



## *Twin Rivers Ranch*

BURNET COUNTY, TEXAS

SITE SIZE: 2,727 acres

- PROJECT TYPE: Multiuse community
- LAND USES: Residential, recreational, commercial, retail, open space
- PARTNERS/CLIENTS: Buckner Baptist Benevolences
- PROJECT LAUNCHED: 1997
- BULK SALE: 1999



BUCKNER



PROJECT DESCRIPTION

Woodbine was asked to provide planning and marketing services for this unspoiled Hill Country setting, featuring sweeping vistas, a wide variety of natural terrain and a 45-minute commute to Austin, Georgetown and Round Rock. Working closely with Burnet County, we helped ensure that the property's unique blend of outdoor recreation, calming geography and historical sites would continue to be enjoyed by generations to come. The property was master-planned and then sold to the Huckabay Group in 1999.

Twin Rivers Ranch was owned by Buckner Baptist Benevolences, with whom Woodbine had worked on a renovation and sales project in 1992. Buckner's holdings in Burnet County had grown from 1,100 acres in 1948 to 3,730 acres in 1997. The land featured Hill Country vistas and lakefront access. Woodbine recommended the land be used largely for residential development, including hilltop and lakefront lots; a 152.5-acre marina; some commercial and high-density residential spaces; and 450 acres of open space.

LOCATION / ACCESSIBILITY

Twin Rivers Ranch is accessed via Ranch Road 2342 in Burnet County, Texas

- 45 miles west of Interstate 35
- 45 minutes northwest of downtown Austin

PROJECT HIGHLIGHTS

- 1999 Bulk sale of land to Huckabay Group

LAND USES (proposed)

<i>Lakefront residential</i>	132.5 acres
<i>Hilltop residential</i>	158.0 acres
<i>Residential</i>	1,687.0 acres
<i>High-density residential</i>	44.0 acres
<i>Commercial</i>	53.0 acres
<i>Marina</i>	152.5 acres
<i>Buckner Children's Ranch</i>	50.0 acres
<i>Open space</i>	<u>450.0 acres</u>
<i>Total</i>	2,727.0 acres

PLANNING TEAM

CIVIL ENGINEER	Half Associates, Inc.	<i>Richardson, Texas</i>
DEVELOPMENT CONSULTANT	Woodbine Development Corporation	<i>Dallas</i>
LAND PLANNER	Peckham-Young, Inc. (now The Sage Group, Inc.)	<i>Southlake, Texas</i>

MUNICIPALITY / TAXING JURISDICTIONS

Burnet County, Texas; Burnet County Independent School District

ZONING

Agricultural

UTILITIES

WATER	Annexation into Kingsland Municipal
SEWER	Central collection or septic
ELECTRICITY	Pedernales Electric Co-Op or Central Texas Electric
NATURAL GAS	Not available in the area
TELEPHONE	Verizon Texas

PROJECT OWNERSHIP / SPONSORSHIP

Buckner Baptist Benevolences