

5.029
Acres

COMMERCIAL LAND OFFERING

Reimers Peacock Road

Spicewood, TX • Travis County • ±5.17 Acres

\$1,500,000

Unzoned | Outside ETJ | Pre-Completed Infrastructure

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AT A GLANCE

Property Summary

ADDRESS	Reimers Peacock Rd, Spicewood, TX
COUNTY	Travis County (outside ETJ)
LOT SIZE	5.029 Acres (±5.17 Acres per site plan)
ZONING	Unzoned / Unrestricted
SALE STRUCTURE	Commercial condo regime / POA
WATER SOURCE	Well
UTILITIES	PEC Electric (to transformer pad)
FLOOD ZONE	Zone X (Non-Floodplain)
SCHOOL DISTRICT	Lake Travis ISD
STATUS	Exclusive Listing - FOR SALE



EXECUTIVE SUMMARY

Bypass the Delays. Build on Your Timeline.

Bypass municipal delays and accelerate delivery with this ±5.17-acre commercial development parcel on Reimers Peacock Rd. Situated in Travis County with zero zoning restrictions and outside any municipal ETJ, the site is structured to be sold via a commercial condo regime/POA — giving a buyer immediate access to pre-completed off-site infrastructure, including a fully engineered regional detention pond, a complete due diligence package, and shared road and utility access.

<i>±5.17</i> ACRES	<i>\$1.5M</i> OFFERING PRICE	<i>Unzoned</i> LAND USE STATUS	<i>Outside</i> MUNICIPAL ETJ
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VALUE-ADD

Pre-Completed Off-Site Infrastructure

The site includes access to a fully engineered, permitted, and constructed regional water quality and detention pond, built to support up to 45% impervious cover. Master-planned site grading channels runoff directly to the off-site basin — work a buyer would otherwise have to design, permit, and build from scratch.

A shared driveway/curb-cut entrance onto Reimers Peacock Rd (currently expanding to four lanes) is available via dedicated access easement, and PEC electric infrastructure is delivered directly to the transformer pad.

\$200K+

HARD/SOFT COSTS SAVED

6-12 Mo.

PERMITTING TIME SAVED

45%

MAX IMPERVIOUS COVER



Complete Due Diligence Package

A complete due diligence package is on file and available to qualified buyers, clearing the path to a fast, confident close. The package includes a Geotechnical Foundation & Pavement Recommendation Report, a full Design Survey covering tree, topographic, and title conditions, a clean Travis County Environmental Resource Inventory (ERI), and confirmed FEMA Zone X (non-floodplain) status — the groundwork most buyers would otherwise have to commission and wait on themselves.

INCLUDED

Geotechnical Report

Foundation & pavement recommendation report

INCLUDED

Design Survey

Tree, topographic & title survey

INCLUDED

Environmental Resource Inventory

Clean Travis County ERI on file

CONFIRMED

FEMA Zone X

Non-floodplain status confirmed

STRATEGIC LOCATION

Built-In Daily Traffic Generators

Directly across from **Lake Travis Christian Academy**

An established private K-12 campus currently enrolling 550+ students, with daily drop-off and pickup traffic passing the site frontage year-round and a growing student body that continues to draw families to the corridor.

Adjacent to a coming-soon **indoor/outdoor pickleball sports complex**

A regional draw expected to bring consistent weekday and weekend visitor traffic directly to the site's front door.

Along the primary access corridor to the future **Highland Lakes High School**

Lake Travis ISD's new comprehensive high school, planned for 2,100+ students with construction completion targeted for 2028, will route commuter and student traffic past the property on its primary access road every school day.

NEIGHBORING DEVELOPMENT

The Pickleball Grove

“Unleash Your Pickleball Passion”

An elite indoor/outdoor pickleball facility coming to Spicewood, TX 78669, directly neighboring the subject property. The Pickleball Grove joins the corridor's growing roster of daily traffic generators, drawing a steady stream of players and families to the immediate area.

12 INDOOR COURTS	4 OUTDOOR COURTS	Coming Soon STATUS
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Spicewood, TX 78669 • info@thepickleballgrove.com • thepickleballgrove.com



Location & Demographics

The site sits along the Hill Country corridor west of Austin, minutes from Lakeway and the Hill Country Galleria, in one of the highest-income trade areas in the region.



DEMOGRAPHICS

	3 MILES	5 MILES
Average HH Income	\$282,682	\$264,648

DRIVE TIMES

HILL COUNTRY GALLERIA / LAKEWAY	15 minutes
DOWNTOWN AUSTIN	30 minutes
AUSTIN-BERGSTROM INTL. AIRPORT (AUS)	40 minutes

Optimal Uses

Industrial Outdoor Storage

Medical / Professional Offices

Sports Medicine & Physical Therapy

Pediatric Care

Early Education / Daycare

Neighborhood Retail

Commercial Flex Concepts





For more information, contact the agent listed below.



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

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