

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

MLS® #7778538

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## **\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 10.84 Acres

Chigger Bite Ranch, 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. You could live in the tiny home while you build your dream home. 2 RV hookups. 2 fire hydrants along Hwy 21, 6 water spickets throughout the property. The seller has hand-selected and collected the rocks used in the landscaping and is planning on taking them. They do not convey.



Built in 2005

## **Essential Information**

ListingFeed	abor_vow
MLS® #	7778538
List Price	\$1,500,000
Sale Price	\$1,150,000
Sale Date	August 26th, 2022
Bathrooms	0.00
Acres	10.84
Year Built	2005
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed

### **Community Information**

Address	1625 State Highway 21 W
Subdivision	Chigger Bite Ranch
City	Cedar Creek
County	Bastrop
State	TX
Zip Code	78612

### **Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking	Circular Driveway, Driveway, On Site, RV Access/Parking

### **Interior**

Interior	Laminate
Heating	Electric
Cooling	Wall/Window Unit(s)

### **Exterior**

Construction	HardiPlank Type
Foundation	Slab

### **Additional Information**

Zoning	Voluntary County ETJ
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