sale
Sub-Type	Other
Status	Active

Community Information

Address	8409 Appaloosa Run
Area	SWW
Subdivision	Richard Hailey Surv Abs #341
City	Austin
County	Travis
State	TX
Zip Code	78737

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, See Remarks
Parking	Detached, Garage, Gated
View	Hills

Interior

Interior	Carpet, Concrete, Tile, Wood
Heating	Electric

Exterior

Construction	Stone
Foundation	Slab

Additional Information

Date Listed November 4th, 2025

Days on Market 16

Listing Details

Listing Office Friedman Real Estate, Inc.

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