

KEYES RANCH

±2,175 Acres in Dripping Springs
Premier Legacy Ranch Opportunity in the Texas Hill Country

Dave Ramsey
Broker - NewQuest
281.477.4383 | dramsey@newquest.com

Danny Quinlan
Broker - NewQuest
713.438.9535 | dquinlan@newquest.com

Kelsey Olsen
Broker - NewQuest
281.640.7127 | kelsey.olsen@newquest.com

Ken Hoerster
President / Broker - Texas Ranches For Sale
830.249.9339 | ken@texasranchesforsale.com

 **NewQuest**



TEXAS RANCHES FOR SALE
LIVE WATER | HUNTING | LEGACY | HOMES ON ACREAGE



KEYES RANCH

NewQuest



TEXAS RANCHES FOR SALE

LIVE WATER | HUNTING | LEGACY | HOMES ON ACREAGE

±2,175 ACRES
AVAILABLE

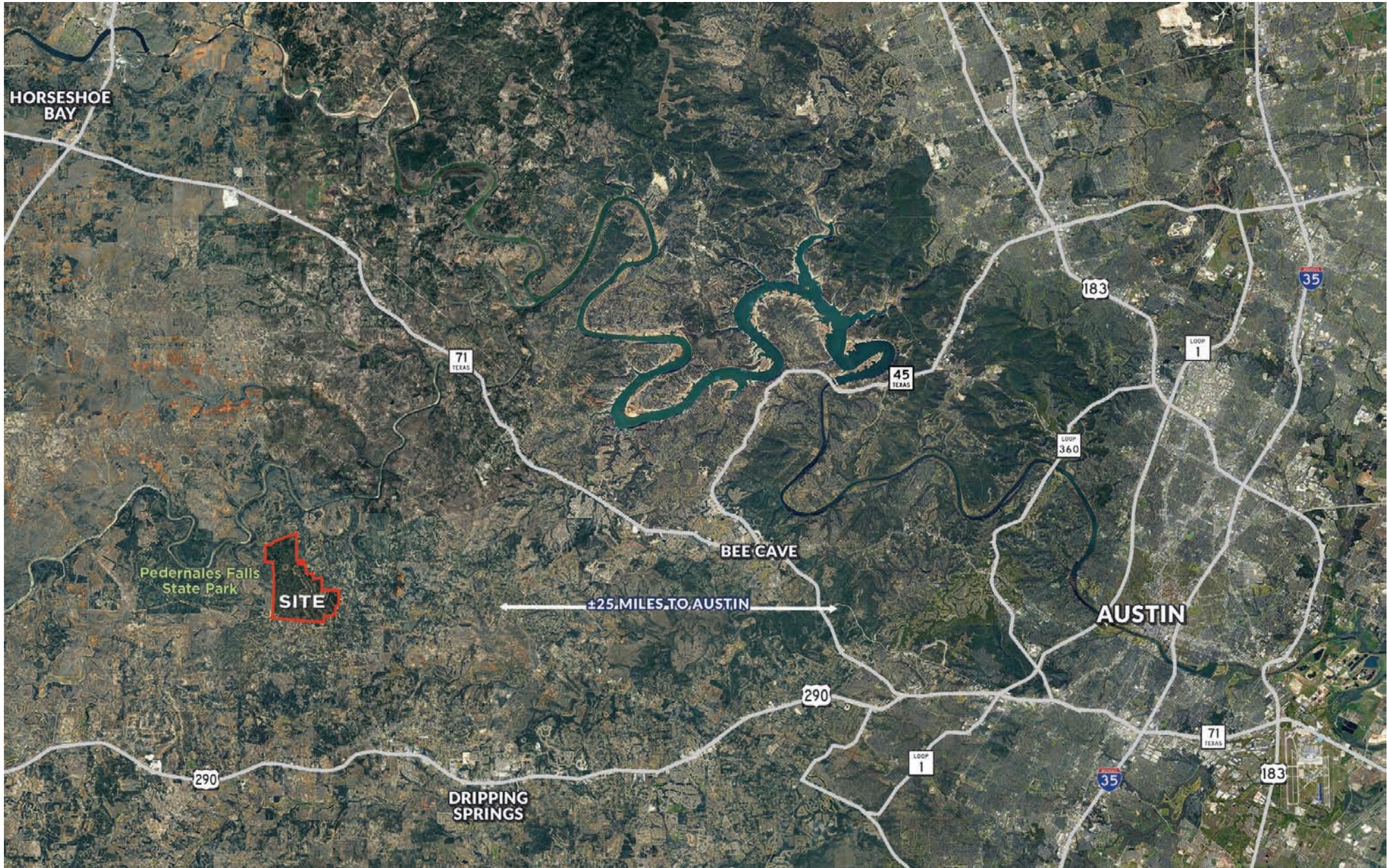
SELLER
RETAINED

W FITZHUGH RD

MCCREGOR LN



Proximity to Downtown Austin



Aerial



Property Highlights



±2,175 Acres Available For Sale in Dripping Springs, Texas

Keyes Ranch, about 25 miles west of Austin in Dripping Springs, is one of Central Texas' largest and most pristine land tracts - a true gateway to the Texas Hill Country. The property features rolling Hill Country terrain, two lakes, abundant hardwoods, iconic Texas longhorns, and sweeping 360-degree views. Ideally suited for recreation, grazing, or equestrian use, this rare offering combines natural beauty with a prime location near Austin, San Marcos, and San Antonio.

- **Premier Land Offering:** Nestled in Dripping Springs, Texas, Keyes Ranch spans one of the largest and most pristine tracts available near Austin, Hill Country, and Central Texas.
- **Wildlife & Ranch Life:** Home to longhorns and regular sightings of whitetail deer, turkeys, doves, and other native species, offering an authentic Texas ranch experience. A portion of the property is high-fenced, creating opportunities for enhanced wildlife management and game preservation. The property includes three wells—two electric submersible and one windmill—with water troughs near the wells to support livestock and wildlife.
- **Price:** Call Broker

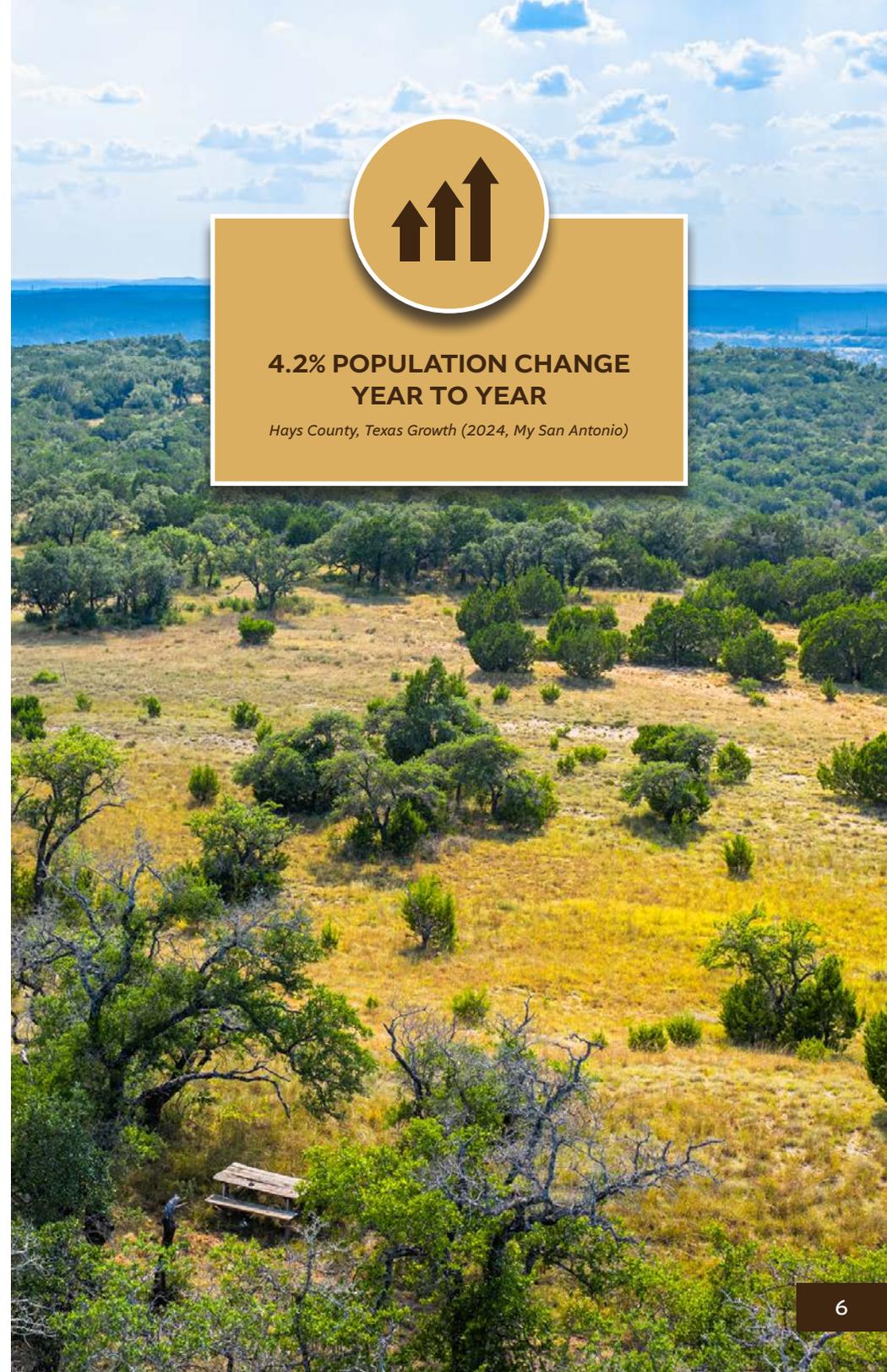


7040 W. Fitzhugh Rd. | NW of Drippings Springs, TX

- **Scenic Terrain:** Rolling hills and varied topography, open pastures, and mature trees create a versatile and picturesque landscape. The ranch also features Purolo Lake, a smaller lake, two surface tanks, and several wet-weather creeks that complement its scenic and functional appeal.
- **Ease of Access:** Minutes from Hamilton Pool Preserve and Pedernales Falls State Park, with nearby hiking, swimming, and nature trails. Inside the ranch, a well-maintained road system ensures easy access to pastures, barns, lakes, and scenic areas. The property also includes Keyes Ranch Airport (14TX), a private asphalt runway approximately 2,000 feet in length, providing convenient fly-in access for small aircraft and enhancing connectivity for owners and guests.

Texas Hill Country

- The Hill Country ranks among Texas' fastest-growing regions; Hays County's population rose from 269,103 to 280,486 in one year, a 4.2% increase.
- The area is shifting from rustic inns and German heritage to luxury escapes fueled by high-end investments and wellness brands.
- Fredericksburg will become home to Texas' first Waldorf Astoria, marking a hospitality milestone.
- Post-pandemic trends show rising demand for rural luxury travel, with travelers seeking authenticity, privacy, and natural beauty. Travelers are increasingly seeking destinations that combine authenticity with elevated service, privacy, and natural beauty.



**4.2% POPULATION CHANGE
YEAR TO YEAR**

Hays County, Texas Growth (2024, My San Antonio)



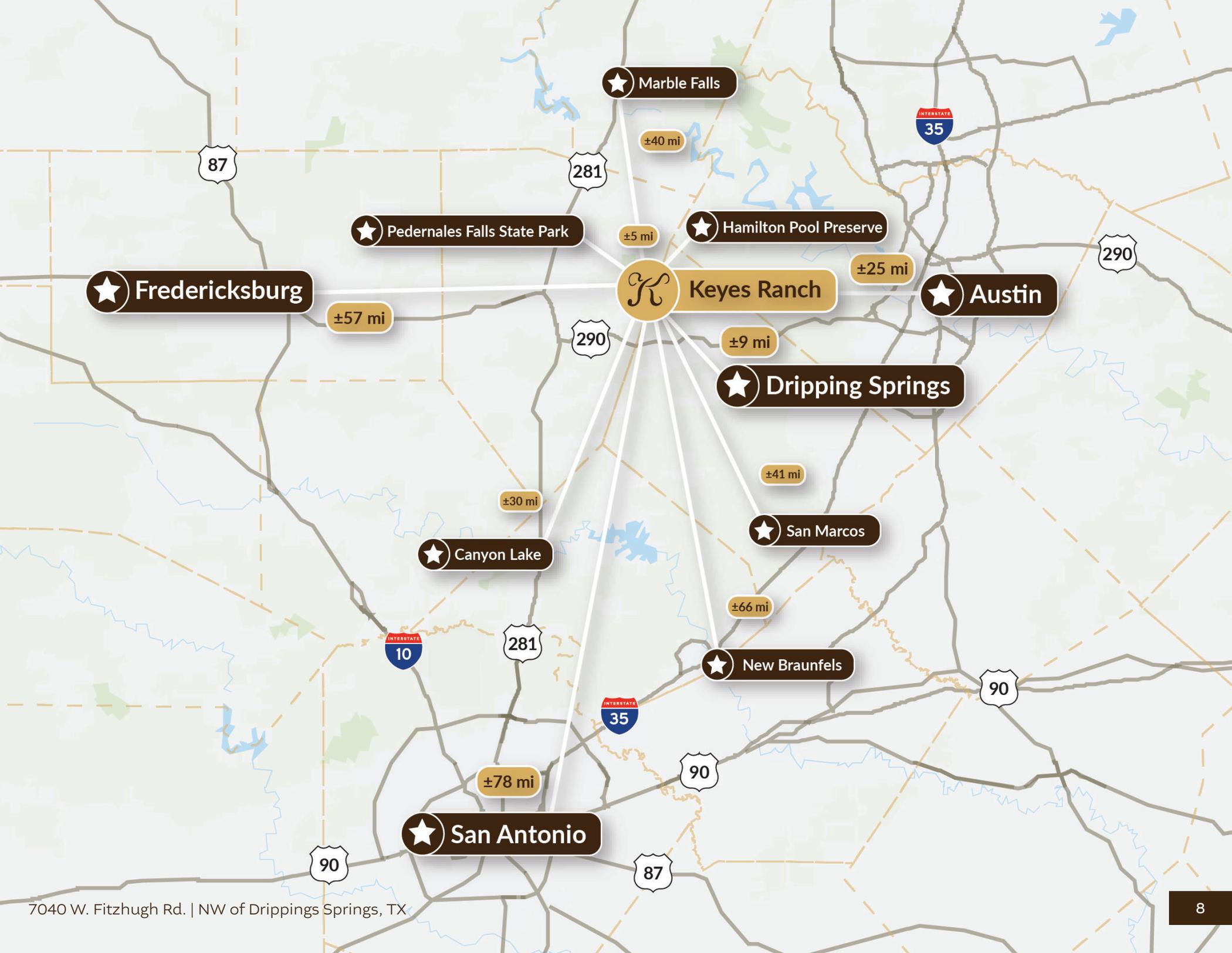
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Nearby Developments

- **Mirasol Springs:** A conservation-scale development on the Pedernales River, with the first phase underway and construction beginning Spring 2027. Plans include a water pipeline extension from Lake Travis and a partnership with The University of Texas for biodiversity research and habitat preservation.
- **Double L Ranch:** A master-planned community just north of central Dripping Springs along RR 12, spanning 1,677 acres and will feature over 2,200 homes and 474 acres of open space and scenic trails.
- **Heritage:** A new community by M/I Homes and Tri Pointe Homes, located near the intersection of RR 12 and Roger Hanks Parkway. The development spans 188 acres and will feature ±600 homes.
- **Belterra Village:** A 93-acre mixed-use development within the 1,600-acre Belterra community at Hwy 290 and Nutty Brown Road. Featuring retail, dining, senior housing, medical facilities, and hotel accommodations, the trade area is projected to grow 38% over the next five years.
- **Waldorf Astoria:** New luxury resort and residential development in Fredericksburg by Hilton. Slated to open in 2027, this project reflects the regional trend toward high-end hospitality.

Infrastructure Improvements

- **U.S. 290 Widening:** 13-mile stretch from RM 12 to RM 1826; expands to six lanes, adds median, removes stoplights, and includes sidewalks and bike lanes. Traffic expected to increase 3–5 times over 30 years.
- **Wastewater Permit:** The Texas Supreme Court upheld Dripping Springs' wastewater permit, enabling treated effluent to irrigate parks and open spaces. This reduces potable water use and supports sustainable growth, with the city partnering with local developments to utilize reclaimed water.



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- ±9 MILES from Dripping Springs
- ±25 MILES from downtown Austin
- ±5 MILES from Pedernales Falls State Park and Hamilton Pool Preserve



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Dripping Springs



Dripping Springs blends Hill Country charm with a lively, close-knit community. The city celebrates its culture through beloved events like the Founders Day Festival, the Fair & Rodeo, and a weekly Farmers Market. From award-winning wineries and live music to artisan markets and outdoor landmarks such as Hamilton Pool Preserve, Dripping Springs offers a rich, welcoming experience rooted in celebration and connection.

- **Retail Trade Area:** Serves more than 85,000 residents, creating strong demand for commercial services.
- **Local Culture:** Features breweries, wineries, live music venues, and major events like the Founder's Day Festival (65,000 attendees) and annual rodeo.
- **Economic Incentives:** City offers tax abatements and loans to attract businesses.
- **Dark-Sky Community:** Limits light pollution; home to Reimer's Observatory with telescopes and astronomical equipment.
- **Wedding Capital of Texas:** Home to over 35 scenic venues within a 15-mile radius, Dripping Springs attracts thousands of visitors annually for weddings and related events.

Local Employers

- Pioneer Bancshares Inc. – Banking
- Whim Hospitality – Events and catering
- Patriot Erectors – Steel fabrication



Nearby Wineries, Distilleries, & Breweries

- Hawk's Shadow Winery
- Solaro Estate Winery
- Fall Creek Vineyards
- Driftwood Estate Winery
- Duchman Family Winery
- Texas Hill Country Olive Co
- Deep Eddy Vodka
- Salt Lick Cellars
- Treaty Oak Distilling
- Dripping Springs Distilling
- Desert Door Texas Sotol
- 12 Fox Beer Company
- Jester King Brewery
- Vista Brewing



123% GROWTH SINCE 2020, 11K POPULATION IN 2025

Dripping Springs, TX Growth (2025 World Population Review)



\$193,325 AVERAGE HHI OF DRIPPING SPRINGS, TEXAS

Dripping Springs Chamber of Commerce (April 2025)





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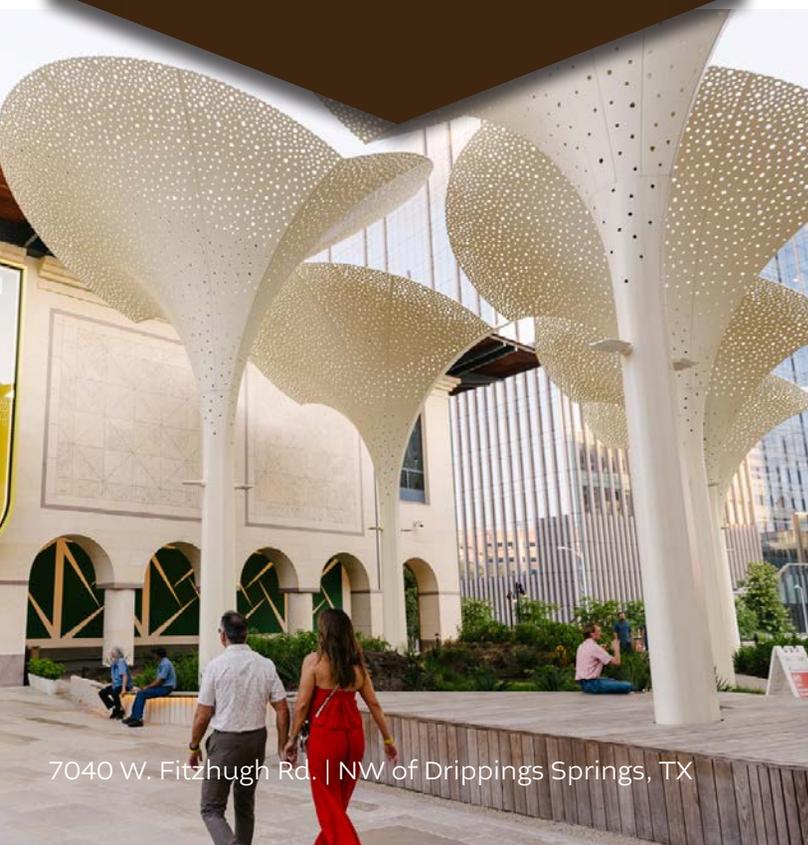
Austin

Austin, ranked the No. 1 global real estate market by AFIRE in 2022, is one of the fastest-growing U.S. metros. The city combines a strong economy, job opportunities and high quality of life with cultural energy and an outdoor lifestyle. Known as the “Live Music Capital of the World,” Austin hosts SXSW and ACL and offers hundreds of venues. With 300 parks, 18,000 acres of green space and 227 miles of trails, plus no state income tax and Texas’ highest per capita income, Austin remains a top destination.



11TH LARGEST U.S. CITIES

(May 2024, Austin American Statesman)



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Tech Industry in Austin

- Austin is a major tech hub, earning the nickname “Silicon Hills.”
- More than 20 unicorns launched here in the past two decades, including Bumble, Indeed and CrowdStrike.
- The startup ecosystem is valued at \$89 billion; Austin startups raised nearly \$4 billion in venture funding in 2024.
- Some reports suggest the tech scene may be losing momentum.

Local Employers

- | | |
|---------------------------------|---------------------------|
| • Tesla | • Seton Healthcare Family |
| • Dell Technologies | • H-E-B |
| • Apple | • AMD |
| • University of Texas at Austin | • Samsung |

30%

POPULATION
GROWTH

48%

EMPLOYMENT
GROWTH
(2014-2024)

30M

ANNUAL
VISITORS

1,450+

EXPANSIONS &
RELOCATION
SINCE 2014



Meet The Team



Dave Ramsey

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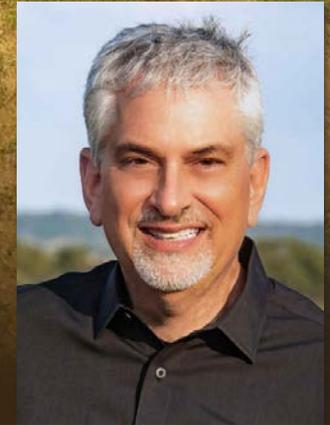
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas Ranches For Sale	0567384	Info@TexasRanchesForSale.com	830.249.9339
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ken Hoerster	0379395	Ken@TexasRanchesForSale.com	210.859.6256
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
C. David Ramsey	236884	dramsey@newquest.com	281.477.4383
Sales Agent/Associate's Name	License No.	Email	Phone
Daniel A. Quinlan	485066	dquinlan@newquest.com	713.438.9535
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Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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