

\$3,750,000 - 21815 State Highway 71 W, Spicewood

MLS® #8288890

\$3,750,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 4.50 Acres

Cypress Ranch Comm, Spicewood, TX

Iconic Community Restaurant & Bar Angels Icehouse on the market for the 1st time ever. Founded in 2004 and serving the Spicewood area for over 17 years. A Very special place with a Great hill Country vibe "where everyone knows your name". Voted one of the Top 10 patio bars in Austin by Lake Travis Lifestyle. Seating for over 250 people with a spacious indoor/outdoor entertainment area, stage, and playground (kid and dog friendly). 2400 SF building & 5000+ SF outside dining area on 4.5 acs with over 650 ft of frontage in the fast-growing Hwy 71W corridor. Parking for 100+ cars. Minutes from Lake Travis with Panoramic Views and Beautiful Sunsets! Business and Real Estate offered together. Shown by appointment only. Adjoining 5.7 acs next door also available for a total of 10.2 acs. Call agent for details.



Built in 2004

Essential Information

ListingFeed	abor_vow
MLS® #	8288890
List Price	\$3,750,000
Sale Price	\$3,800,000
Sale Date	August 2nd, 2021
Bathrooms	0.00
Acres	4.50
Year Built	2004

Type	Commercial Sale
Sub-Type	Business
Status	Closed

Community Information

Address	21815 State Highway 71 W
Subdivision	Cypress Ranch Comm
City	Spicewood
County	Travis
State	TX
Zip Code	78669

Amenities

Utilities	Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected
Parking	Guest, Outside, Parking Lot
View	Hills, Panoramic

Interior

Interior	Concrete, Tile
Heating	Central, Heat Pump
Cooling	Central Air

Exterior

Construction	Masonry, Metal Siding, See Remarks
Foundation	Slab

Additional Information

Zoning	None
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