

484

RANCH
JOHNSON CITY, TX

YOUR PLACE OUT WEST



Thoughtfully Planned Ranchette Community

464 Ranch is an exclusive, 72 ranchette community located in historic Johnson City, Texas. This private, gated community encompasses the natural beauty, abundant wildlife, and rolling topography of the Texas Hill Country. Come experience the full-time feel and second-home appeal of your place out west.



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488 Ranch Road 1323 | Johnson City, Texas 78636

JUST WEST OF THE CITY LIGHTS

Less than an hour from Austin and San Antonio, 464 Ranch is close to the big city, but far enough away. With the securely-gated entry to the community just one turn off 281 onto RR 1323, landowners can enjoy convenient access to:

- Local, dog-friendly biergarten and gourmet coffee shop
- Established fine dining at Bryan's on 290 and fresh charcuterie at Picnic'd
- The 2nd most-visited wine trail in the U.S. with over 50 wineries between Johnson City and Fredericksburg
- H-E-B Grocery less than 20 min. away
- Fishing, boating, and water sports off Lake LBJ, Canyon Lake & Lake Marble Falls
- World-class Golf and Tennis at Horseshoe Bay Waterfront Resort just 25 min. away
- Baylor Scott & White Medical Center in Marble Falls just 15 min. away
- Seven State Parks within a 45 min. drive
- Boutique shopping 30 mi. west in Fredericksburg



484 RANCH



Horseshoe Bay
(29 mi.)



Pedernales River

Johnson
City

Austin (50 mi.) →



← Fredericksburg
(33 mi.)



San Antonio
(65 mi.)





FULL-TIME FEEL, SECOND-HOME APPEAL

Shaded by oak trees and the natural flora and fauna of the Pedernales River Valley region, landowners will enjoy community amenities designed for both quiet reflection and communal connection.



7-Acre Community Park



View & Waterfront Ranchettes



Stocked 2-Acre Pond



Reasonable POA & Restrictions



2-Mile Hike & Bike Trail



High-speed Fiber-optic Internet

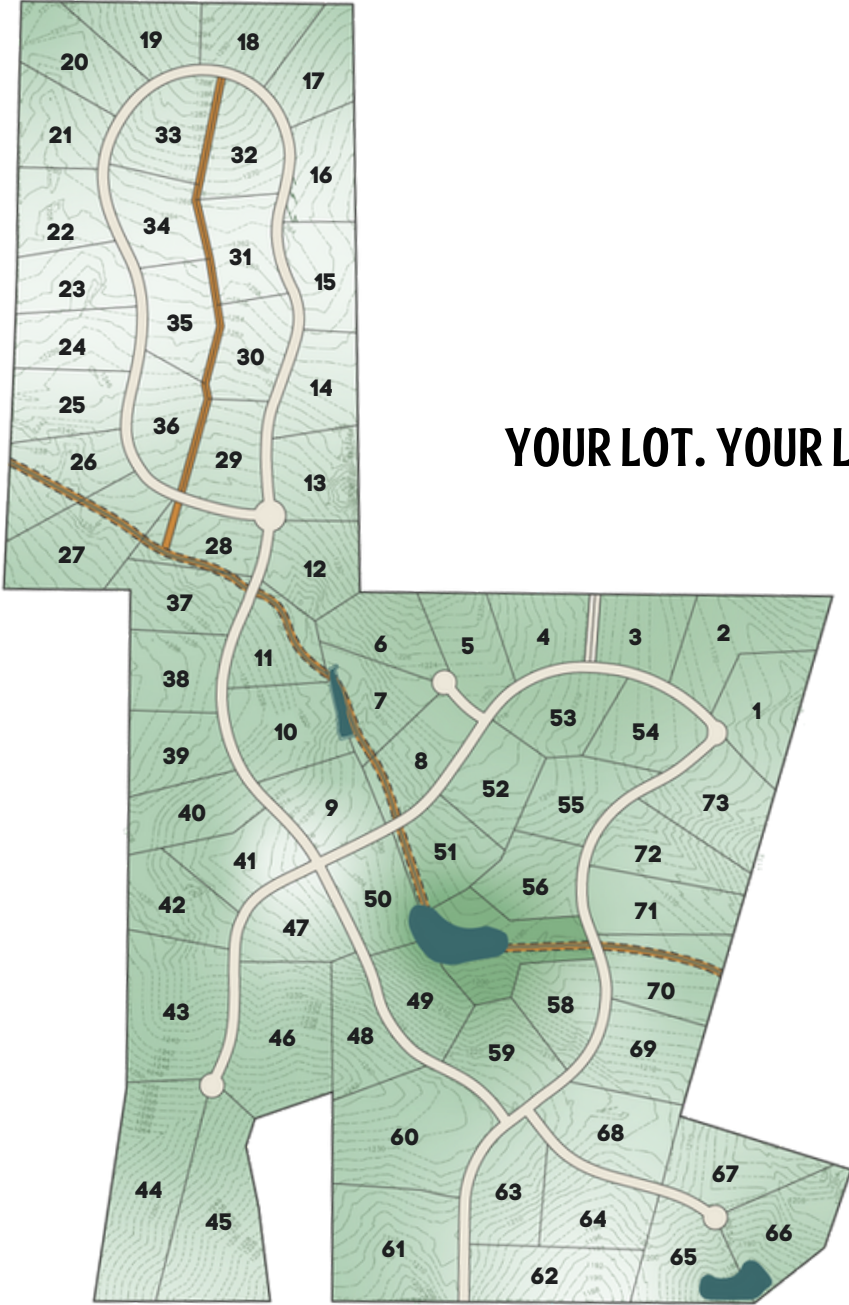


Fully Gated, High-Fenced



Underground Utilities





YOUR LOT. YOUR LEGACY.



↑
ENTRANCE

Make 464 Ranch yours.

Whether you're looking for an available lot or a custom home build, 464 Ranch has 72 spacious ranchettes ranging in size from 5 to 11 acres.

A 7-Acre, centrally located park provides landowners access to fishing, several picnic sites, and serves as the trailhead to the 2-mile hike and bike trail that runs through the community. Private roads wrap around the hill country and waterfront lots.



Whitetail
Deer



Dove



Fallow
Deer



—
**Blackbuck
Antelope**



—
**Largemouth
Bass**



—
**Wild
Turkey**



REST, RECREATION AND EXOTIC WILDLIFE AWAIT

Once a trophy hunting ranch, this wildlife tax-exempt community is home to Blackbuck Antelope, Fallow deer, Axis deer, wild turkeys, Gray fox, and more.



—
Gray Fox

MASTER PLANNED BY PEOPLE WHO LOVE LAND

The community developers of 464 Ranch take pride in practicing responsible land management. With a sense of stewardship and deep knowledge of the Texas terrain, they ensure minimal impact on the ecosystems and environment that define the region.



Balcones Land Co. is a Texas Land Developer who brings the ranch way of life forward for more people to enjoy.

Make your move to 464 Ranch today!

- Reasonable Restrictions
- Low POA Dues
- No Timeline to Build
- Underground Utilities
- High Speed Fiber-optic Internet
- Wildlife Tax-Exemption
- Builder Friendly
- Financing Available



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For more info or to schedule a private showing, contact:



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