

**Manana25 Ranch**  
TBD US HWY 290  
Johnson City, TX 78636

**\$1,499,000**  
25.010± 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**

25.010

**Price**

\$1,499,000

**Property Website**

<https://kwland.com/property/manana25-ranch-blanco-texas/80639/>



**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

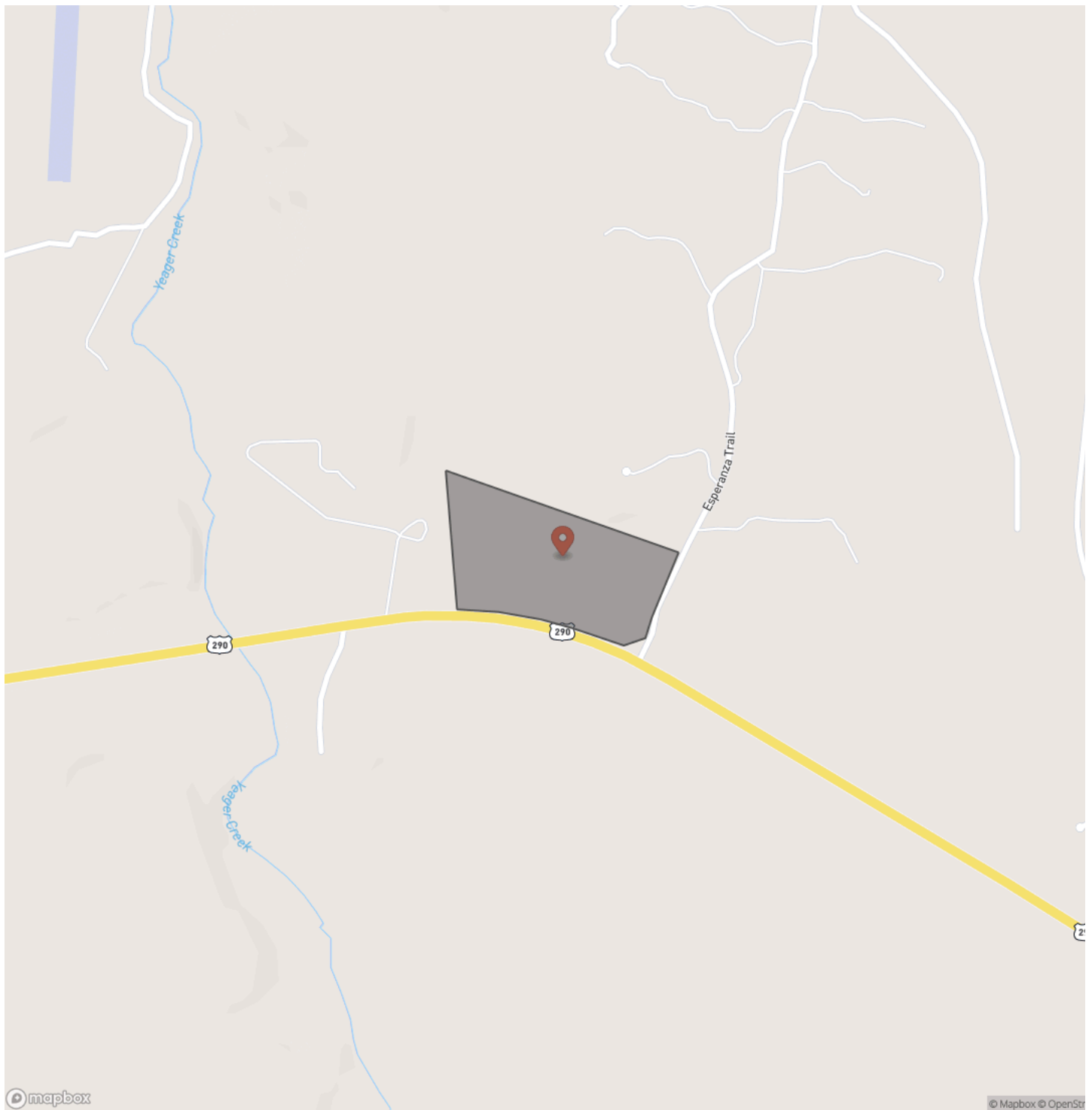
Agricultural/Wildlife Tax Valuation – Low Taxes

Beautiful topography covered in trees

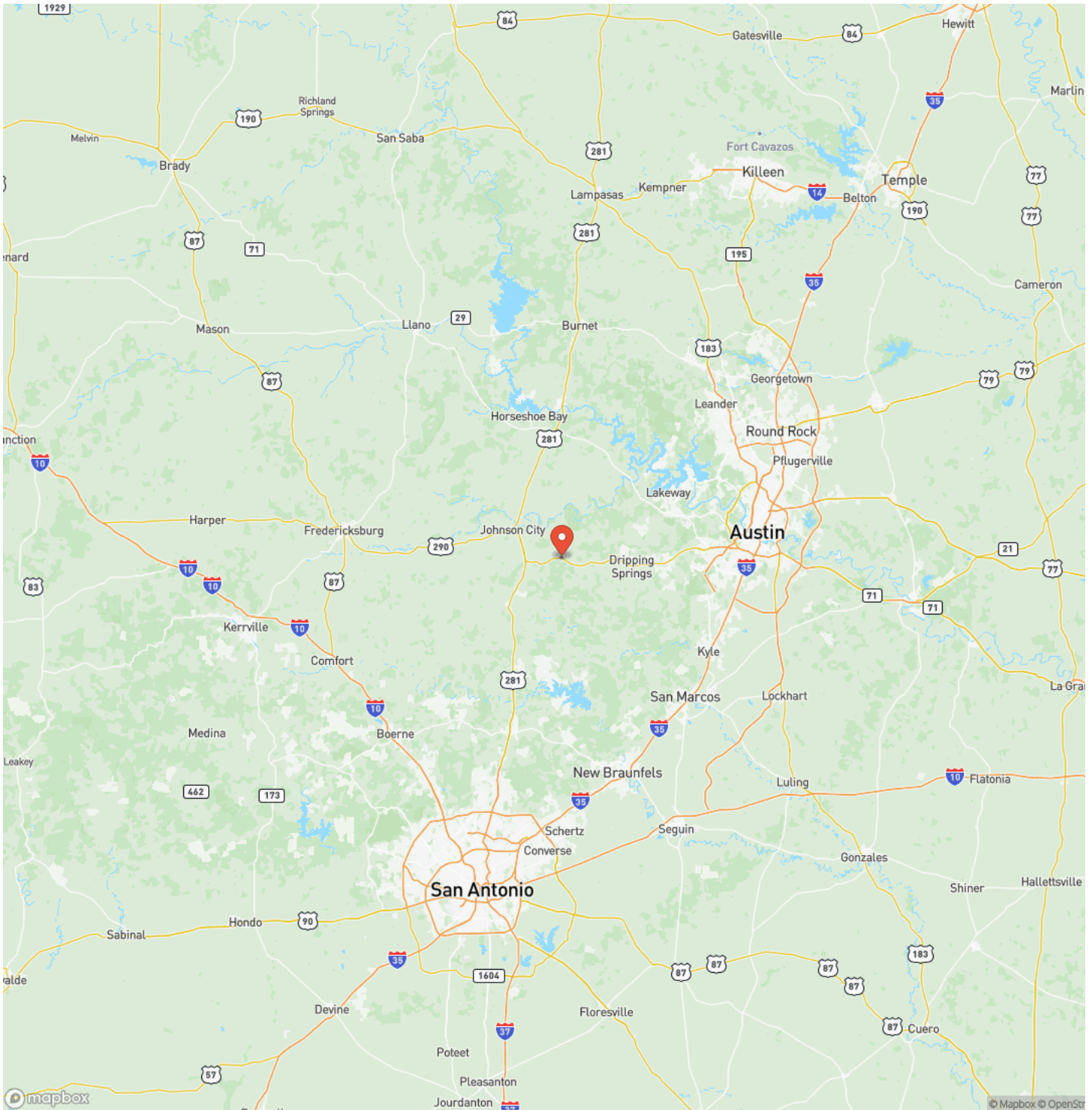




## Locator Map



## Locator Map





## Satellite Map



**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Sonny Allen

## Mobile

(512) 762-2563

## Email

info@gowestpole.com

**Address**

1801 South Mo-Pac Expressway, Suite 100

## City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **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.



---

**Keller Williams Realty**  
1221 S MoPac Expy  
Austin, TX 78746  
(512) 327-3070  
[www.kwland.com](http://www.kwland.com)

---