

For Sale | Land | 505 ± Acres

484 Berdoll Ln
Cedar Creek, TX 78612

Potential Commercial/Residential
Redevelopment Opportunity



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4901 N Mesa Ste. 3B
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This property includes 2 separate parcels.

- Tract 1 - 268.83 ± acres
- Tract 2 - 236.36 ± acres

Separately owned 131 ± acre parcel between the two tracts can be purchased.

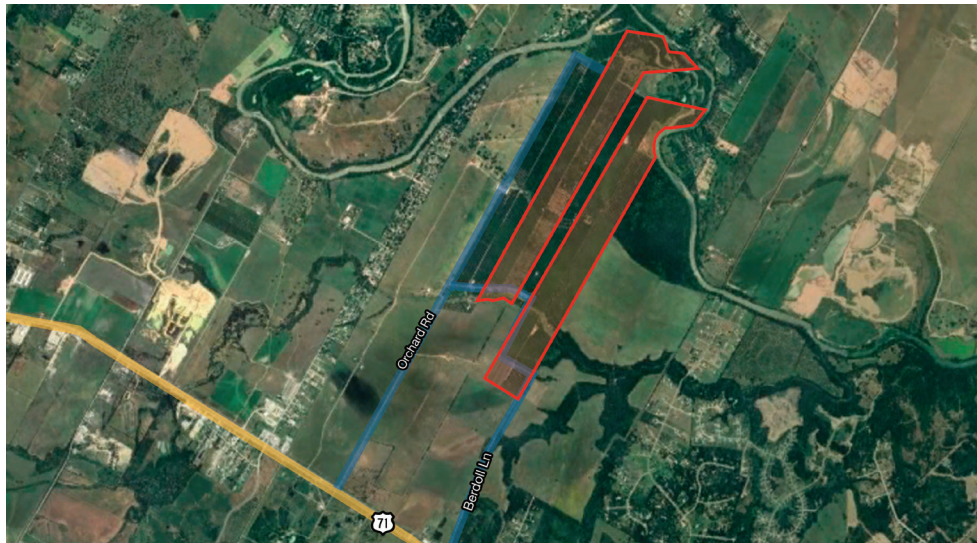
It has multiple wells giving year round water. This property includes senior water rights.

The property also has Colorado River front access in 2 locations.

Soil analysis show sand and gravel potential on site.

Perfect location for residential or commercial development.

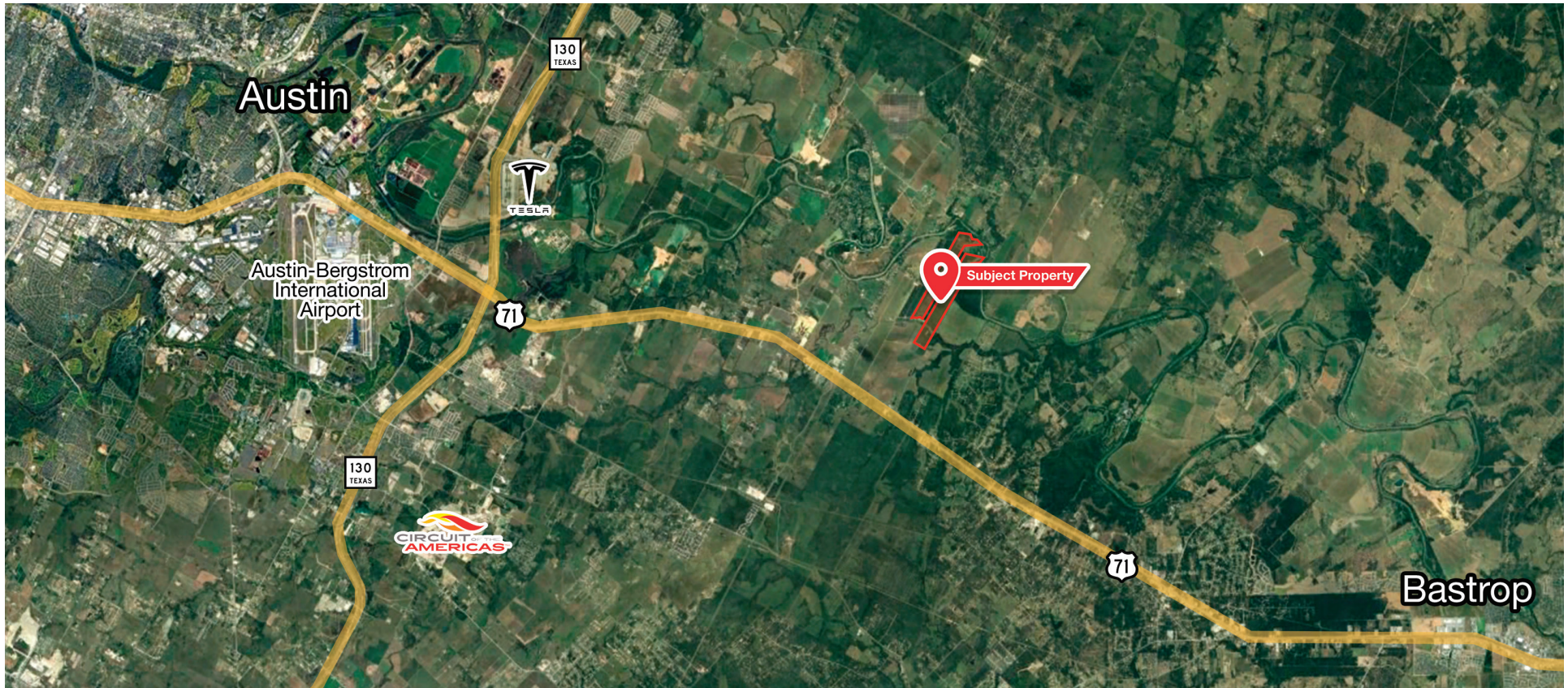
[Click Here to View Drone Footage](#)



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Location



Distance to key points of interest:

- 15 miles from Downtown Austin
- 11 miles from Austin-Bergstrom International Airport
- 7 miles from Circuit of the Americas
- 6 miles east of the new \$1 billion Tesla assembly plant
- 4 miles west of Lost Pine Resort

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