



For Sale on Market
\$1,299,000
 Call (713) 377-1022 Today!

GENERAL DESCRIPTION

Subdivision: Burnett Ranch
Property Type: Farm
Lotsize: 1,415,260
Maintenance Fee: \$75 / Annually
MLS# / Area: ABORTX-5472932

TBD COTTONWOOD RD, WIMBERLEY, TX 78676

Triple D Ranch offers a rare chance to control 32.49 gated acres in Wimberley's Burnett Ranches, with 6 pre-platted 5+ acre lots, a private interior road (Rocky Point), active AG exemption and well and electric on-property. Set along Cottonwood Road, the land has the quiet Hill Country ingredients buyers are looking for: natural clearings, wet-weather creek, privacy, room to spread out, and voluntary HOA access to the private Blanco River park. Minimal deed restrictions and the existing six-lot structure create flexibility for a private homestead, family compound, builder opportunity, or long-term investment hold. The Wall Street Journal recently named Wimberley among the Texas Hill Country towns seeing increased luxury-home demand, and this property speaks directly to that shift: usable acreage, privacy, infrastructure, and optionality within one of Central Texas' most beloved small-town markets. Sell off select lots, keep the balance for a legacy build, or hold the full ranch as a private corridor centrally located between Wimberley, Canyon Lake, Blanco, and Dripping Springs with Wimberley ISD schools. One hour to Austin or San Antonio or minutes to historic Fischer Dance Hall and Seventh Son Vineyards. This is one to walk in person, especially while the land is green from spring and summer rains.



Presented By
Chad Sayles

Walzel Properties - Spring

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Listing Broker
Live512 LLC

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Visit <https://www.har.com/ABORTX-5472932> for more information