

For Sale on Market

**\$945,000**

Call 7133771022 Today!

## GENERAL DESCRIPTION

**Subdivision:** Marshall Ridge

**Property Type:** Land - Single Lot

**Lotsize:** 1,174,380

**MLS# / Area:** ABORTX-3048479

## LAND - SINGLE LOT

27± acres just 3 miles west of Johnson City, offering a rare opportunity to create a premier Hill Country estate along the prestigious 290 Wine Corridor. With over 1,100 feet of Hwy 290 frontage and 1,450 feet along Marshall Ridge Drive, the property provides excellent access while still allowing for privacy, scale, and thoughtful design. The land offers approximately 60 feet of total elevation relief across the property, laid out in natural terraces rather than steep slopes. This terraced topography keeps much of the land level and highly usable, making it easy to drive throughout and ideal for cost-efficient vertical development. Two elevated hilltops rise above the rest of the land and deliver sweeping 360 degree Hill Country views, perfectly suited for a your residential compound or tasting room. Old & New Growth Live Oak trees are scattered throughout the property, and extensive cedar clearing has already been completed, opening long sightlines while preserving the natural Hill Country aesthetic. Power is already onsite, significantly reducing development timelines and costs. Approximately half of the acreage lies in lower ground, offering gently contoured, highly manageable land ideal for grazing, additional improvements, or vineyard. The property is currently maintained under a wildlife tax valuation, keeping annual property taxes under \$40. Whether envisioned as a private family compound or a boutique winery, the property offers rare flexibility along Hwy 290. Tracts with this combination of



Presented By  
**Chad Sayles**

Walzel Properties - Spring

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Visit <https://www.har.com/ABORTX-3048479> for more information

Listing Broker

Keller Williams Realty