

**13921 Nutty Brown Rd, Austin, Texas 78737**  
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Austin, TX 78737

**\$635,000**  
6± Acres  
Hays County





**13921 Nutty Brown Rd, Austin, Texas 78737**  
**Austin, TX / Hays County**

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## **SUMMARY**

### **Address**

13921 Nutty Brown Rd,

### **City, State Zip**

Austin, TX 78737

### **County**

Hays County

### **Type**

Hunting Land, Lot, Recreational Land

### **Latitude / Longitude**

30.175848 / -97.962296

### **Acreage**

6

### **Price**

\$635,000

### **Property Website**

<https://www.mockranches.com/property/13921-nutty-brown-rd-austin-texas-78737-hays-texas/81554/>



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### **PROPERTY DESCRIPTION**

13921 Nutty Brown Road | Austin, TX 78737 Discover a rare opportunity in the heart of the Texas Hill Country at 13921 Nutty Brown Road. This expansive property offers a blend of privacy, natural beauty, and convenience just minutes from downtown Austin, Dripping Springs, and Bee Cave. With mature oak trees, rolling terrain, and stunning views, the land presents endless potential for residential development, a private estate, or a boutique commercial venture. Located along the rapidly developing Nutty Brown corridor, this tract enjoys excellent road frontage and is positioned within the highly rated Dripping Springs ISD. The area is experiencing dynamic growth, making this a strategic investment in one of Central Texas' most desirable regions. Whether you're seeking a serene homestead location or looking to capitalize on the area's booming real estate market, this property delivers unmatched versatility and long-term value. Key Features: Prime location between Austin and Dripping Springs Gentle topography with mature trees Paved road frontage on Nutty Brown Road Minutes to shopping, dining, and breweries Don't miss your chance to own a piece of the Hill Country with unbeatable access to the best of Central Texas living.

Showing Instructions:

This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. Please contact [512-275-6625](tel:512-275-6625) for showing information. All appointments must be made with the listing broker and be accompanied.

Notice to Buyer Agents: Buyer agents must make first contact and be present for all showings.



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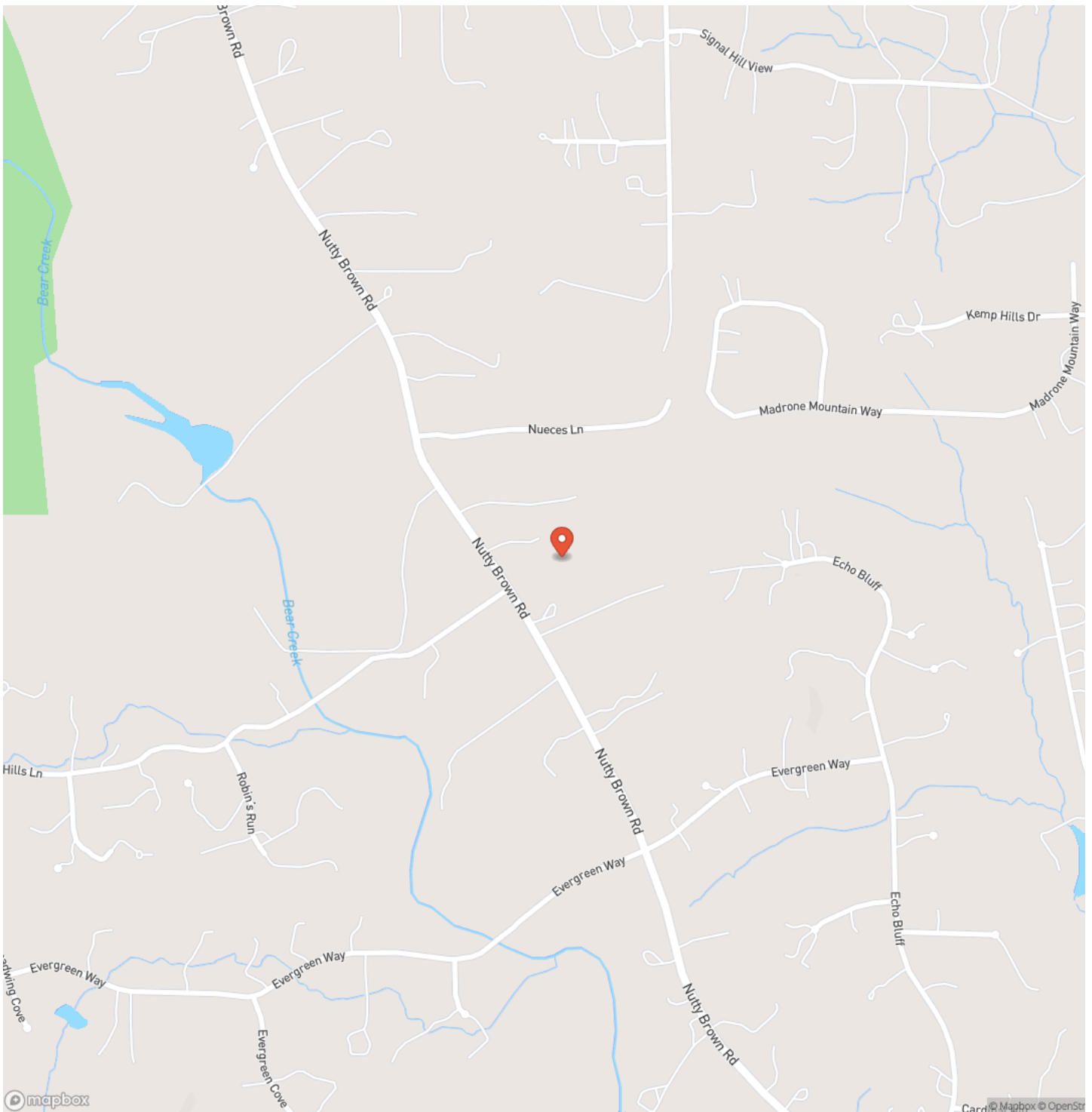
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## Locator Map



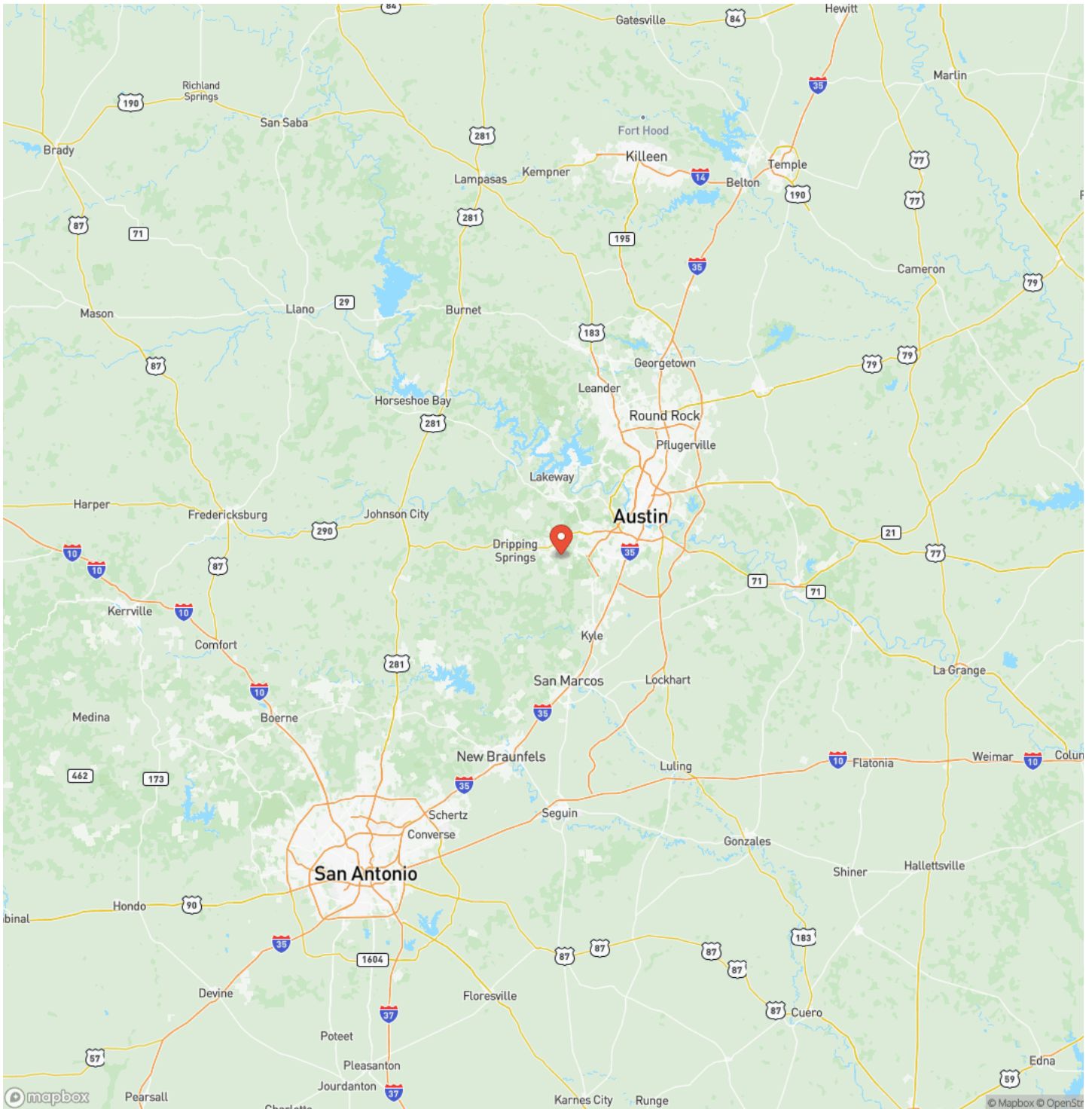
**MORE INFO ONLINE:**

**[Mockranches.com](https://www.mockranches.com)**



## Austin, TX / Hays County

## Locator Map



**MORE INFO ONLINE:**

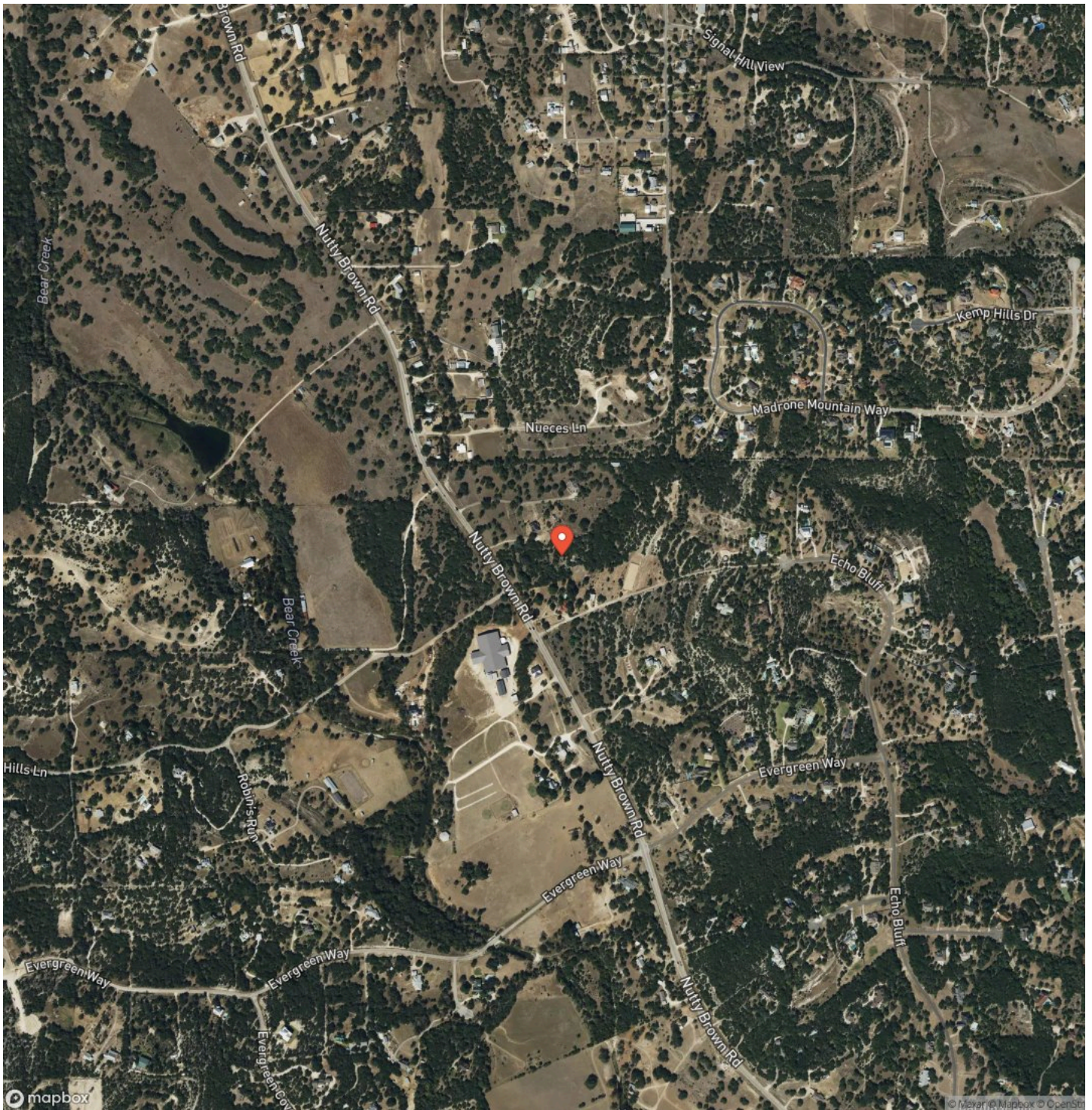
**Mockranches.com**



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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Dwayne Baker

## Mobile

(512) 748-9202

## Office

(512) 748-9202

## Email

DwayneBaker@mockranches.com

## Address

130 West Overlook Mountain

## City / State / Zip

## NOTES

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## **DISCLAIMERS**

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.



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**Mock Ranches Group at Keller Williams Realty**  
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