

Manana25 Ranch
TBD US HWY 290
Johnson City, TX 78636

\$1,250,000
25.01± Acres
Blanco County



Manana25 Ranch
Johnson City, TX / Blanco County

SUMMARY

Address

TBD US HWY 290

City, State Zip

Johnson City, TX 78636

County

Blanco County

Type

Commercial, Lot, Horse Property

Latitude / Longitude

30.21211 / -98.278366

Taxes (Annually)

\$35

HOA (Annually)

\$600

Acreage

25.01

Price

\$1,250,000



PROPERTY DESCRIPTION

Introducing the Manana25! This 25-acre tract is a rare opportunity to own gated acreage with Hwy 290 frontage in the most sought-after areas between Dripping Springs and Johnson City, Texas! This land can be an outstanding residential homesite or can offer commercial possibilities as well.

Manana25 is just over 25 acres and features a scenic and beautiful landscape. Scattered Oaks, grassy meadows, and a wet weather creek offer a scenic setting. The gently rolling topography creates just enough privacy and views.

The property is in the classic higher end neighborhood of Tierra Manana and is one of only two lots which allow for commercial usage (Per POA Approval). This corner tract has over 1,400ft of frontage along Hwy 290 and over 700ft of frontage along Esparanza Trail. The location is in a prime growth area being just west of Henley and on the Hwy 290-growth corridor between Dripping Springs and Johnson City. Tierra Manana is a well-designed acreage subdivision with higher end custom homes.

The property is currently under wildlife tax valuation for low taxes. There are multiple homesites and mostly cleared of cedar. The location and visibility would make an excellent opportunity for commercial use such as a restaurant, brewery, or venue. But there is also plenty of room for privacy for a residence. This property can truly work for either use.

Features –

Excellent location close to Dripping Springs/Johnson City

Commercial or Residential Use

Abundant Frontage Along Hwy 290

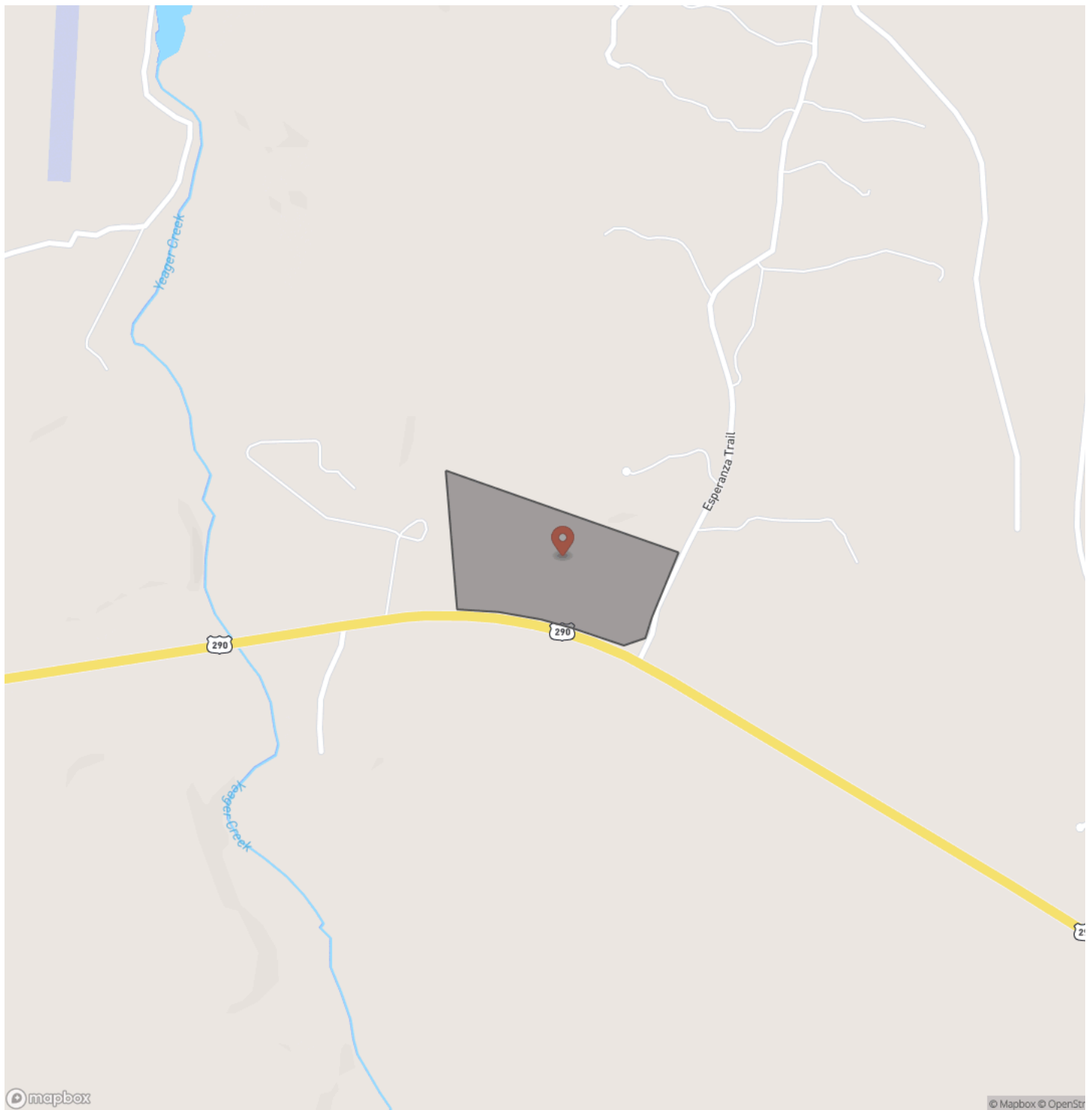
Amazing home sites

Agricultural/Wildlife Tax Valuation – Low Taxes

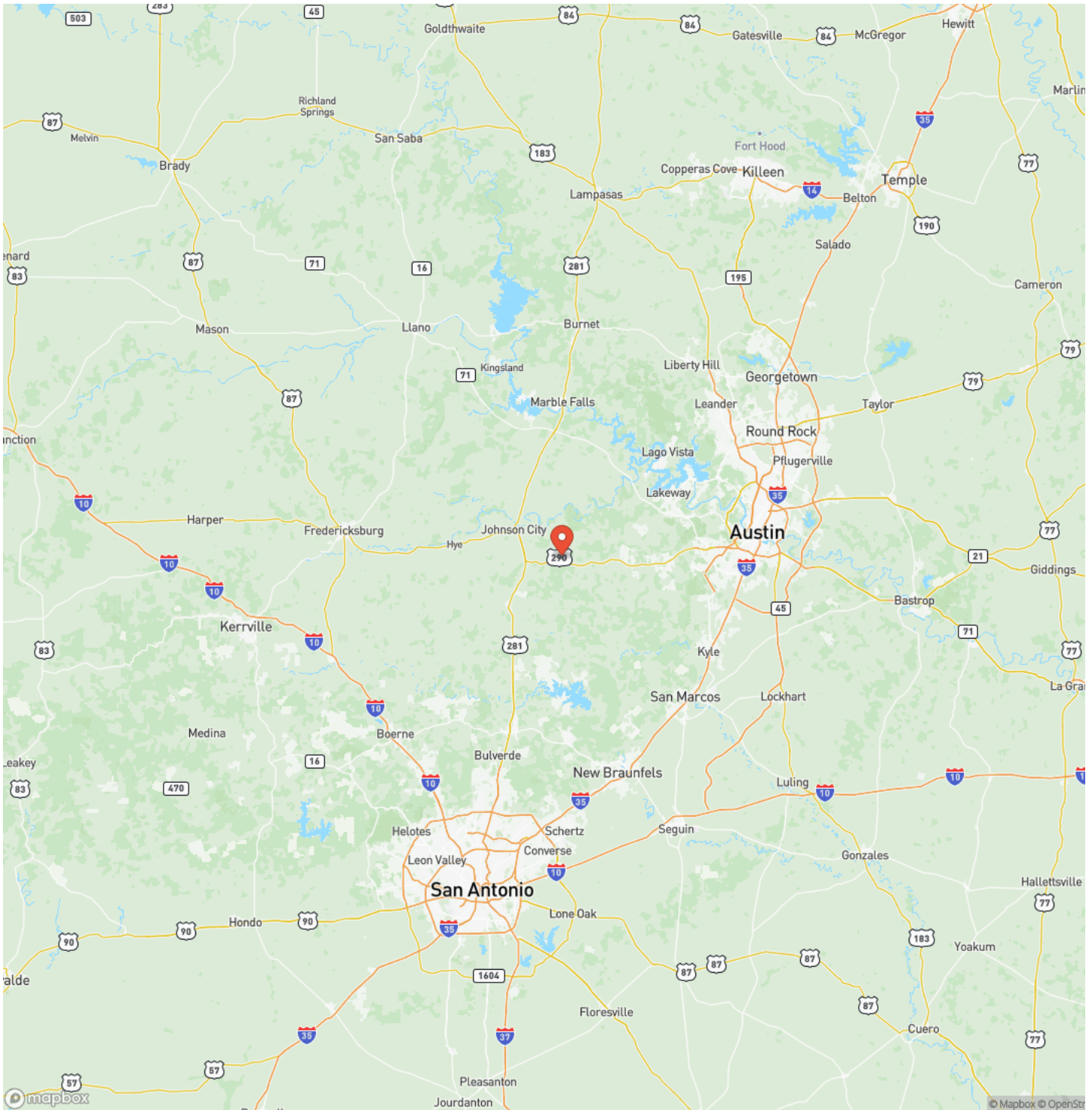
Beautiful topography covered in trees



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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DISCLAIMERS

The information contained herein is believed to be true and correct. However, Agent/Keller Williams Realty or Seller does not give any warranty for its accuracy. It is the buyer or buyers agent responsibility to do due dilligence and verify all information.

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