

Lake Granger Estate: 50 Acres of Peace, Privacy & Potential
22300 FM 971
Granger, TX 76530

\$2,500,000
50.860± Acres
Williamson County



Lake Granger Estate: 50 Acres of Peace, Privacy & Potential Granger, TX / Williamson County

SUMMARY

Address

22300 FM 971

City, State Zip

Granger, TX 76530

County

Williamson County

Type

Horse Property

Latitude / Longitude

30.729546 / -97.341488

Dwelling Square Feet

4218

Bedrooms / Bathrooms

4 / 3.5

Acreage

50.860

Price

\$2,500,000

Property Website

<https://kwland.com/property/lake-granger-estate-50-acres-of-peace-privacy-potential-williamson-texas/92423/>



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PROPERTY DESCRIPTION

22300 FM 971 - Granger, Texas

50.86± Acres | Moments from Lake Granger | Family compound, Event venue, RV park, Equestrian Retreat or Long-Term Investment Hold

Set against the quiet backdrop of Lake Granger and directly across from Friendship Park, this ~51-acre property delivers something rare in Central Texas: total privacy, an incredible location and endless opportunity.

The land backs to Corps of Engineers property, ensuring your views and privacy are protected for years to come. Per FEMA maps, the property sits outside the floodplain.

At the heart of the property is a 4,218± sq ft custom single-story home with a three-car garage and carport. Inside, you'll find details that stand the test of time: solid wood doors, travertine flooring, custom cabinetry and granite throughout. The main home includes three bedrooms and a large office, while the attached guest quarters provide a studio suite with kitchenette and full bath. Out back, a deep covered porch overlooks the pool and spa, both ready for updating but with strong foundations for restoration.

This property offers ample space for work, play or future vision:

- Three barns (approx. 2,700 sf, 1,600 sf, and 840 sf)
- Two additional outbuildings
- Fenced acreage (formerly a horse property)

Whether you envision a family compound, event venue, RV park, equestrian retreat, or long-term investment hold, the groundwork is already here.

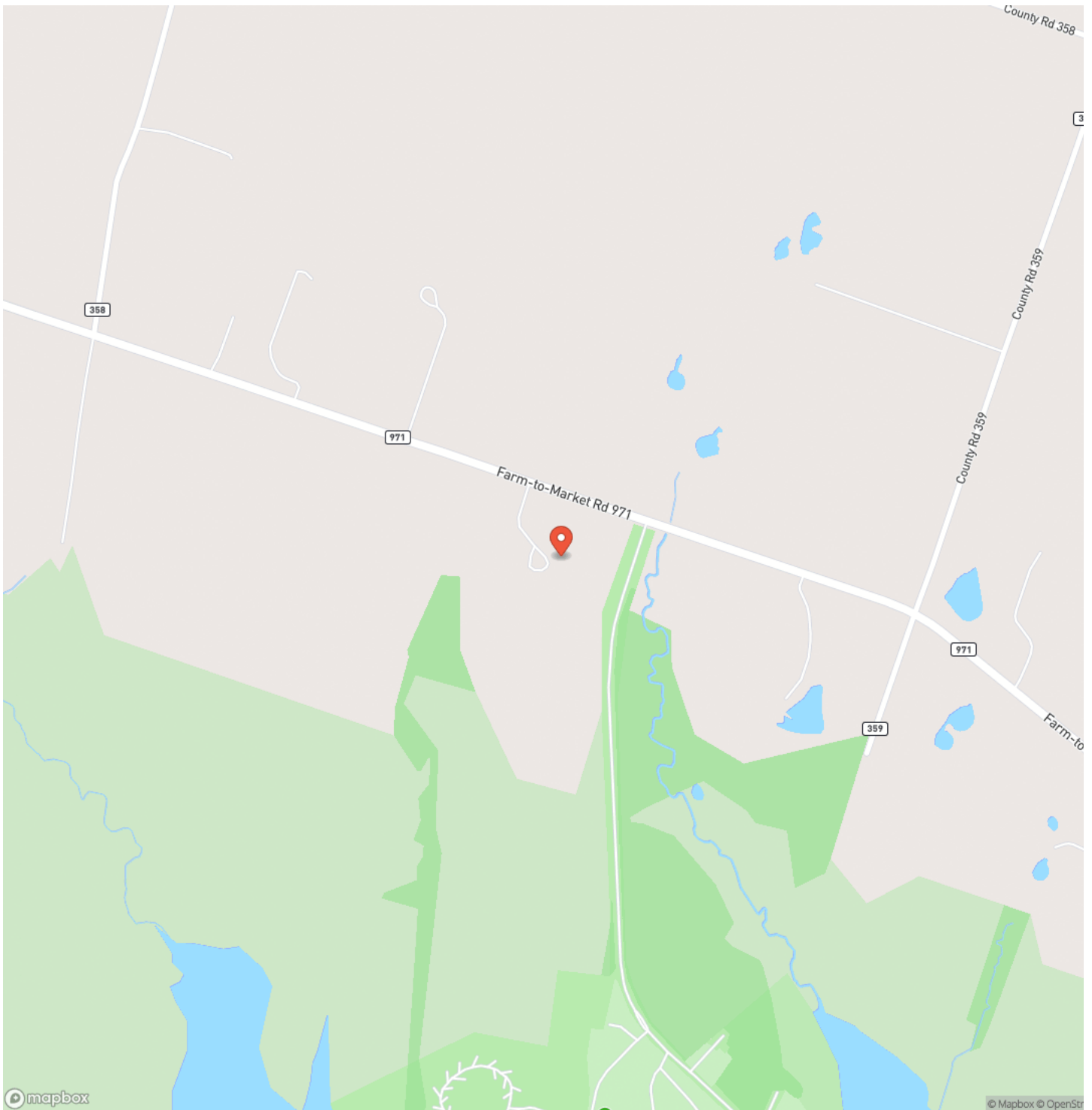
While the home needs some work (foundation proposal and pool details available), the location is prime - just 5 miles from the new Granger Secondary School and Sports Complex and minutes from major growth corridors.

22300 FM 971 is strategically positioned within the next wave of Central Texas growth - and affords the next owner options: events center or RV park, subdivide for development, horse property, longer term investment hold or family compound.

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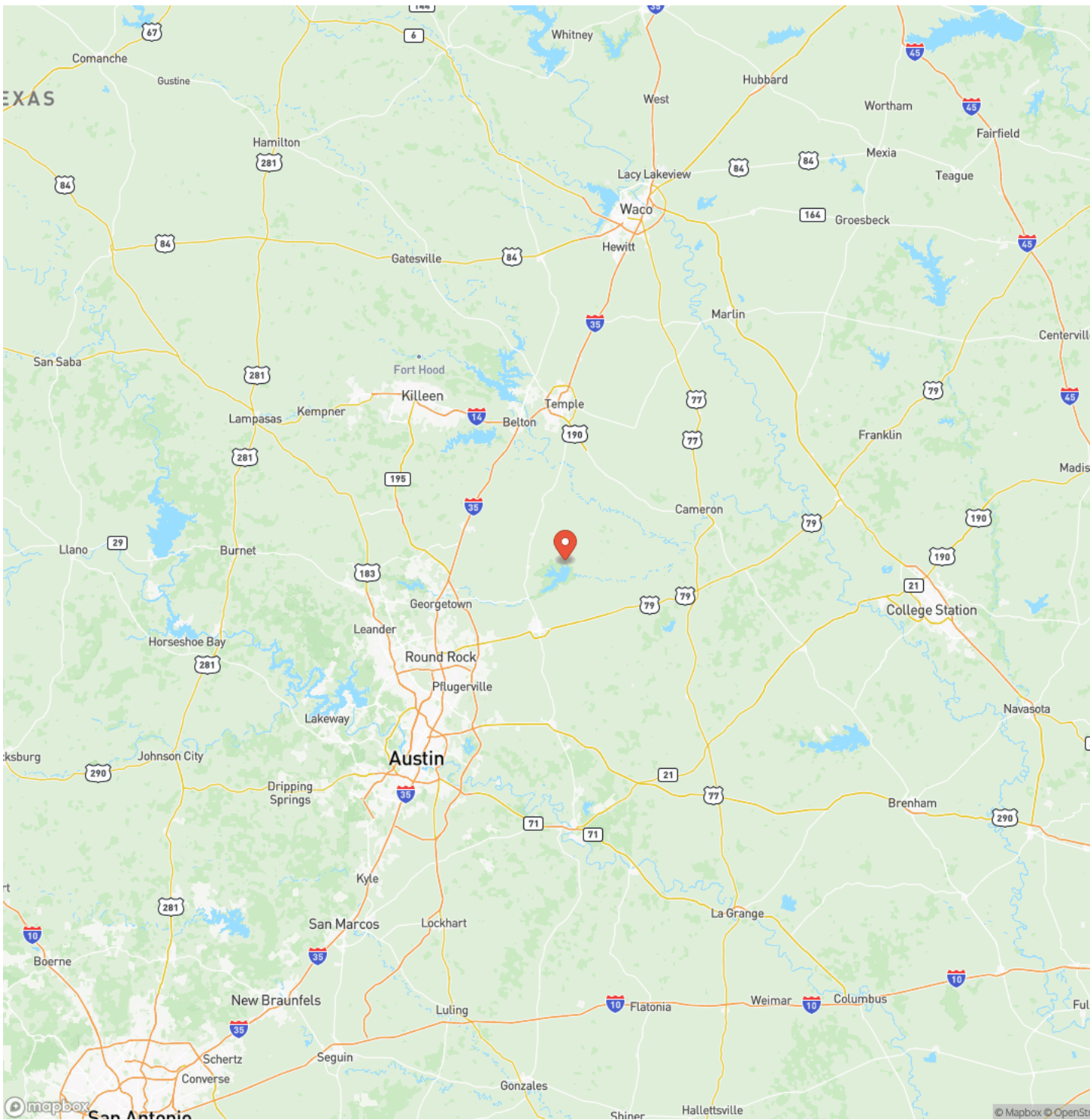


Locator Map



Granger, TX / Williamson County

Locator Map



Satellite Map



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LISTING REPRESENTATIVE
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NOTES

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DISCLAIMERS

All information provided is deemed reliable but is not guaranteed and should be independently verified by prospective buyers. Property boundaries, square footage, and acreage are approximate and based on county or third-party sources. Buyer and buyer's agent to confirm all measurements, restrictions, utility availability, and intended use with the appropriate authorities. Home and improvements are being sold as is. Keller Williams Realty and listing agent make no warranties or representations regarding the condition of the property, future land use, or development potential.

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