

General Information
68 Finished Homesites
Horseshoe Bay, Texas

Fees and Costs:

- 1) Water Connection Fee: ¾ to 1 inch connection \$3,913
- 2) Wastewater Connection Fee: 1 inch connection \$2,633.
- 3) According to the Development Services: no other impact fees, development fees, or similar costs.

Average Lot Sizes by zoning type:

| | |
|----------------------------------|---------------------------|
| Single Family Residential (SFR): | 10,000 square feet |
| Multifamily (R-2 & R-6): | 12,000-14,000 square feet |
| Garden Home: | 5,000-6,000 square feet |

Average Lot Dimensions by zoning type:

| | |
|--------------|---------------------------|
| SFR:& R-2 | 75'-90' wide by 125' deep |
| Garden Home: | 50' wide by 100+' deep |

Homeowners Association Dues:

The HOA dues for 2026 in Horseshoe Bay North are \$361 per lot per year.

The HOA dues for 2026 in Horseshoe Bay West are \$867 per lot per year.

Misc:

- 1) There are 59 individual lots. Nine lots are zoned for two homesites per lot. These nine lots can be built as duplex, condominium, or replatted into two lots.
- 2) Site Plan Exhibits showing the dimensions and buildable envelope are available for all lots. See sample.
- 2) The area qualifies for USDA Buyer Financing Assistance which allows financing for lower credit scores and zero down payments.
- 3) Locally, Horseshoe Bay North is referred to as Horseshoe Bay "Proper"
- 4) The property tax rate is a low 1.32% in 2025.



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