

\$504,000 - 9475 Fm 32, Lot 1, Fischer

MLS® #7974667

\$504,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 12.60 Acres

Ranches at Canyon Crossing, Fischer, TX

Ranches at Canyon Crossing, a premier gated community development nestled between Wimberley and Canyon Lake, offers a rare opportunity to own ranchette homesites in the heart of the Hill Country. With 17 tracts ranging from 12 to 16 acres, many positioned atop private hilltops with elevations reaching up to 1,200+ feet, these homesites provide breathtaking views, mature oak trees, and unmatched privacy. Each tract is thoughtfully designed to offer ultimate seclusion and a deep connection to nature, allowing you to create a Hill Country retreat that’s uniquely yours. These are perfect for you to build the gathering place you’ve always envisioned—an oasis of privacy where memories are made, legacies are forged, and your dreams take root. This is not just land; it’s a canvas for your aspirations, a sanctuary that will stand the test of time.



Essential Information

MLS® #	7974667
Price	\$504,000
Bathrooms	0.00
Acres	12.60
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View Hills,Panoramic,TreesWoods

Community Information

Address 9475 Fm 32, Lot 1
Area CM
Subdivision Ranches at Canyon Crossing
City Fischer
County Comal
State TX
Zip Code 78623

Amenities

Utilities Electricity Available, Propane, Underground Utilities
Features Gated

Exterior

Lot Description Native Plants, Private, Many Trees, Trees Medium Size, Views

School Information

District Comal ISD
Elementary Mountain Valley
Middle Mountain Valley Middle
High Canyon Lake

Additional Information

Date Listed August 15th, 2025
Days on Website 82
HOA Fees 1600
HOA Fees Freq. Annually
Gated Community Yes

Property Listed by: Moreland PropertiesThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 5th, 2025 at 4:46am CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.