

INFORMATION PACKET
WILLOW CITY, TEXAS

HILL COUNTRY LAND FOR SALE · 23.64± ACRES

100 SLATE ROCK RD, LOT 1

Willow Creek Estates · Willow City, Texas 78675 · Gillespie County

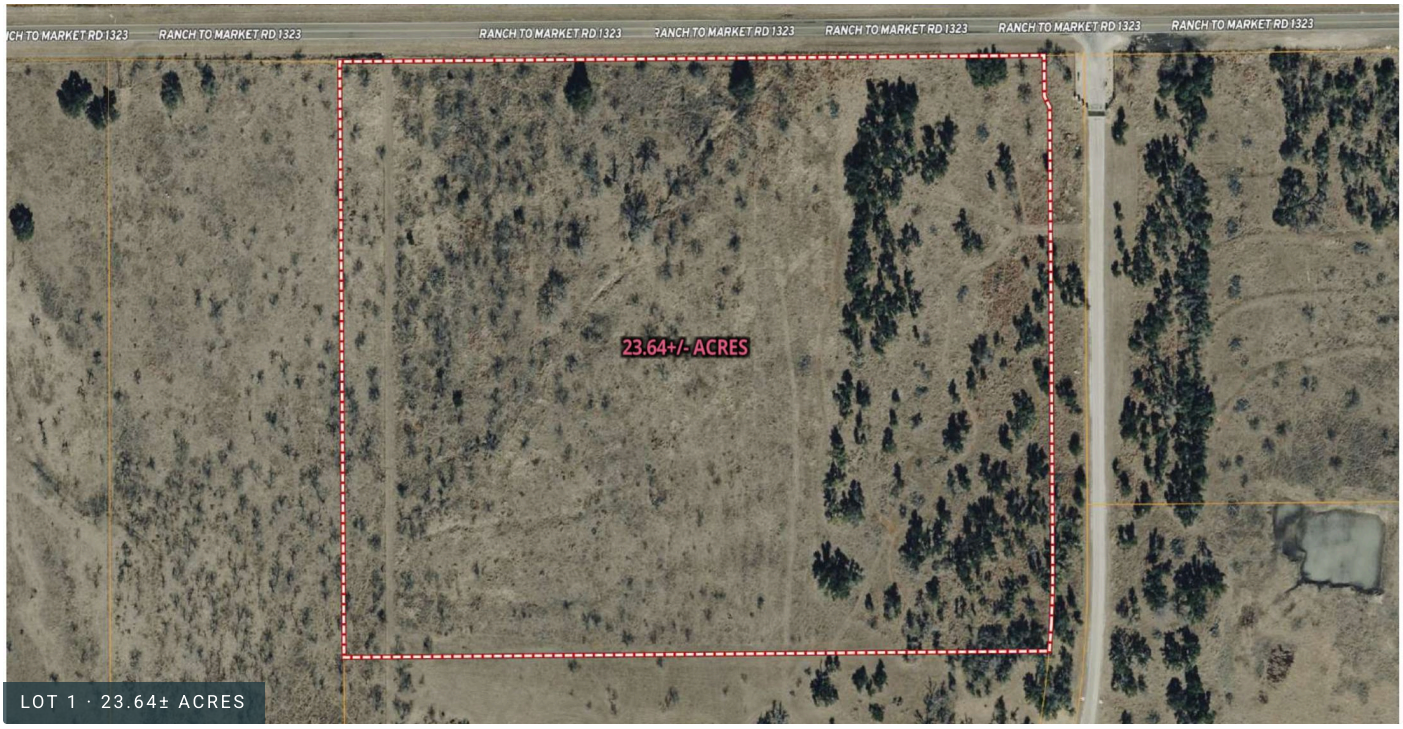
$472,564	23.64±	Lot 1	MLS #104576
LIST PRICE	ACRES	WILLOW CREEK ESTATES	VACANT LAND

Presented by Savannah Sikes · Absolute Charm Real Estate Group · (830) 992-0101

VACANT LAND

BUILD YOUR HILL COUNTRY DREAM HOME

Lot 1 in Willow Creek Estates offers 23.64± acres of open, peaceful Texas Hill Country in the Willow City area, northeast of Fredericksburg and home to the famous Willow City Loop wildflower drive. With a blanket agricultural exemption that keeps taxes remarkably low, a deed-restricted neighborhood of quality homes, and **owner financing available**, this is one of the last opportunities to build in this small subdivision.

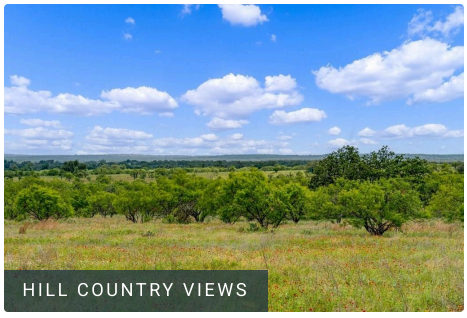


Aerial with approximate boundary, courtesy of Land id®. Boundary lines are approximate.

HIGHLIGHTS

- **23.64± acres** of vacant land with room for a home, barn, pool and more (subject to ACC approval)
- **Blanket ag exemption** through the subdivision's long-term ag lease. Taxes approx. **$27 per year** based on the 2025 value
- **Owner financing available.** Seller is open to a short-term note; terms negotiable
- **Water wells nearby:** the other 9 lots in Willow Creek Estates have water wells
- **Deed-restricted community** with architectural review that protects views and property values
- Quiet, rural setting in **Gillespie County**, an easy drive to Fredericksburg wineries, dining and shopping


WILDFLOWER MEADOW


HILL COUNTRY VIEWS


MATURE TREES

100 SLATE ROCK RD, LOT 1

PROPERTY DETAILS

23.64±	$472,564	~$27/yr	Owner
ACRES · LOT 1	LIST PRICE	TAXES, BASED ON THE 2025 VALUE	FINANCING AVAILABLE

List Price	**$472,564**
Acreage	23.64± acres (Lot 1, Willow Creek Estates)
Property Type	Vacant land / homesite
MLS #	104576
County	Gillespie County, Texas
Water	No well on the lot today. The other 9 lots in the subdivision have water wells; local well drillers are familiar with the area.
Septic	No on-site septic. Buyer installs a system to suit the home design.
Ag Exemption	Blanket ag exemption under the subdivision's long-term ag lease. Buyer files a one-time ag-exempt application with the tax office.
Taxes	Approx. $27 per year based on the 2025 value
HOA / POA	Willow Creek Estates POA. Dues are paid annually in January; ask for the current amount.
Financing	Owner financing available. Seller prefers a short-term note (about 2 years); terms negotiable.
Survey	Recorded subdivision plat on file (included)
Electric / Minerals / Flood	Ask for details

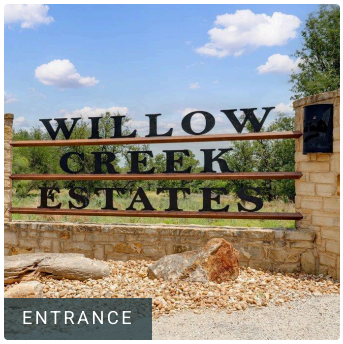
BUILDING IN WILLOW CREEK ESTATES

- Plans are reviewed by the Architectural Control Committee to keep the neighborhood cohesive
- Main residence is built first, with an 18-month completion timeline
- Enclosed garage for at least 2 cars; brick, stone or stucco on the front elevation
- Roofs 6/12 pitch or steeper; metal roofs welcome. Earth-tone or gray exteriors
- In-ground pools allowed behind the home with ACC approval
- Metal buildings and barndominiums are not approved as living space

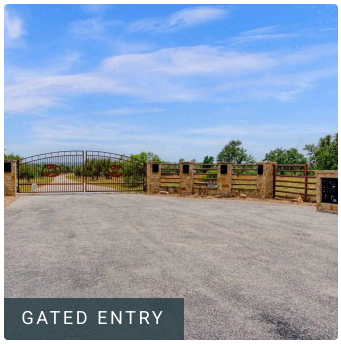
DOCUMENTS INCLUDED

- **Aerial map** with approximate boundary (page 2)
- **Recorded plat** of Willow Creek Estates
- **Amendments to the Declaration of Restrictive Covenants and Bylaws**, adopted January 13, 2024

Ask for the original 2017 Declaration for minimum home size, setbacks and rental guidelines.



ENTRANCE


GATED ENTRY

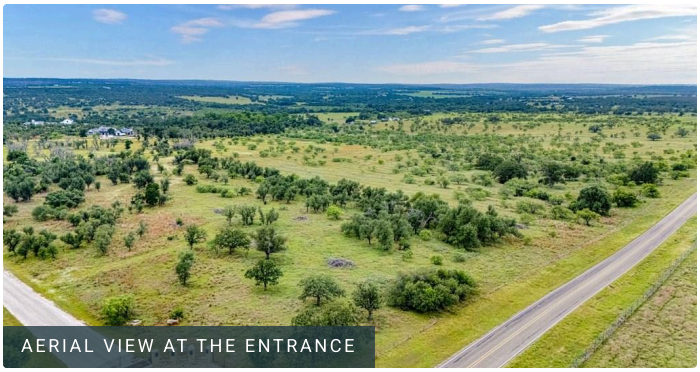
Information deemed reliable but not guaranteed. Buyer and buyer's agent to independently verify all information, including acreage, water, utilities and restrictions.

AROUND THE LAND

OPEN, PEACEFUL TEXAS HILL COUNTRY


AERIAL VIEW OF THE LAND

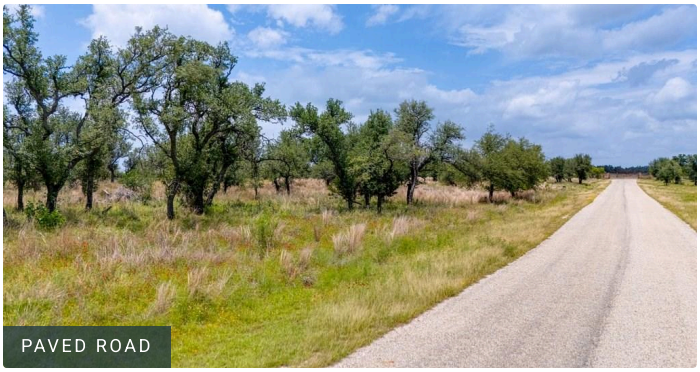

HILL COUNTRY VIEWS


AERIAL VIEW AT THE ENTRANCE


WILDFLOWERS & NATIVE GRASSES


AERIAL VIEW


WILLOW CREEK ESTATES GATE


PAVED ROAD





SCHEDULE A SHOWING OR ASK ABOUT OWNER FINANCING

SAVANNAH SIKES

REALTOR® · Absolute Charm Real Estate Group, brokered by eXp Realty · Lic. #695288

CELL	(830) 992-0101
EMAIL	savannah@absolutecharm.com
LISTING PAGE	savannahsikesrealtor.com/listings/100-slate-rock-rd
WEBSITE	savannahsikes.com
MLS	#104576

Information deemed reliable but not guaranteed. Buyer and buyer's agent to independently verify all information, including acreage, water, utilities and restrictions.