

# \$795,000 - 420 Blanco River Ranch Rd, San Marcos

MLS® #7344919

**\$795,000**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 8.43 Acres

The Blanco River Ranch, San Marcos, TX

Beautiful 8.428 acres backing to Blanco River. Close-in, quiet, gated Neighborhood. EZ access to IH 35, Kyle, Austin, New Braunsfels, San Marcos & San Antonio. Equestrian friendly. Only vacant Riverfront lot remaining for new home. Many custom high-end homes. Property already has a water well (not currently in use, Buyer to test for usage). Electricity available at street. Lot has been cleared of excess dead trees. Lots of mature native Texas trees. Partially in FEMA Flood Plain. Buyer to verify location of Flood Plain. Plenty of buildable area for home, guest home, barns, stables, etc. NOTE: Blanco River (app. 657 river frontage is currently not flowing due to on-going drought.

## Essential Information

MLS® #	7344919
Price	\$795,000
Bathrooms	0.00
Acres	8.43
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

## Water Feature/View

View	River,TreesWoods,Blanco River
Is Waterfront	Yes
Water Body	Blanco River



## Community Information

Address	420 Blanco River Ranch Rd
Area	HS
Subdivision	The Blanco River Ranch
City	San Marcos
County	Hays
State	TX
Zip Code	78666

## Amenities

Utilities	Electricity Available, See Remarks
Features	Community Mailbox, Gated, Equestrian Community

## Exterior

Lot Description	Gentle Sloping, Many Trees, Trees Medium Size
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## School Information

District	San Marcos CISD
Elementary	Travis
Middle	Goodnight
High	San Marcos

## Additional Information

Date Listed	April 22nd, 2025
Days on Website	173
Days on Market	154
Zoning	Residential
HOA Fees	720
HOA Fees Freq.	Annually
Gated Community	Yes

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