

Developer Incentives:
Legacy Estate 32 at Preservation Ranch
23.76 acres | \$2,450,000

Preservation Ranch proudly presents Legacy Estate 32 - one of the final heritage estates within the community. Spanning 23.76 acres of rolling Hill Country terrain, this rare offering includes your choice of **one exclusive Estate Package**, designed to accelerate your building vision while preserving long-term property values.

- **Land Price:** \$2,450,000
- **Exclusivity:** One of only four estates remaining within Preservation Ranch
- **Differentiator:** The only homesite with a pre-designed and rendered private pond feature
- **Lifestyle Appeal:** Privacy and nature on an estate-sized ranchette near Bee Cave and Dripping Springs

Legacy Estate 32 is more than land - it's a rare opportunity to establish a generational estate in the Hill Country.



ESTATE PACKAGE OFFERING	ESTIMATED VALUE	DESCRIPTION
Private Well Credit	\$50,000	Enhances long-term independence by providing a supplemental private water source alongside PUA service.
Driveway & Site Prep Credit	\$50,000	Transforms raw land into a construction-ready estate, reducing time from purchase to build.
Architectural Rendering Package	\$50,000	Visualize your dream home instantly with a tailored site plan and 3D renderings.
Pond Construction Credit *Exclusive to Legacy Estate 32*	\$50,000	An exclusive opportunity to anchor your estate with a private water feature, fully designed and partially funded by the developer.