

FOR SALE

8662 U.S. 281
BLANCO, TX 78606



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus,
Maxar Technologies

**FOR MORE
INFORMATION:**

JOHN ELGES
512.297.8400
jelges@stcroixca.com

St. Croix Capital Realty Advisors
Office: 512.391.0718
www.stcroixcra.com



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PROPERTY HIGHLIGHTS

- **Size & Access:** 7 acres of prime commercial and mixed-use land with high visibility on Hwy 281 and convenient access to Hwy 290. Divisible into one two (2) acre lot and one five (5) acre lot and beyond.
- **Rapid Growth:** Surrounded by booming residential and retail developments, this property is perfectly positioned to capture Hill Country's expanding market.
- **Development Potential:** Ideal for commercial, retail, office, or high-end tiny home community development – think luxury Hill Country living with modern design and scenic appeal with breath taking hill top views (Plans in development).
- **Utilities & Infrastructure:** Ready access to utilities and supportive infrastructure ensures your project can move forward smoothly.
- **Flexible zoning and top-tier location** make it perfect for investors and visionary developers alike.

PROPERTY DESCRIPTION

The property includes various existing structures that the seller is willing to:
Leave in place at the asking price for immediate use, or
Remove for a minimal price reduction, giving you a clean slate for your vision.

OFFERING SUMMARY

Sale Price:	Call Broker for Pricing
Lot Size:	7 Acres

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Blanco Hilltop - 7 Acres



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SURVEY SHOWING A 6.99 ACRE TRACT OF LAND SITUATED IN THE G.C. & S.F. RAILROAD SURVEY NO. 131, ABSTRACT NO. 1082, BLANCO COUNTY, TEXAS, BEING ALL OF A CALLED 6.99 ACRE TRACT OF LAND, KNOWN AS TRACT 50, NO LE HACE RANCHES, AN UNRECORDED SUBDIVISION RECORDED IN DOCUMENT NO. 222838, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS

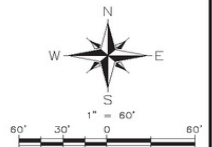
TOPOGRAPHIC & TREE SURVEY NOTES

1) VERTICAL DATUM - ASSUMED NAVD83. CONTOURS SHOWN HEREIN DOWNLOADED FROM THE TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TXD) DATABASE. THE CONTOURS SHOWN HEREIN ARE NOT BASED ON AN ON THE GROUND SURVEY. PERFORMED BY WCR LAND SURVEYING AND ARE FOR INFORMATIONAL PURPOSES ONLY. WCR LAND SURVEYING SHALL NOT BE HELD LIABLE FOR THE ACCURACY OR USE OF THESE CONTOURS BY OTHERS.

2) TREE DIAMETER AND CANOPY/DRIP LINE DIMENSIONS ARE APPROXIMATE. TREE SPECIES ARE IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE.

JERRY D. CASPARIS, TRUSTEE OF THE
MARY ANN CASPARIS BYPASS TRUST
REMAINDER OF CALLED 20.25 ACRES
VOL. 337 PG. 504
OFFICIAL PUBLIC RECORDS

LEGEND	
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	FOUND 3/4" METAL FENCE POST
○	FOUND IRON ROD W/ A YELLOW WIPIS
○	5083" PLASTIC CAP
△	FOUND TYPE 1 TIGHT RIGHT-OF-WAY MARKER
○	POWER POLE
○	METER POLE
○	GUY WIRE
○	UTILITY POLE
○	IRRIGATION CONTROL VALVE
○	SEPTIC TANK
○	SEPTIC LID
○	CLEAN OUT
○	PVC STUBOUT
○	WIRE FENCE
○	WOOD FENCE
○	OVERHEAD ELECTRIC
○	OVERHEAD ELECTRIC/COMMUNICATION
○	OVERHEAD COMMUNICATION



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JOHN P. WATERS & BARBARA L. WATERS
CALLED 10.12 ACRES
TRACT 7
NO LE HACE RANCHES
(UNRECORDED)
DOC. NO. 243193
OFFICIAL PUBLIC RECORDS

C.R.E. PROPERTY INVESTMENTS, LLC
CALLED 5.429 ACRES
TRACT 49
NO LE HACE RANCHES
(UNRECORDED)
DOC. NO. 233116
OFFICIAL PUBLIC RECORDS

NOTE:
AS DESCRIBED BY COURSES AND DISTANCES THE CALLED
60.00' WIDE EGRESS & EGRESS EASEMENT RECORDED IN
VOL. 121 PG. 633 DEED RECORDS AND VOL. 507, PG. 683,
OFFICIAL PUBLIC RECORDS DOES NOT PROVIDE ACCESS TO
AND FROM U.S. HIGHWAY NO. 281 FOR THE SUBJECT TRACT.

GENERAL SURVEY NOTES

1) BASIS OF BEARING, TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, NAD83.

2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
COMMITMENT. THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS,
ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE
SHOWN HEREIN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF
TITLE.

3) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED
EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, ZONING
ORDINANCES AND DEVELOPMENT RULES AND REGULATIONS SHALL BE
CONFIRMED BY THE HOME OWNERS ASSOCIATION, ARCHITECTURAL
CONTROL COMMITTEE, LANDSCAPE DEVELOPER, BUILDERS, CONTRACTOR
AND/OR CONTROLLING GOVERNMENTAL JURISDICTION BEFORE ANY
PLANNING OR CONSTRUCTION. THE SURVEYOR DID NOT RESEARCH
COVENANTS, CONDITIONS AND RESTRICTIONS.

4) ONLY ADJACENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED
TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS
BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE,
DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES.
FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE
APPROPRIATE AGENCY. IRRIGATION VALVES, SPRINKLER HEADS AND
LANDSCAPE LIGHTING AND OUTLETS, IF ANY, NOT SHOWN HEREIN NOR
LOCATED BY THIS SURVEY.

5) PLANTERS AND/OR LANDSCAPING, IF ANY, NOT LOCATED OR
SHOWN HEREIN.

6) ADJUNCTIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

7) SYMBOLS SHOWN HEREIN MAY BE ENLARGED AND ARE FOR
GRAPHICAL REPRESENTATION ONLY.

8) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE
DOCUMENT.

9) THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER
OVERHANG STRUCTURE FEATURES WHICH MAY PROTRUDE OVER
BOUNDARY, EASEMENTS OR BUILDING SETBACK LINES.

TREE TABLE	
POINT #	DESCRIPTION
278	LIVE OAK 46" 50" (2)
279	LIVE OAK 24" 34" (2)
280	LIVE OAK 28" 35" (2)
281	LIVE OAK 14" 25" (2)
282	LIVE OAK 16" 30" (2)
283	LIVE OAK 16" 25" (2)
284	LIVE OAK 14" 20" (2)
285	LIVE OAK 16" 30" (2)
286	LIVE OAK 31" 35" (2)
287	LIVE OAK 17" 30" (2)
288	LIVE OAK 11" 25" (2)
289	LIVE OAK 7" 20" (2)
290	LIVE OAK 11" 25" (2)
291	LIVE OAK 17" 30" (2)

APPROXIMATE DIAMETER
AT CHEST HEIGHT
APPROXIMATE CANOPY/DRIP LINE

NO. OF GROWTHS IN
OBSERVATION

MANANA DRIVE
CALLED 60.00' WIDE EGRESS & EGRESS EASEMENT
RECORDED IN VOL. 121 PG. 633 DEED RECORDS AND VOL. 507, PG. 683,
OFFICIAL PUBLIC RECORDS DOES NOT PROVIDE ACCESS TO
AND FROM U.S. HIGHWAY NO. 281 FOR THE SUBJECT TRACT.

JESUS ZAVALA & MARIA ZAVALA
CALLED 4.68 ACRES
PART OF TRACT 48
NO LE HACE RANCHES
(UNRECORDED)
DOC. NO. 103287
OFFICIAL PUBLIC RECORDS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE
GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE
FACTS FOUND AT THE TIME OF THIS SURVEY.

08/11/2025
CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
CHRIS@WCRLANDSURVEYING.COM 830-633-3070



WCR
LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78606
830-633-3070 REFORM@WCRLANDSURVEYING.COM
TXPLS FIRM #0184135

JOB NO.: 2741-25

DRAWN BY: E.J.F.

CHECKED BY: C.J.J.

SHEET: 1 OF 1

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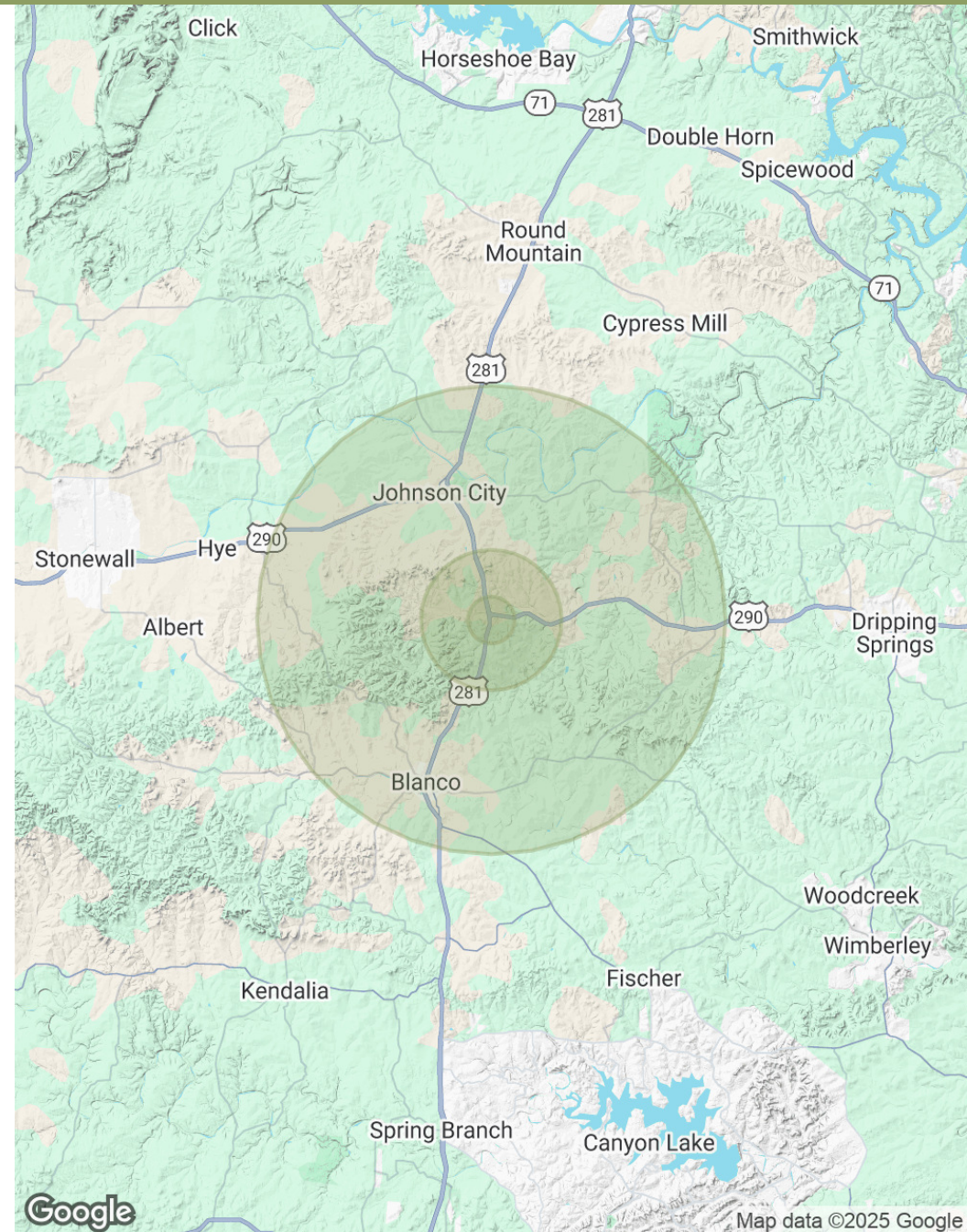
BLANCO, TX 78606

POPULATION

	1 MILE	3 MILES	10 MILES
Total Population	86	459	8,806
Average Age	51	51	48
Average Age (Male)	51	51	47
Average Age (Female)	51	52	49

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	10 MILES
Total Households	40	212	3,712
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$114,647	\$116,354	\$108,293
Average House Value	\$563,872	\$594,697	\$534,594



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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.

11-2-2015



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.

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.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

St. Croix Capital Realty Advisors, LLC	9003153	officeadmin@stcroixca.com	512.391.0718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John W. Collins IV	561707	jcollins@stcroixca.com	512.391.0718
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

Buyer/Tenant/Seller/Landlord Initials

Date