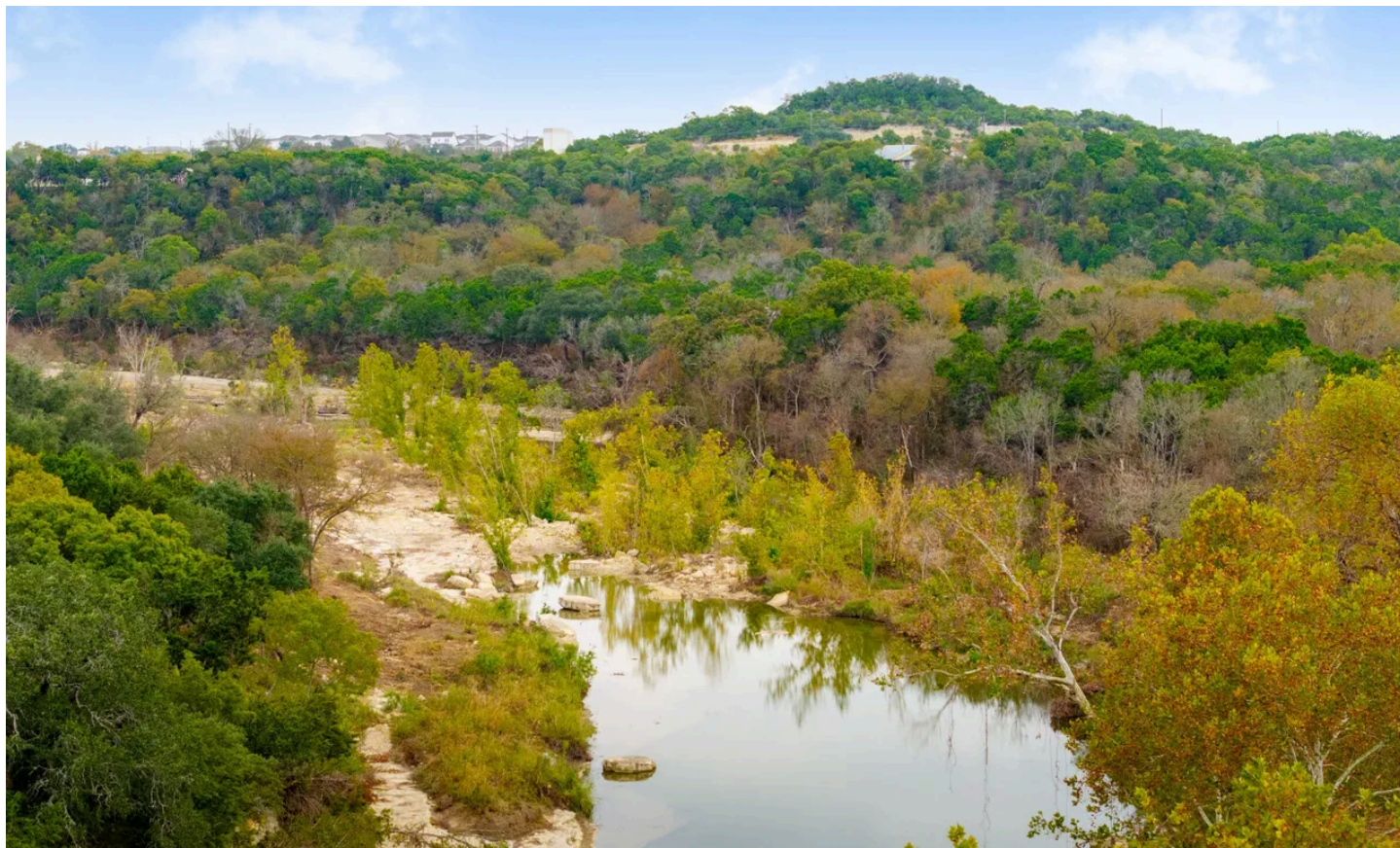


River Valley Estate
000 River Run
Leander, TX 78641

\$1,995,000
22.850± Acres
Williamson County



River Valley Estate
Leander, TX / Williamson County

SUMMARY

Address

000 River Run

City, State Zip

Leander, TX 78641

County

Williamson County

Type

Horse Property, Riverfront, Lot

Latitude / Longitude

30.618912 / -97.869516

Acreage

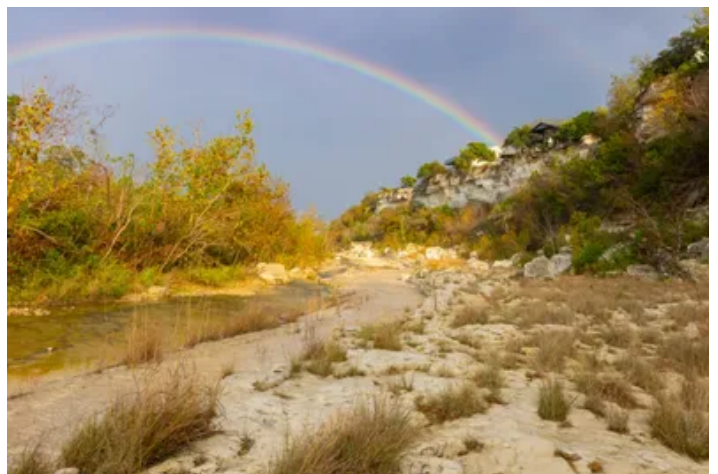
22.850

Price

\$1,995,000

Property Website

<https://ranchrealestate.com/property/river-valley-estate-williamson-texas/94866/>



PROPERTY DESCRIPTION

River Valley Estate — on the South San Gabriel

Private and beautiful, 3 minutes from Hwy 183, River Valley Estate spans 23± acres with buildable area outside the floodplain near River Run, a private, gated road. Raw river tracts of this size on the South San Gabriel are extremely rare. This stretch includes a series of clear pools and sits upstream from the famed Leander Dinosaur Tracks in the river bedrock—an ideal setting for a luxury homesite. Major cleanup just completed: brush and underbrush have been mulched and cleared, opening view corridors while preserving the massive native trees. The property enjoys live water on the South San Gabriel; springs on the property feed the river.

This property is the finest, closest live water property with a homesite ready in the area. Springs, Massive Oaks, and Deep Live Water.

Location

Only 2 minutes off the new 183 Toll Extension, 5 minutes to downtown Leander or Liberty Hill, 10 minutes to Cedar Park, 25 minutes to Georgetown, and ~35 minutes to downtown Austin.

Land & Water

A gently sloping mix of oak, elm, juniper, and mesquite over native grasses leads to approximately 650 feet of pristine river frontage. An oak mott in the interior opens to a natural clearing that gradually reveals the river—untouched by development. There's a deep pool on the north side, and the river is usable for hundreds of yards in either direction for swimming, fishing, and nature watching.

Minerals

Negotiable.

Taxes

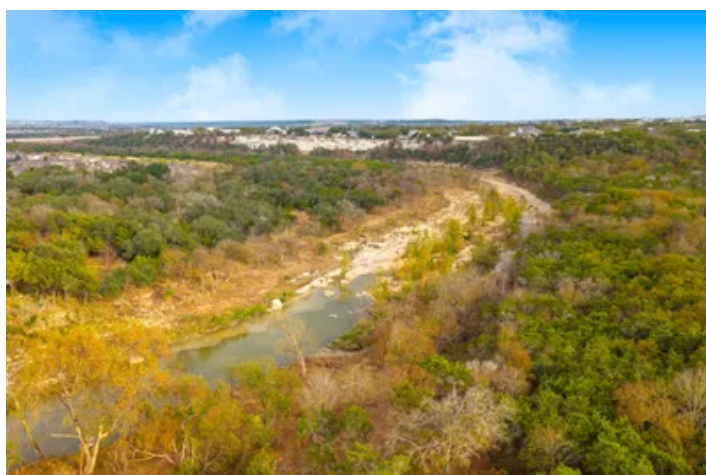
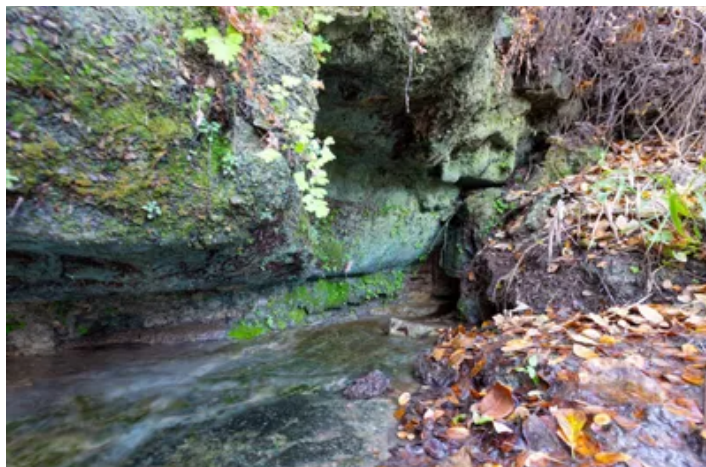
Fair-market valuation. 2024 taxes: \$13,893. Parcels: R356096, R356106

Community

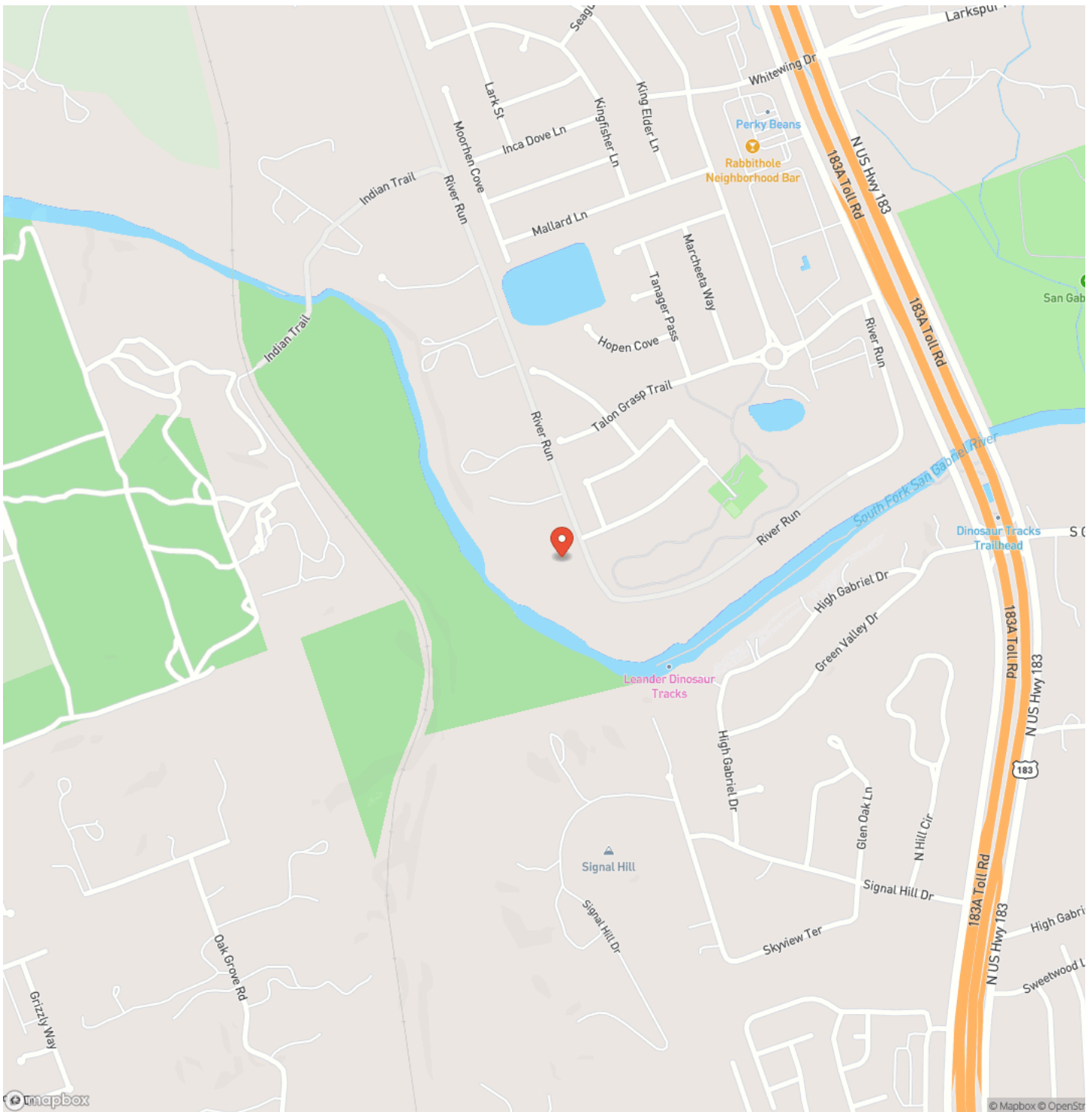
The Hwy 183 and Hwy 29 corridors are growing quickly, with improving amenities across Liberty Hill, Georgetown, Round Rock, Cedar Park, Leander, and North Austin. Cimarron Hills Golf & Country Club is just off Hwy 29, with Lake Georgetown and the north shores of Lake Travis both an easy drive.

Notes: Buyer to verify buildable envelope, utilities, and any development constraints.

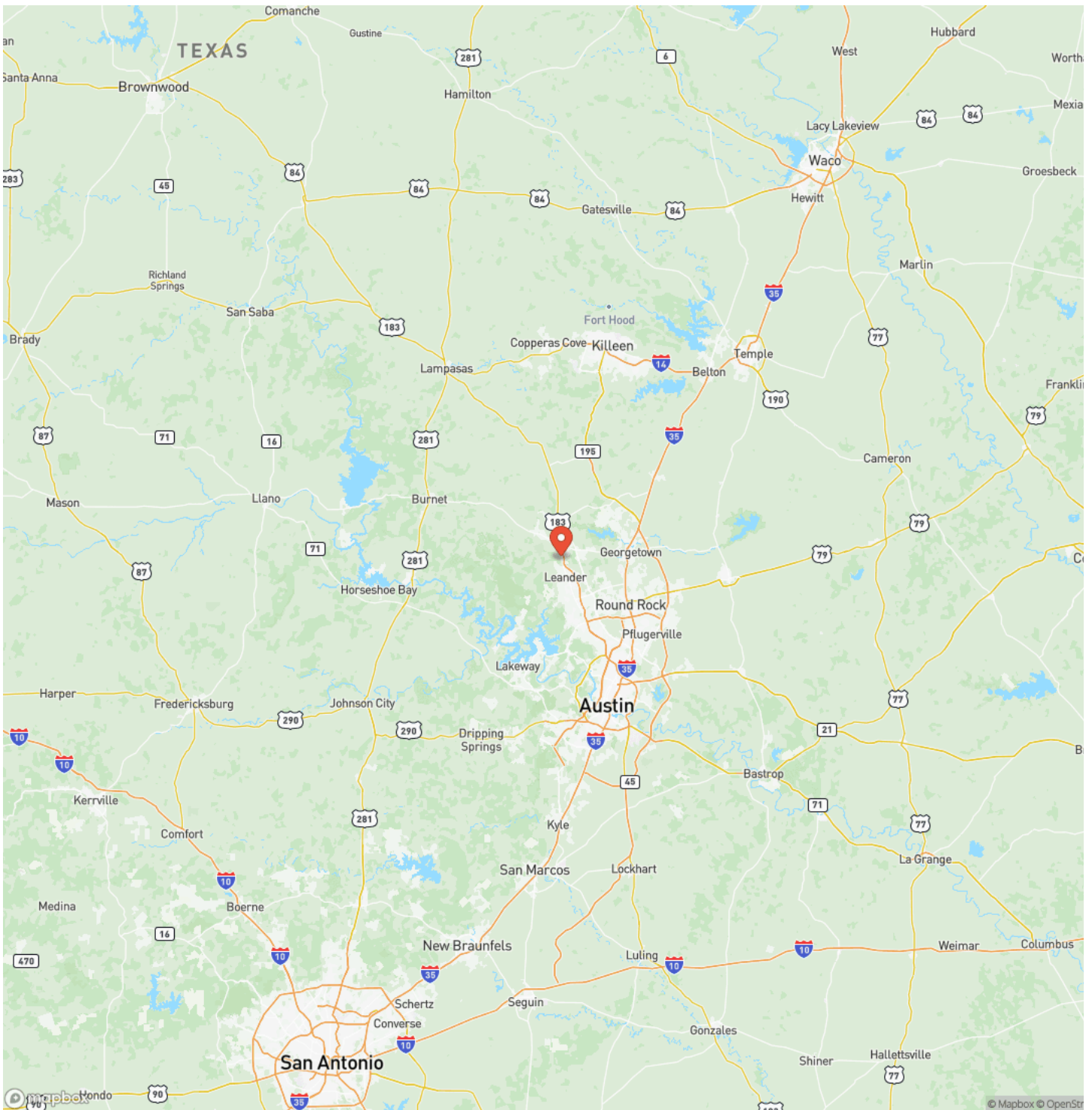
River Valley Estate
Leander, TX / Williamson County



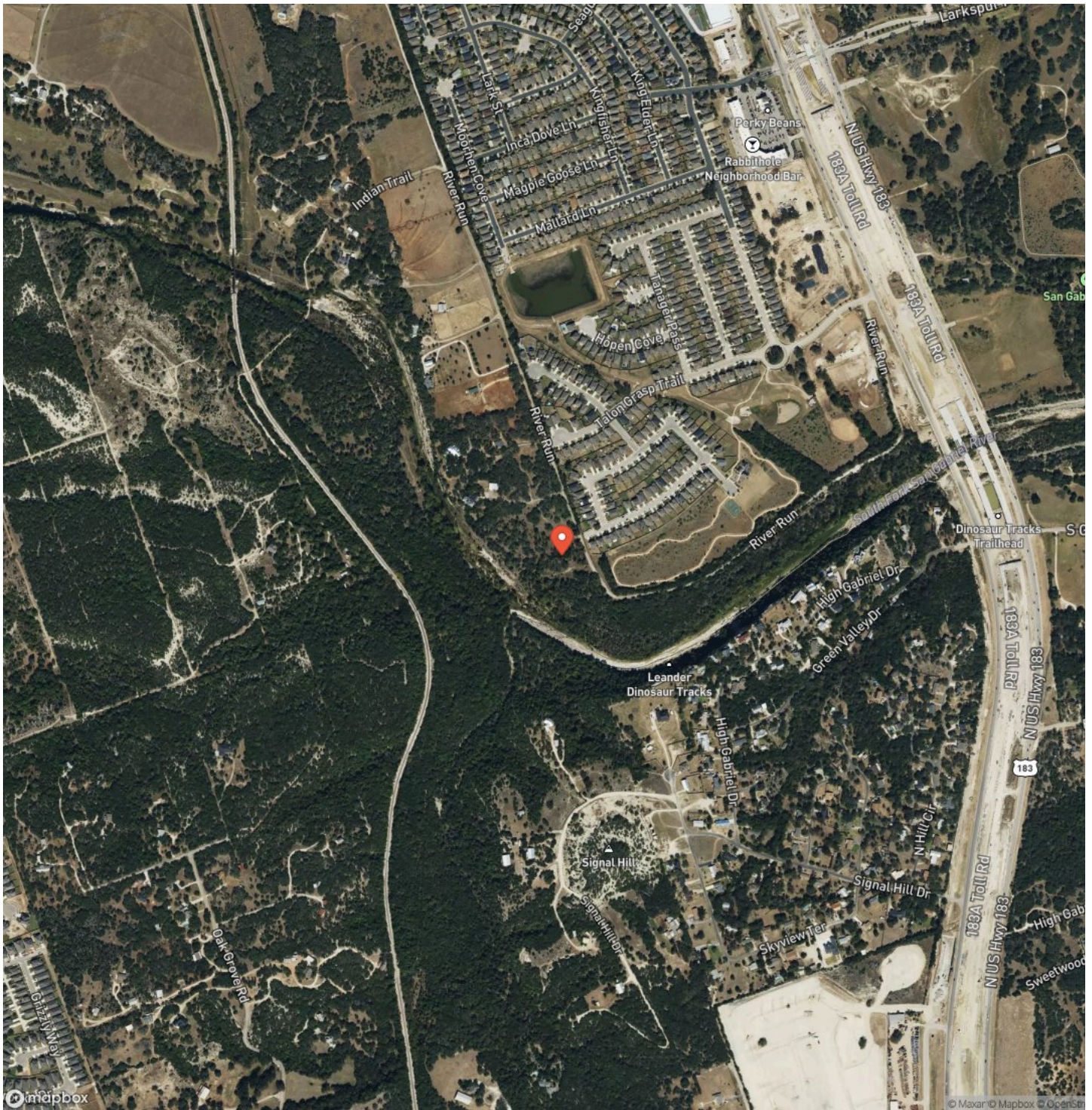
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Colton Harbert

Mobile

(806) 335-5867

Email

Colton@CapitolRanch.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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