

# \$1,500,000 - 1625 21 Highway W, Cedar Creek

MLS® #2114880

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## \$1,500,000

0 Bedroom, 0.00 Bathroom,  
Lots and Acreage on 10.84 Acres

N/a, Cedar Creek, TX

Excellent location with almost 700 feet of Hwy 21 frontage and approximately 492 feet of Watts Ln (CR 250) frontage. In the booming area of Cedar Creek. Only 2 miles west of the Cedar Creek Post Office, 13 miles to Austin, 16 miles to the Austin Airport, 16 miles to TESLA, 7 miles to COTA racetrack, 8 miles to toll road, and 11 miles to Bastrop. No known restrictions. Commercial or residential usage. Per seller- Commercial entrance with turning lane, 61-foot cement capped culvert pipe with safety bars (TxDot permitted) on Hwy 21 and additional entrance with 45-foot cement capped culvert pipe with safety bars(Bastrop Co permitted) from Watts Ln. 2 separate 3-phase power from Bluebonnet Electric. Hwy 21 3-phase power (underground) is used on the property and 3-phase power is available on Watts Ln. Connected to Aqua 12-inch water line on Hwy 21 and a 14-inch line is available on Watts Ln. 1250 gallon septic tank. 600 SF cozy tiny home with kitchen, bathroom, loft storage & washer/dryer hookups. 2 RV hookups. 2 fire hydrants along Hwy 21, 6 water spickets throughout the property. A variety of trees on the property include Red Mulberry, Nannyberry, Elm, Post Oak, Live Oak, Pineapple Guava, Weeping Willow, Loquat, and China Berry. The seller has hand-selected and collected the rocks used in the landscaping and is planning on taking them. They do not convey.



## Essential Information

ListingFeed	abor_vow
MLS® #	2114880
List Price	\$1,500,000
Sale Price	\$1,150,000
Sale Date	August 26th, 2022
Bathrooms	0.00
Acres	10.84
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

## Community Information

Address	1625 21 Highway W
Subdivision	N/a
City	Cedar Creek
County	Bastrop
State	TX
Zip Code	78612

## Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	None
View	Trees/Woods
Waterfront	Creek

## Exterior

Lot Description	Cleared, Front Yard, Moderate Trees, Native Plants, Trees Large Size
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## School Information

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