

Three Forks Ranch is a 350-acre historic parcel extremely well located in Georgetown, Texas. The community is adjacent to Berry Creek Country Club. The development plans will include high quality, mixed use with a blend of retail, office, restaurant, entertainment, business park and residential opportunities.

The vision for the design of Three Forks Ranch is centered upon many of the principles of new urbanism. Three Forks Ranch has been designed to create walkable, pedestrian friendly neighborhoods linked to the non-residential mix of uses.

The residential component of the project is comprised of a mix of various single family detached products as well as townhomes, condos and/or apartments. Additionally, Three Forks Ranch will include a cohesive network of open spaces, including parks, civic greens, water quality areas and trail corridors.



±350 Acres In Georgetown, Texas

Executive Summary

A unique feature of the planned community is the 30+ acre Williamson County parkland southeast of the property. Through an agreement with Williamson County, we plan to build an arterial road to the Interstate 35 access road, enabling Three Forks residents quick access to IH-35 employment centers and the new southbound State Highway 130 toll road to Austin's Bergstrom Airport.

The property is in the acclaimed Georgetown ISD. Three Forks is a contracted site for the next GISD elementary school to be constructed.

FOR MORE INFORMATION:

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Three Forks Available Properties

Property 50 ft homesites	Size +/- 50' X 120'	# Units 112 lots
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Description
 Current land plan has these wooded lots on southeast section of Three Forks. Some of these lots will be on Berry Creek and on greenbelts.

Property 60 ft homesites	Size 60'X120'	# Units 194 lots
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Description
 Land plan has the 60-ft lots with Berry Creek/pond frontage, greenbelt, and regular sites

Property 70 ft homesites	Size 70'X120'	# Units 128 lots
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Description
 Northern premier location, big trees, greenbelt, Berry Creek frontage

Property Mixed Use	Size +/- 70acres Town Center Site
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Description
 This mixed use site is zoned for office, retail, high density residential, and approved zoning in New Urbanist layout. Density can be increased.