

\$761,400 - 3300 Fm 165 Lot 13b, Dripping Springs

MLS® #9324101

\$761,400

0 Bedroom, 0.00 Bathroom,
Land / Farm on 12.69 Acres

Ranches At Dripping Springs, Dripping Springs, TX

Views, land and luxury living! Discover the latest premier community in the heart of the Texas Hill Country—brought to you by the trusted team at Ranches At Developers. Lot 13B in The Ranches At Dripping Springs is a gorgeous lot with a beautiful grotto, views and privacy located on a cul-de-sac at the back of the neighborhood, with great build sites! The development spans 389 acres with lots ranging from 12 to 18 acres. This exclusive, new development offers an unparalleled opportunity to own a slice of one of the most beautiful and sought-after regions in the state. With expansive land, dramatic views, and luxury living in a serene rural setting, this community is designed to create the perfect balance between rustic charm and modern convenience. Enjoy breathtaking panoramic views of the rolling hills, scenic valleys, and rugged terrain that the Texas Hill Country is famous for. Thoughtfully designed for privacy and natural beauty, these spacious homesites are ideal for custom-built homes or second homes with a “lock and leave” convenience in a gated community. The development features generous acreage, allowing for large estates and ample space for outdoor living, gardens, or horses. Expect wide, well-maintained roads, underground utilities, and beautiful equestrian fencing that enhances the living experience while preserving the natural beauty of the landscape. Enjoy peace and tranquility with



private, gated access to the community, ensuring your home remains a peaceful retreat away from the hustle and bustle of city life. While youâ€™ll feel worlds away, this community is just 10 minutes from Dripping Springs and 40 minutes from Austin, offering easy access to shopping, dining, medical facilities, and entertainment options. Whether youâ€™re commuting to work or simply want to explore the local area, youâ€™re never far from the action.

Essential Information

MLS® #	9324101
Price	\$761,400
Bathrooms	0.00
Acres	12.69
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	Panoramic,Pasture,TreesWoods
------	------------------------------

Community Information

Address	3300 Fm 165 Lot 13b
Area	BL
Subdivision	Ranches At Dripping Springs
City	Dripping Springs
County	Blanco
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Available, Propane, Underground Utilities, Water Not Available
Features	Gated

Exterior

Exterior Features	None
-------------------	------

Lot Description Agricultural, Cul-De-Sac, Gentle Sloping, Many Trees, Native Plants,
Open Lot, Private, Trees Medium Size, Views

School Information

District Johnson City ISD
Elementary Lyndon B Johnson
Middle Lyndon B Johnson
High Lyndon B Johnson (Johnson City ISD)

Additional Information

Date Listed December 27th, 2024
Days on Website 13
Days on Market 57
HOA Fees 1800
HOA Fees Freq. Annually
Gated Community Yes

Property Listed by: Bramlett Partners
The 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 4th, 2025 at 11:46pm 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.