

8804 WILLIAMSON ROAD

KYLE, TEXAS | TRAVIS COUNTY | 18.88± ACRES









PROPERTY HIGHLIGHTS

18.882± ACRES

2,400± SF RESIDENCE

3 BEDROOMS | 2.5 BATHS

BONUS/FLEX ROOM ideal for office, sitting room, second living area, or other use

BUILT IN 2000

BARNDOMINIUM-STYLE residence

Expansive **OPEN-CONCEPT** main living area

AMPLE KITCHEN CABINETRY

HIGH CEILINGS with **EXPOSED STRUCTURAL TRUSSES**

ABUNDANT NATURAL LIGHT

CENTRAL HVAC

AEROBIC SEPTIC SYSTEM with spray irrigation — 240 GPD design capacity

FRONT AND REAR PORCHES

PARTIAL WIRE FENCING

Additional covered
TRACTOR/STORAGE AREA

16' x 24' MORGAN STORAGE BUILDING
with electricity

DOUBLE + SINGLE CARPORT

FLAG-LOT CONFIGURATION
with long private entrance

OPEN ACREAGE with
scattered **MATURE TREES**

CONVENIENT ACCESS to SH 130, Hwy 21,
US 183 and I-35

NEAR NIEDERWALD & CREEDMOOR

**ACCESSIBLE TO AUSTIN, BUDA,
KYLE & SAN MARCOS**

NO KNOWN DEED RESTRICTIONS

8804 WILLIAMSON ROAD

18.88± ACRES | KYLE, TEXAS | TRAVIS COUNTY

Set on **18.882 acres**, this distinctive Central Texas property offers an exceptional combination of space, privacy, existing improvements, and flexibility in a highly accessible location near Niederwald and Creedmoor. With convenient access to SH 130 and the growing communities of Kyle, Buda, San Marcos, and the greater Austin area, the property provides the freedom of nearly 19 acres while remaining connected to major employment, retail, and transportation corridors.

Built in **2000**, the approximately **2,400 SF RESIDENCE** offers **3 bedrooms, 2.5 baths, and a versatile bonus/flex room**. At the center of the home is an **expansive open-concept living area with high ceilings and exposed structural trusses**, creating an impressive sense of scale and flexibility. Multiple windows and French doors bring in natural light, while the open configuration provides generous space for living, dining, and gathering. The kitchen offers ample cabinetry, a gas range, and adjoining dining space. The bonus room, connected to the primary bedroom by French doors, provides additional flexibility for a home office, sitting room, second living area, hobby room, or other use.

Beyond the residence, the acreage is what truly sets this property apart. A long private approach creates separation from Williamson Road, opening to a substantial tract with a mix of open land and scattered mature trees. The property includes detached storage, a carport, and an uncovered deck, with ample acreage for animals, recreation, additional improvements, or other future uses.

Whether you picture a private rural retreat, a working agricultural or recreational property, a site tailored for future development, or a strategic land holding, this 18.882-acre tract in a **rapidly growing Central Texas location** presents a distinct opportunity to own expansive acreage while preserving seamless regional connectivity.



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