

3 Creek Ranch ±1,886.14 Acres Briggs, Texas 78608



Jordan Johnson | (512) 775-8042 | jordan@rclb.com
Jason Hawn | (512) 658-8517 | jhawn@republicranches.com

www.rclb.com

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3 Creek Ranch is a legacy property that truly checks all the boxes. Encompassing ±1,886 acres in the scenic heart of Southeast Burnet County, this remarkable ranch offers an unmatched blend of natural beauty, abundant live water, premier wildlife, and massive development upside—all just 45 minutes north of downtown Austin. The crown jewel of the property is its water: four spring-fed creeks totaling approximately 6.5 miles meander through the ranch enhancing wildlife habitat and creating stunning landscape features. These pristine water sources, rare for the region, elevate the property's recreational and ecological value. The land features a well-maintained internal road system, rolling terrain with panoramic views, and impeccable improvements that support both ranch operations and luxury living. For investors and developers, the opportunity is equally compelling. The property is entitled with a Municipal Utility District (MUD) and includes a preliminary site plan for over 3,800 units, positioning it as a high-impact development opportunity in one of the fastest-growing corridors in Texas.

LOCATION

Subject Property is located in Briggs, TX approximately 45 miles North of Austin & 1 mile East of Hwy 183 on FM 2657

SIZE:

- ±1,886.14 Acres

FRONTAGE & ACCESS

- ±7,500 FT with three existing driveways along FM 2657 & ±5,200 FT with three additional driveways along CR 219

JURISDICTION

- Burnet County (unincorporated)

UTILITIES

- Water - 2" line supplied by GUS (Georgetown Utility Systems) with four (4) additional wells onsite (contact Broker for additional details). Property does not lie within a wastewater CCN. On-site treatment & discharge (TLAP/TPDES) options permitted through TCEQ available MUD - Northeast Burnet County Water District 1 (contact Broker for additional details)

FLOOD HAZARD:

- Approximately 50 acres along Mill Creek lie within Zone A of the FEMA floodplain.

SCHOOL DISTRICT

- School District: Burnet, ISD

PRICING

- \$45,000,000.00

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
2025 TOTAL POP	555	1,453	4,200
2030 PROJ POP	543	1,491	4,468
AVG HH INCOME	\$136,323	\$128,905	\$124,638

Contact For More Information:

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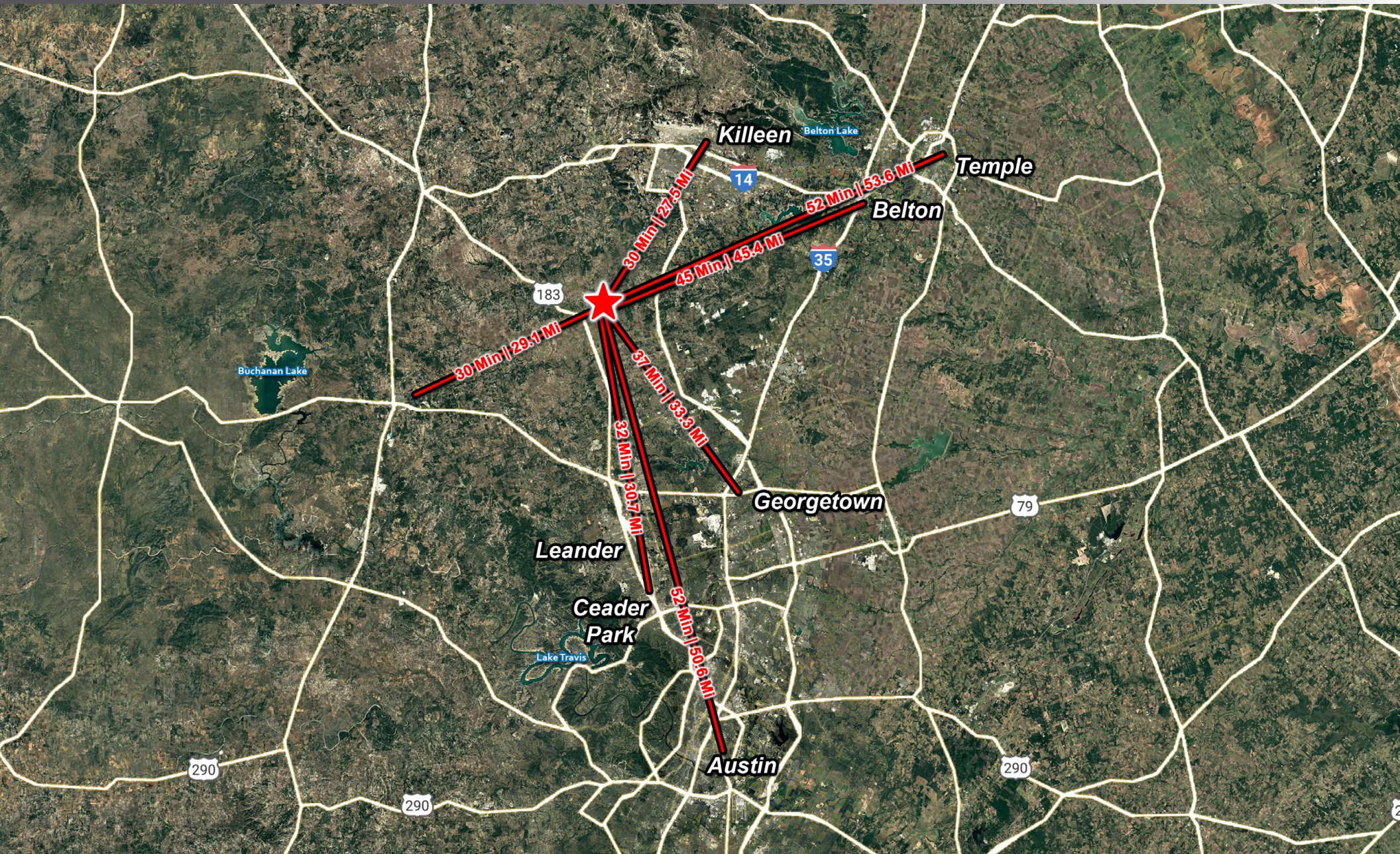
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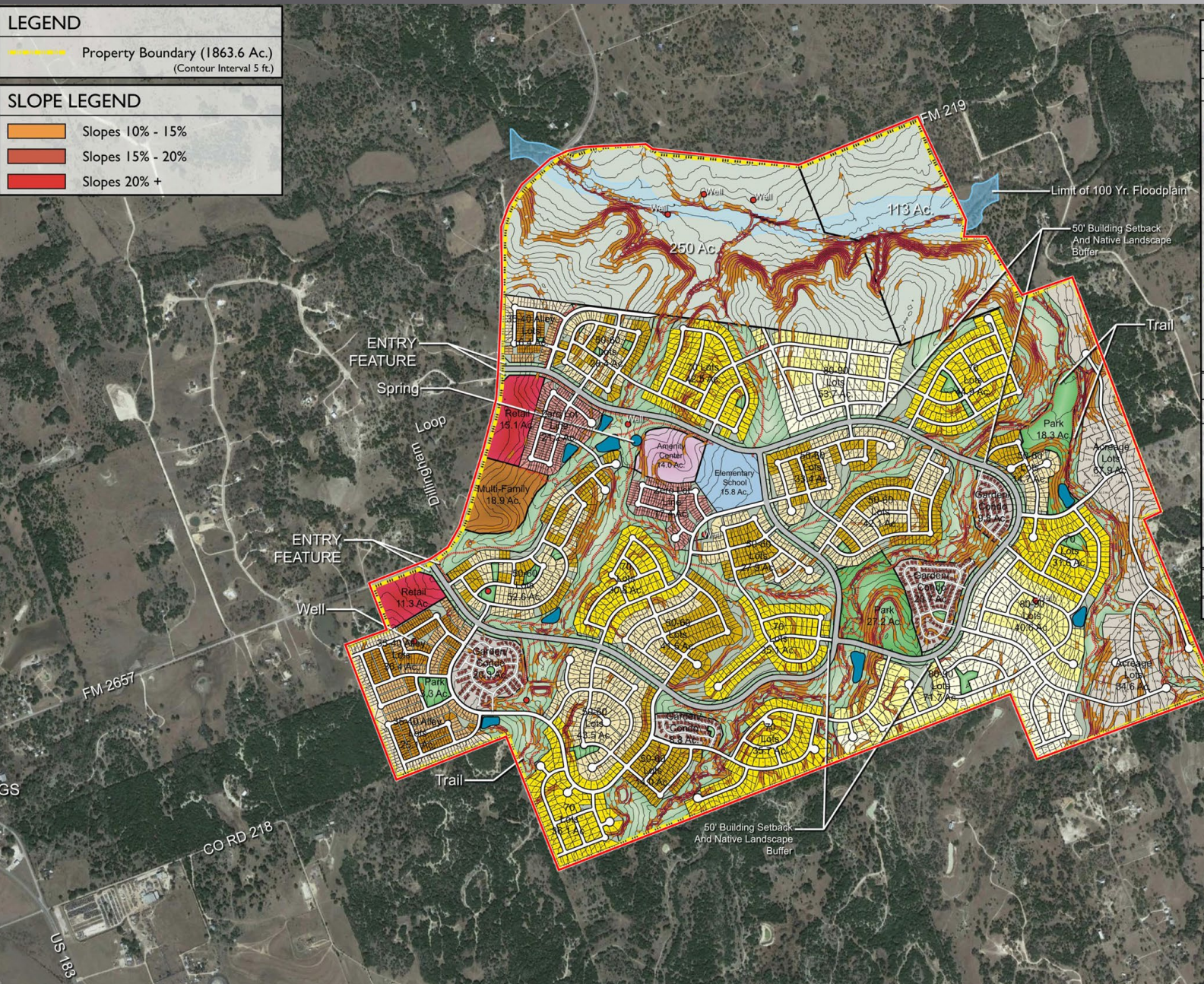
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**REPUBLIC
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Property Boundary (1863.6 Ac.)
(Contour Interval 5 ft.)

	Slopes 10% - 15%
	Slopes 15% - 20%
	Slopes 20% +



Residential		Use	Acre	Units	Density
	Multi-Family		18.9 Ac.	453	24.00 U/A
	Condo/Garden		59.6 Ac.	365	6.12 U/A
	Zero Lot Line		38.6 Ac.	253	6.55 U/A
	35' - 45' Alley Lots		77.9 Ac.		6.02 U/A
	35'x110'			202	
	40'x110'			163	
	45'x110'			104	
	50'-60' x 125' Lots	298.1 Ac.			3.81 U/A
	50'x125'			563	
	60'x125'			572	
	70' x 125' Lots	256.7 Ac.		786	3.06 U/A
	80'-90' x 150' Lots	166.0 Ac.			2.19 U/A
	80'x150'			172	
	90'x150'			192	
	Acreage Lots	102.5 Ac.		61	0.60 U/A
Sub-Total			1,018.3 Ac.	3,886	3.82 U/A
Non-Residential					
	Retail		26.4 Ac.		
	Elem. School		15.8 Ac.		
	Amenity Center		14.0 Ac.		
	Park		48.8 Ac.		
	ROW Collector		40.5 Ac.		
	ROW Res. Collector		21.7 Ac.		
	Open Space		315.3 Ac.		
Sub-Total			482.5 Ac.		
Homestead			363.0 Ac.		
Total			1,863.6 Ac.	3,886	2.08 U/A

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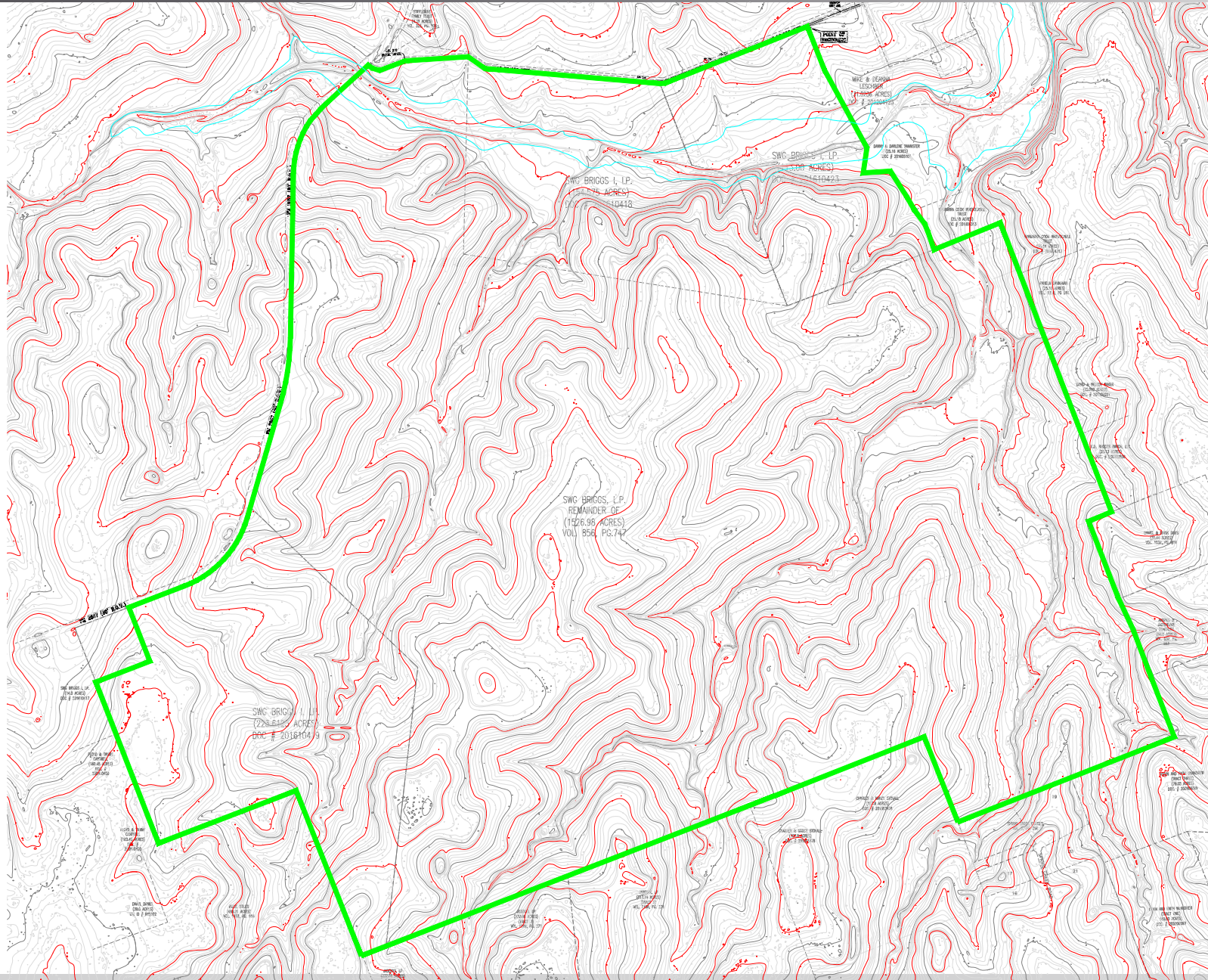
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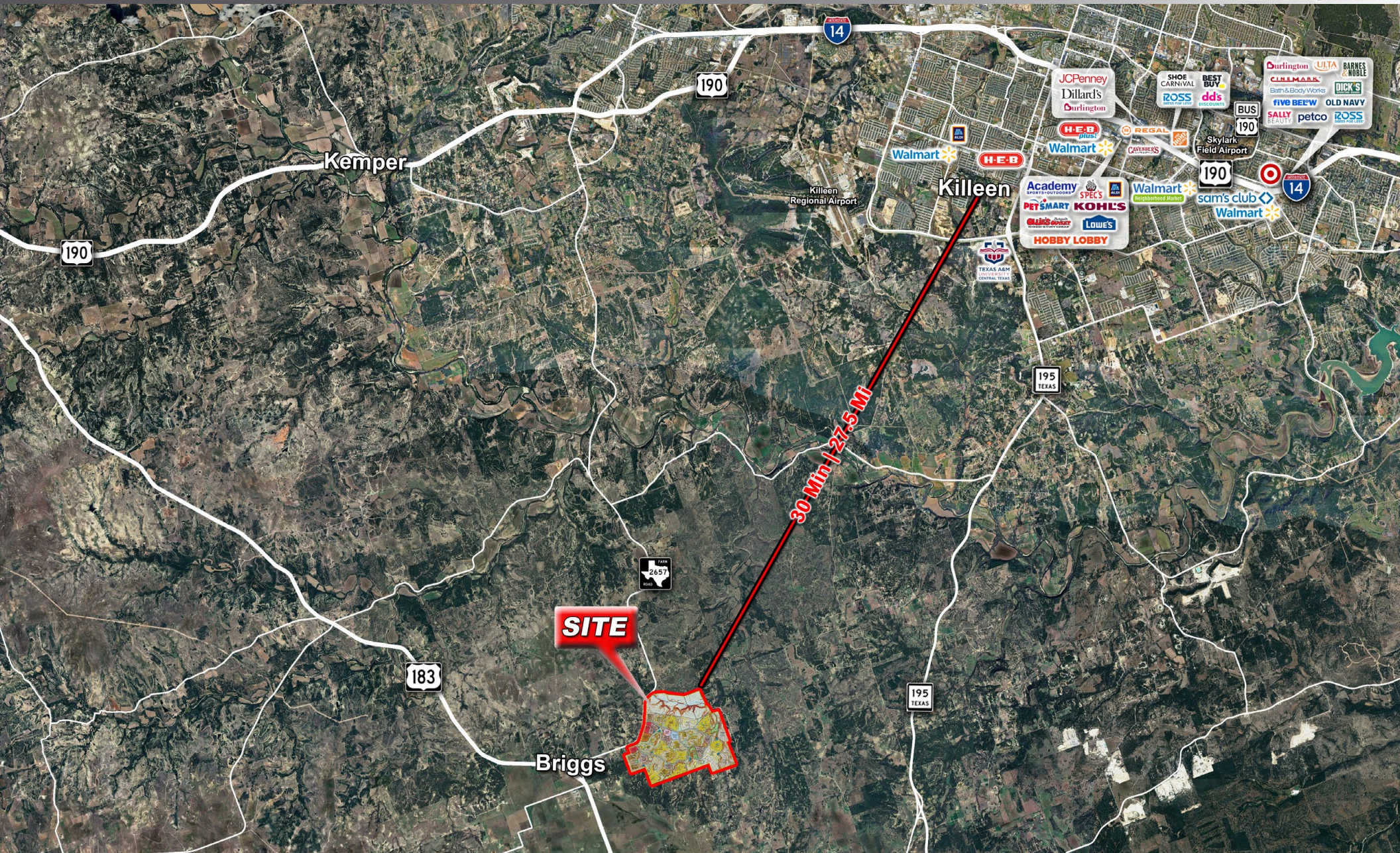
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Republic Commercial Land & Brokerage	9013147	info@rcblb.com	(512) 960-4676
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Wallace	378278	john@republicranches.com	(361) 442-1001
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jordan Johnson	617193	jordan@rcblb.com	(512) 775-8042
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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