

SUNSET RANCH

LAGO VISTA ETJ - LEANDER SCHOOL DISTRICT

21650 FM 1431, Lago Vista, TX 78645

For questions, please call Vijay Borra 972-469-2799 (vijay@dfwland.com)



PROPERTY OVERVIEW

A RARE CENTRAL TEXAS OPPORTUNITY

Located within the Lago Vista ETJ, adjoining the city limits and within Leander ISD.

Sunset Ranch is a rare $\pm 1,575$ -acre property in the Lago Vista/Lake Travis area, offering an exceptional combination of location, accessibility, natural beauty, and long-term potential. The property features significant FM 1431 frontage, directly adjoins Lago Vista Airport, lies within the Lago Vista ETJ, and borders the Lago Vista city limits.

Located approximately 35 minutes from Austin's Arboretum area, the ranch offers elevated Texas Hill Country terrain with spectacular panoramic views extending approximately 49 miles. Sunset Ranch is adjacent to Tessera by Hines, and Lago Vista has indicated a willingness to provide water service to the site, subject to applicable requirements and approvals.

The property also adjoins the Balcones Canyonlands National Wildlife Refuge, providing a unique combination of protected natural surroundings and proximity to a growing community. The ranch currently benefits from a Wildlife Exemption.

With its substantial acreage, strategic location, exceptional views, and proximity to Austin and Lake Travis, Sunset Ranch is a distinctive Central Texas opportunity for a legacy ranch, private estate, long-term investment, conservation holding, or potential future development.

SUNSET RANCH LAGO VISTA

PROPERTY HIGHLIGHTS

- **±1,575 Contiguous Acres** - Rare large-scale land opportunity in the Lago Vista / Lake Travis area.
- **Prime FM 1431 Frontage** - Significant frontage providing excellent visibility and regional accessibility.
- **Adjacent to Lago Vista Airport** - Directly adjoins the airport, offering a unique advantage for a property of this size.
- **Approximately 35 Minutes from Austin's Arboretum** - Borders Balcones Canyonlands National Wildlife Refuge - Unique combination of development potential
- **Strategic Lago Vista Location** - Located within the Lago Vista ETJ, adjoining the city limits and within Leander ISD.
- **Exceptional Hill Country Views** - Elevated terrain with panoramic views extending approximately 49 miles, including views toward Kendalia.

FOR QUESTIONS, PLEASE CALL

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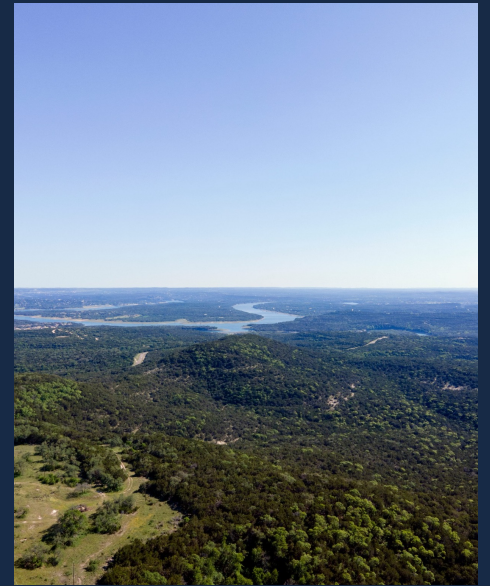
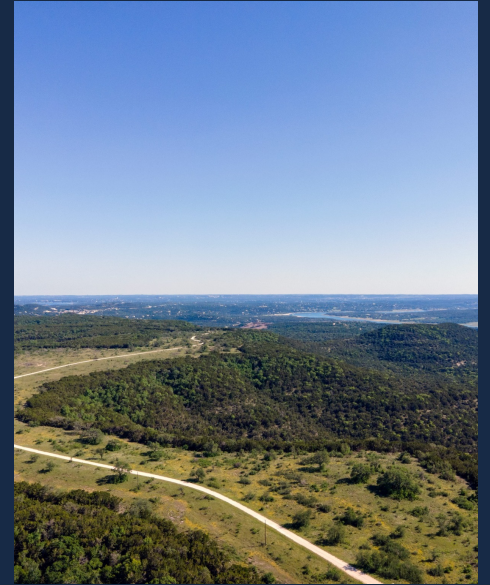
vijay@dfwland.com

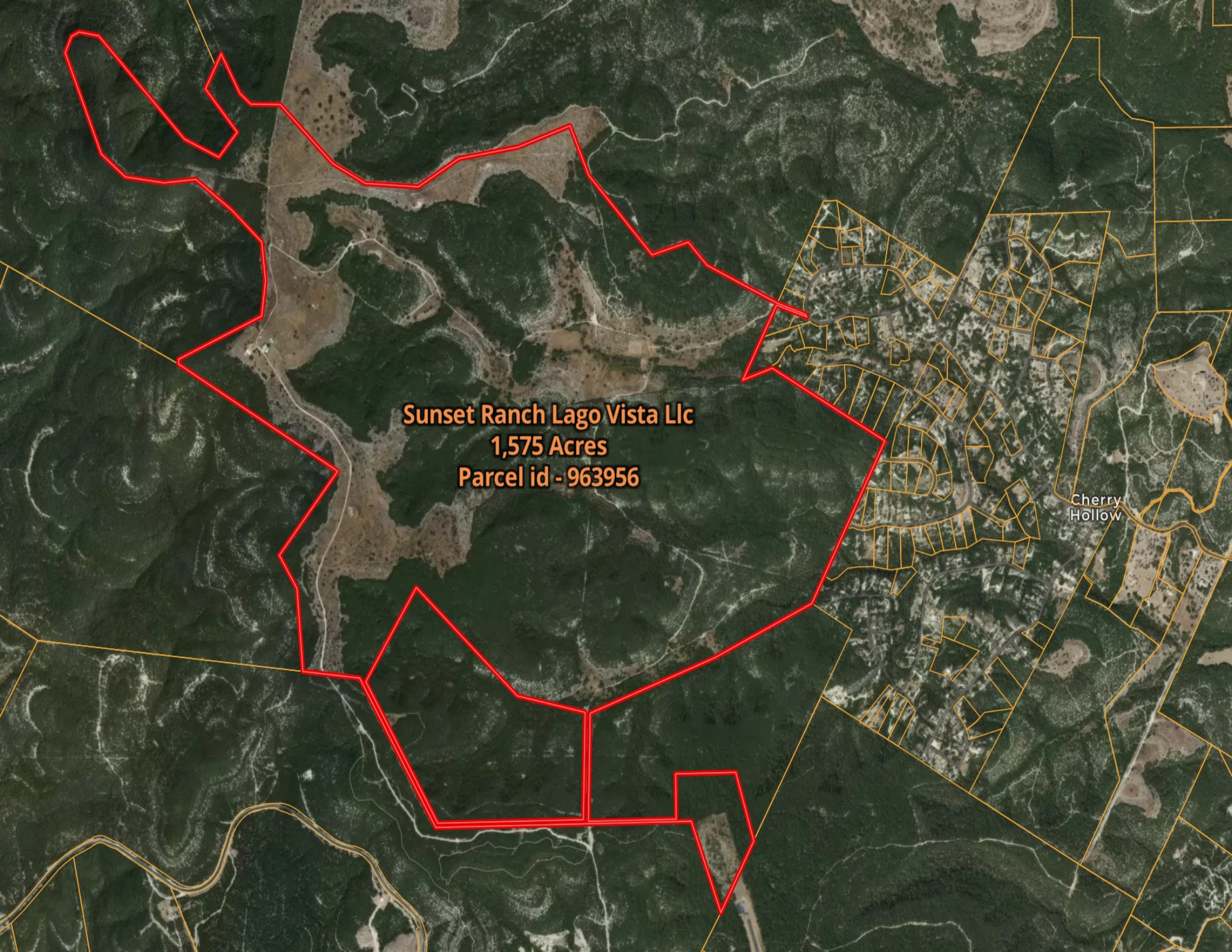
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THE LANDSCAPE

Sunset Ranch Lake Travis | 21650 FM 1431, Lago Vista, TX 78645



An aerial photograph showing a large, irregularly shaped property outlined in red. The property is surrounded by dense green forest and some cleared areas. To the right of the red-outlined property, there is a residential development with many small, rectangular lots outlined in yellow. A road or path runs along the right side of the residential area. The text "Sunset Ranch Lago Vista LLC" is centered over the red-outlined property, with "1,575 Acres" and "Parcel id - 963956" below it. The label "Cherry Hollow" is located to the right of the residential area.

Sunset Ranch Lago Vista LLC
1,575 Acres
Parcel id - 963956

Cherry
Hollow



Round Mountain

Balcones
Canyonlands National
Wildlife Refuge

Sunset Ranch Lago Vista Llc
1,575 Acres
Parcel id - 963956

Cherry
Hollow

Nameless

avis Peak



Balcones
Canyonlands National
Wildlife Refuge

THE FAIRWAYS
AT CRYSTAL
FALLS

GRAND MESA
AT CRYSTAL
FALLS

BRUSHY
CREEK NORTH
WALSH
RANCH

CHANDLER
CROSSING

Sunset Ranch Lago Vista Lic
1,575 Acres
Parcel Id - 963956

Nameless

Cherry
Hollow

Cedar Park

Travis Peak

Jonestown

THE
OAKLANDS

Round Rock

RUBIO

HIGHLAND
HORIZON

CIMARRON

Lago Vista

Pace Bend Park

ANDERSON
MILL WEST

ANDERSON
MILL

Pond
Springs

McNeil

BRATTON
PARK

Volente

Lake Travis

Hudson
Bend

JOLLYVILLE

BANCROFT
WOODS

BARRINGTON
OAKS

ANGUS
VALLEY

DUVAL
SPRINGS

BALCONES
WOODS

VILLAGE AT
WALNUT
CREEK

SCOFIELD
FARMS

Briarcliff

Point
Venture

MOUNTAIN
VIEW

MARSHALL
FORD

Mesa North

RIVER PLACE

LONG
CANYON

THE
ARBORETUM

THE DOMAIN

GRACYWOODS

NORTH OAKS

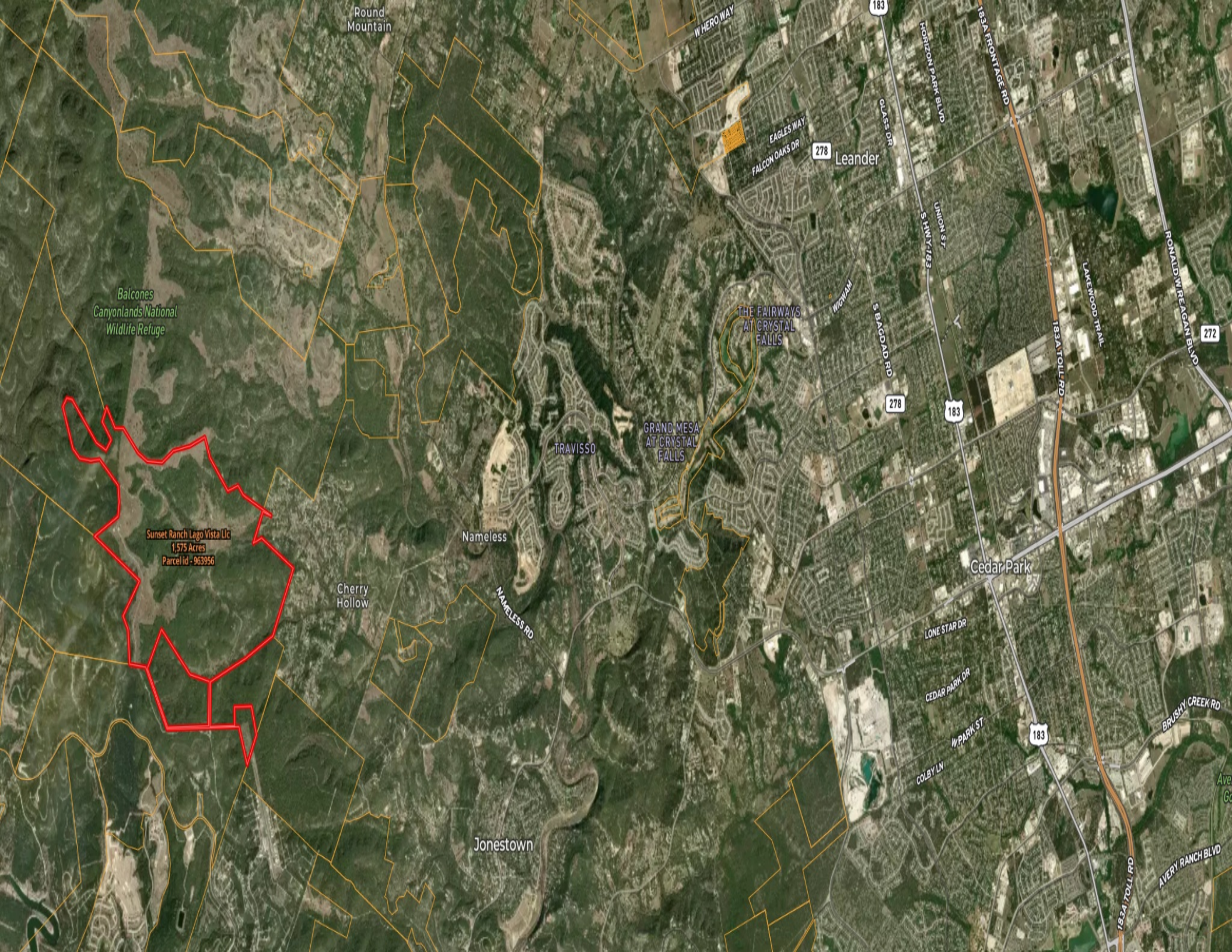
Lakeway

BELLA
MONTAGNA

VILLAGE AT
MEADOW
MOUNTAIN

NORTH SHOAL
CREEK

WINDSOR
HILLS



Round Mountain

W HERO WAY

EAGLES WAY
FALCON OAKS DR

Leander

183

HORIZON PARK BLVD

183A FRONTAGE RD

GLASS DR

UNION ST
S HWY 183

WIGWAM

S BAGGAD RD

278

183

183A TOLL RD

LAKEMOOD TRAIL

RONALD W REAGAN BLVD

272

THE FAIRWAYS
AT CRYSTAL
FALLS

GRAND MESA
AT CRYSTAL
FALLS

TRAVIS

Nameless

NAMELESS RD

Cherry
Hollow

Sunset Ranch Lago Vista Llc
1,575 Acres
Parcel id - 963956

Balcones
Canyonlands National
Wildlife Refuge

Cedar Park

LONE STAR DR

CEDAR PARK DR

PARK ST

COLBY LN

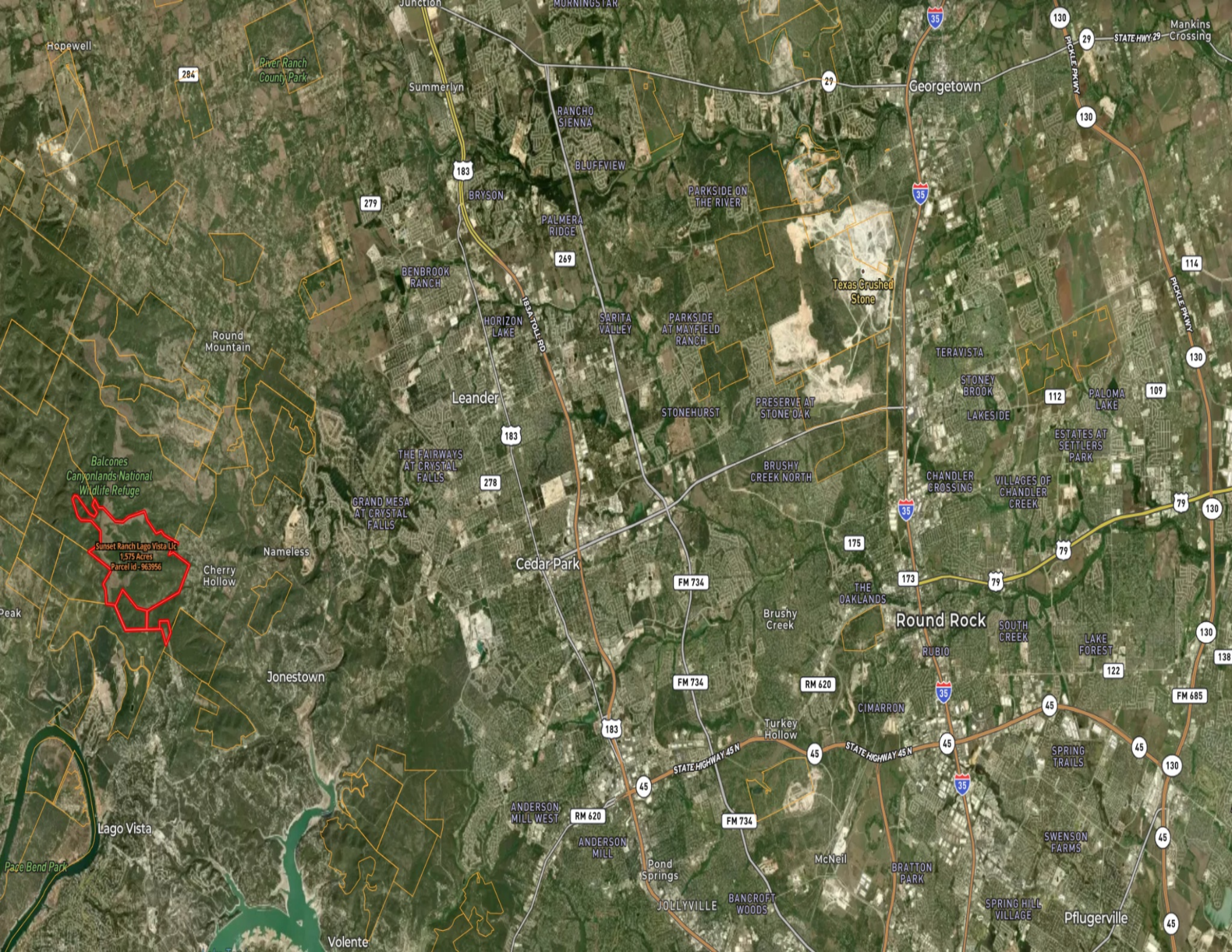
BRUSHY CREEK RD

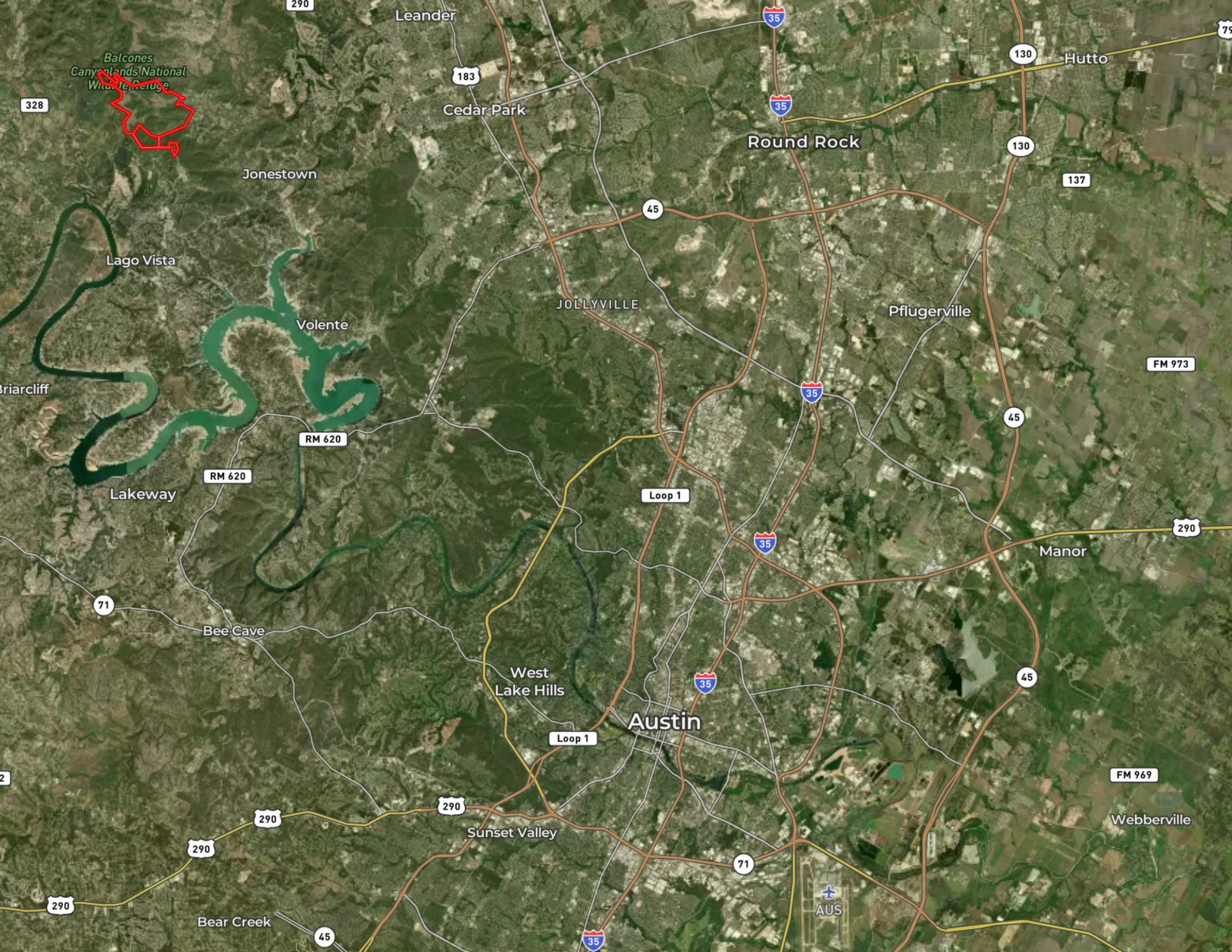
AVERY RANCH BLVD

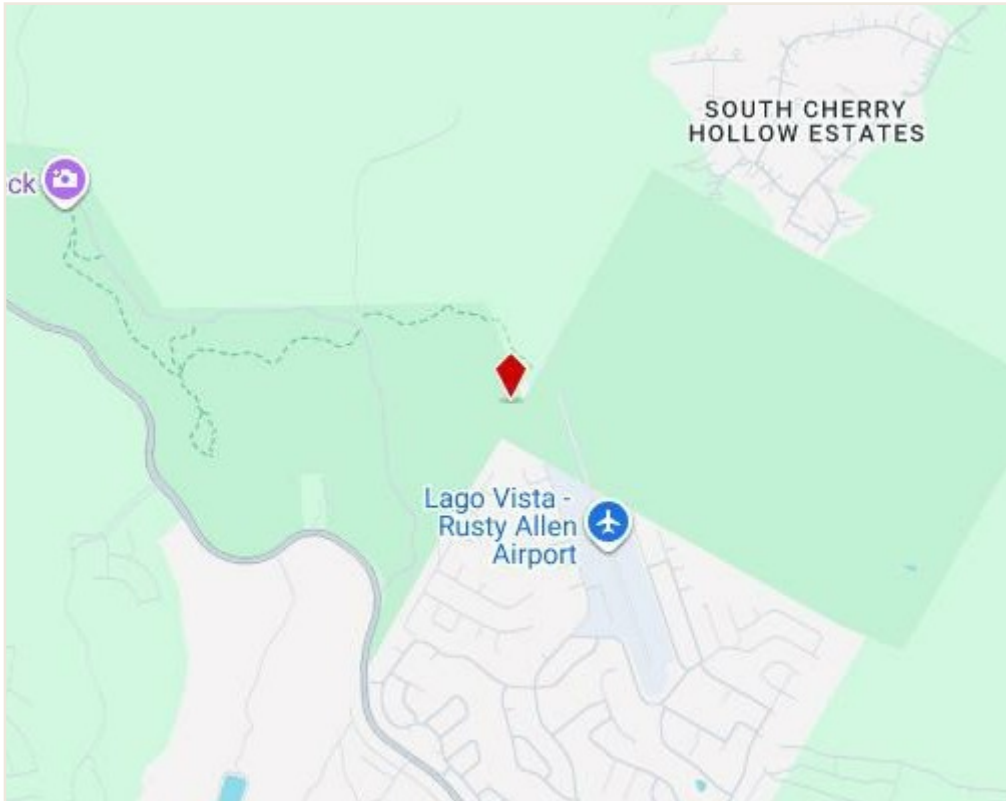
Jonestown

183

183A TOLL RD







LOCATION

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