



## LOT 639 BOOT RANCH

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JUSTIN COP, BROKER, GRI, CNE | 830-997-6531





MLS #: T98261A (Active) List Price: \$1,200,000 (41 Hits)

Lot 639 -- Beretta Dr Fredericksburg, TX 78624



**Type:** Rural Subdivision, Gated Subdivision  
**Best Use:** Residential, Recreational, Investment  
**Topography:** Level, Gentle Sloping, Views  
**Surface Cover:** Native Pasture  
**Views:** Yes  
**Apx \$/Acre:** 0  
**Lot/Tract #:** 639

**Original List Price:** \$1,200,000  
**Area:** County-Northeast  
**Subdivision:** Boot Ranch  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City:** Less than 6 miles  
**Property Size Range:** 6-10 Acres  
**Apx Acreage:** 6.0000  
**Seller's Est Tax:** 9019.48  
**Showing Instructions:** Call Listing Agent, LA Must Accompany  
**Days on Market** 58

<b>Tax Exemptions:</b>	<b>Taxes w/o Exemptions:</b> \$0.00	<b>Tax Info Source:</b>	<b>CAD Property ID #:</b> 187211	<b>Zoning:</b> None
<b>Flood Plain:</b> No	<b>Deed Restrictions:</b> Yes	<b>Easements:</b> Electric Service, Gas Service, Underground Cable, Telephone	<b>Road Maintenance Agreement:</b>	
<b>HOA:</b> Yes	<b>HOA Fees:</b> 4058.00	<b>HOA Fees Pd:</b> Yearly		
<b>Items Not In Sale:</b>				
<b>Documents on File:</b> Survey/Plat, Deed Restrictions, Legal Description				

**Water:** Public  
**Sewer:** Public Sewer  
**Utilities:** City Electric Available, Cable Available, Natural Gas Available  
**Access/Location:** Paved  
**Minerals:** None

**Improvements:** None  
**Misc Search:** None  
**Fence:** None

<b>TrmsFin:</b> Cash, Conventional	<b>Possessn:</b> Closing/Funding	<b>Excl Agy:</b> No
<b>Title Company:</b> Hill Country Title	<b>Attorney:</b>	<b>Refer to MLS#:</b>
<b>Location/Directions:</b> From downtown Fredericksburg, take N. Milam St and continue onto Ranch Road 965 for approximately 3.5 miles. Turn left onto Boot Ranch Circle. The office is located at 77 Boot Ranch Circle.		
<b>Owner:</b> WATERLOO CAPITAL PARTNERS LLC		
<b>Legal Description:</b> BOOT RANCH #2 BLK 5 LOT 639, 6.		
<b>Instructions:</b> Call LA for instructions		

**Public Remarks:** Welcome to Lot 639 — a rare opportunity to build your dream estate inside Boot Ranch, one of the most prestigious private club communities in Texas. This stunning 6± acre homesite is tucked away on a quiet cul-de-sac, offering level to gently rolling terrain with breathtaking hilltop views and premium build sites. This is the only lot in Boot Ranch currently approved for a private pickleball court, and it comes with \$50,000 in architectural plans that can convey with an acceptable offer — a significant value for discerning buyers ready to build. Enjoy public water and sewer, natural gas, cable, and paved road access — all the modern infrastructure you need in a tranquil, ranch-style setting. Ownership at Boot Ranch isn't just about land — it's about lifestyle. As a property owner, you'll gain exclusive membership access to a 2,000-acre private club, home to one of the top-rated golf courses in the U.S., the 55,000 sq ft Clubhouse Village, and the newly completed \$27 million Longhorn Landing, complete with lakeside fun, pools, spa, fire pits, and dining. Additional amenities include: \*The Ranch Club — three heated pools, pavilion, bar & grill, fitness center \*The Racquet Club — tennis, basketball, and pickleball courts \*Metzger Park — ice cream shop, coffee bar, putting green, and activity fields \*Club events, kids camps, social activities, and fine & casual dining \*Lodge Suites for guests, personal training, simulator sports, and more Boot Ranch is known for its exceptional service, tight-knit community, and secure, luxurious Hill Country setting. This property is more than just land — it's your gateway to the very best of Fredericksburg and the Hill Country lifestyle. Call today for more details or to schedule a private tour. \*Cost-saving opportunity: If purchased before September 1st initiation fee will be waived.

**Agent Remarks:****Withdraw Comments:**

<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes	<b>Allow AVM:</b> No	<b>Allow Comments:</b> No
<b>Office Broker's Lic #:</b> 9003085			

**Listing Office:** Fredericksburg Realty (#14)  
**Main:** (830) 997-6531  
**Mail Address 1:** 257 W Main Street  
**Mail City:** Fredericksburg  
**Mail Zip Code:** 78624  
**Supervising Agent Name:**  
**Supervising Agent License #:**

**Listing Agent:** Justin Cop (#130)  
**Agent Email:** [justin@fredericksburgrealty.com](mailto:justin@fredericksburgrealty.com)  
**Contact #:** (830) 998-2895  
**License Number:** 0613372



# FREDERICKSBURG REALTY TEXAS RANCH REALTY

## Lot 639 Boot Ranch

000 Beretta Dr | Fredericksburg, Texas 78624 | Gillespie County

6+/- Acres

\$1,200,000

### Agent

Justin Cop

### Property Highlights

- **6± acres** in the prestigious, gated Boot Ranch community
- **Only lot approved for a private pickleball court**
- **\$50,000 in architectural plans** may convey with acceptable offer
- **Level to gently rolling terrain** with **hilltop views** and premium build sites
- Located on a **quiet cul-de-sac** with **paved road access**
- **Public water and sewer, natural gas, and cable available**
- **Includes Boot Ranch Club membership with ownership**

### Boot Ranch Community Amenities

- **Top-ranked private golf course** — consistently recognized by Golfweek and The Dallas Morning News
- **55,000 sq ft Clubhouse Village** with fine & casual dining, Golf Shop, and Lodge Suites
- **Ranch Club** with three heated pools, open-air pavilion, bar & grill, and fitness center
- **Longhorn Landing** — lakeside fun with pools, waterslides, family spa, fire pits, simulators, and indoor recreation
- **Racquet Club** — lighted tennis, pickleball, and basketball courts
- **Metzger Park** — coffee bar, ice cream shop, putting park, activity fields, and community gathering space
- Full calendar of social events, kids camps, personal training, and family-friendly experiences
- **2,000 private acres** of Hill Country serenity reserved for members and their guests

### Property Taxes:

\$9019.48

HOA \$4,058 Yearly

### Premier Estate with Exclusive Recreation

Welcome to Lot 639 — a rare opportunity to build your dream estate inside **Boot Ranch**, one of the most prestigious private club communities in Texas. This stunning 6± acre homesite is tucked away on a quiet cul-de-sac, offering **level to gently rolling terrain** with breathtaking **hilltop views** and **premium build sites**.

This is the **only lot in Boot Ranch currently approved for a private pickleball court**, and it comes with **\$50,000 in architectural plans** that can convey with an acceptable offer — a significant value for discerning buyers ready to build. Enjoy **public water and sewer, natural**

**gas, cable, and paved road access** — all the modern infrastructure you need in a tranquil, ranch-style setting.

Ownership at Boot Ranch isn't just about land — it's about lifestyle. As a property owner, you'll gain **exclusive membership access** to a **2,000-acre private club**, home to one of the **top-rated golf courses in the U.S.**, the **55,000 sq ft Clubhouse Village**, and the newly completed **\$27 million Longhorn Landing**, complete with lakeside fun, pools, spa, fire pits, and dining. Additional amenities include:

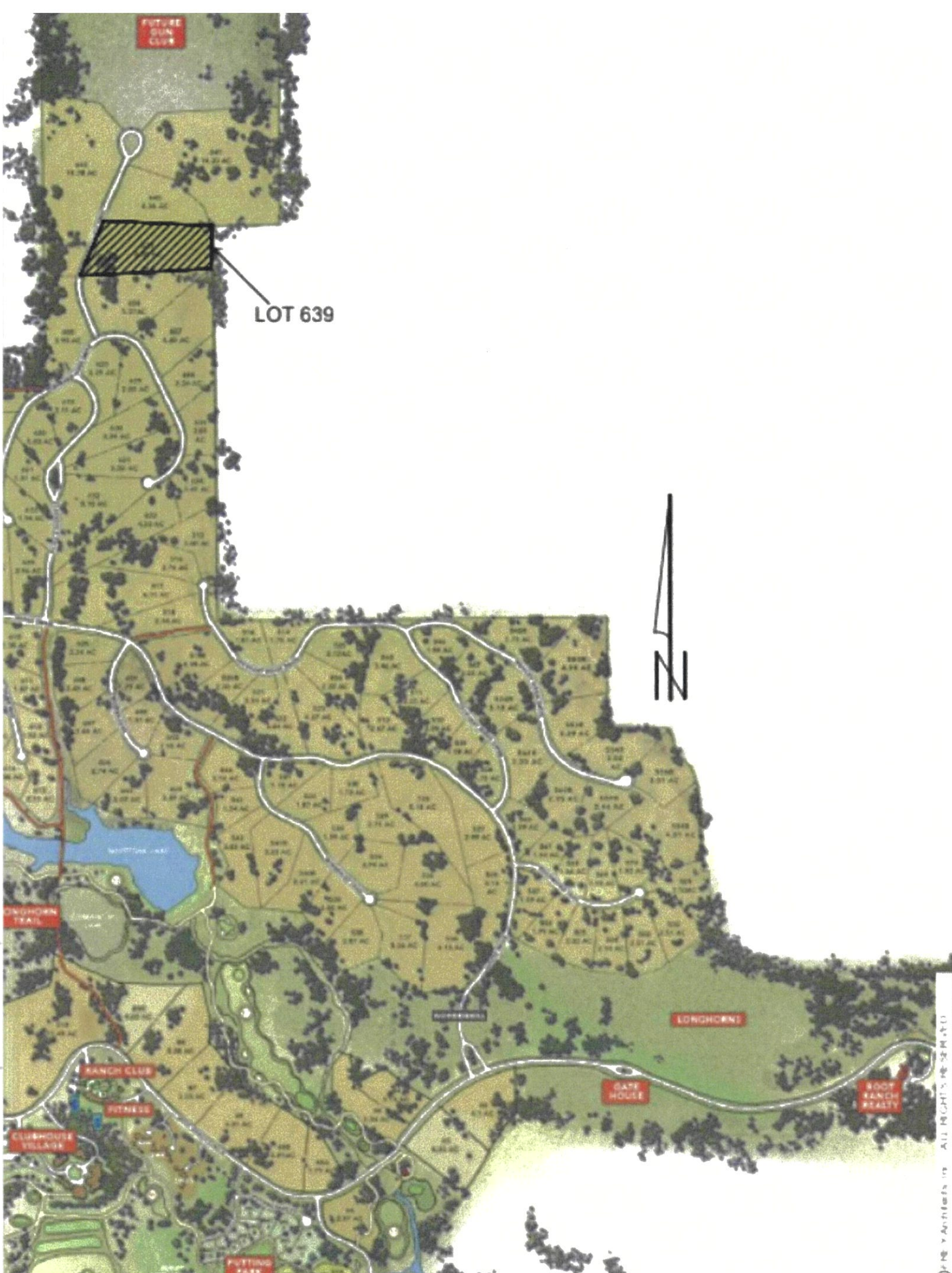
- **The Ranch Club** – three heated pools, pavilion, bar & grill, fitness center
- **The Racquet Club** – tennis, basketball, and pickleball courts
- **Metzger Park** – ice cream shop, coffee bar, putting green, and activity fields
- **Club events, kids camps, social activities, and fine & casual dining**
- **Lodge Suites for guests**, personal training, simulator sports, and more

Boot Ranch is known for its exceptional service, tight-knit community, and secure, luxurious Hill Country setting.

**This property is more than just land — it's your gateway to the very best of Fredericksburg and the Hill Country lifestyle.** Call today for more details or to schedule a private tour.

**Cost-saving opportunity:** If purchased before September 1st initiation fee will be waived.







## WHERE YOUR FAMILY BELONGS

Boot Ranch has the polish of a top-tier metropolitan country club with the bonus of 2,000 acres for outdoor adventures. The game of golf is revered here, but so is the opportunity for you to teach your kids and grandkids the joys of bow fishing, practical darts, jumping in the pool, or just hanging out. Clubhouse, clubhouse, grab a pizza by the pool. Organized activities from ladies' lunches to kids' camps help forge friendships and a sense of belonging for everyone in your family.

A Boot Ranch multi-generational membership conveys with each property. Your parents, adult children, grandchildren, and spouses enjoy membership privileges without guest fees.

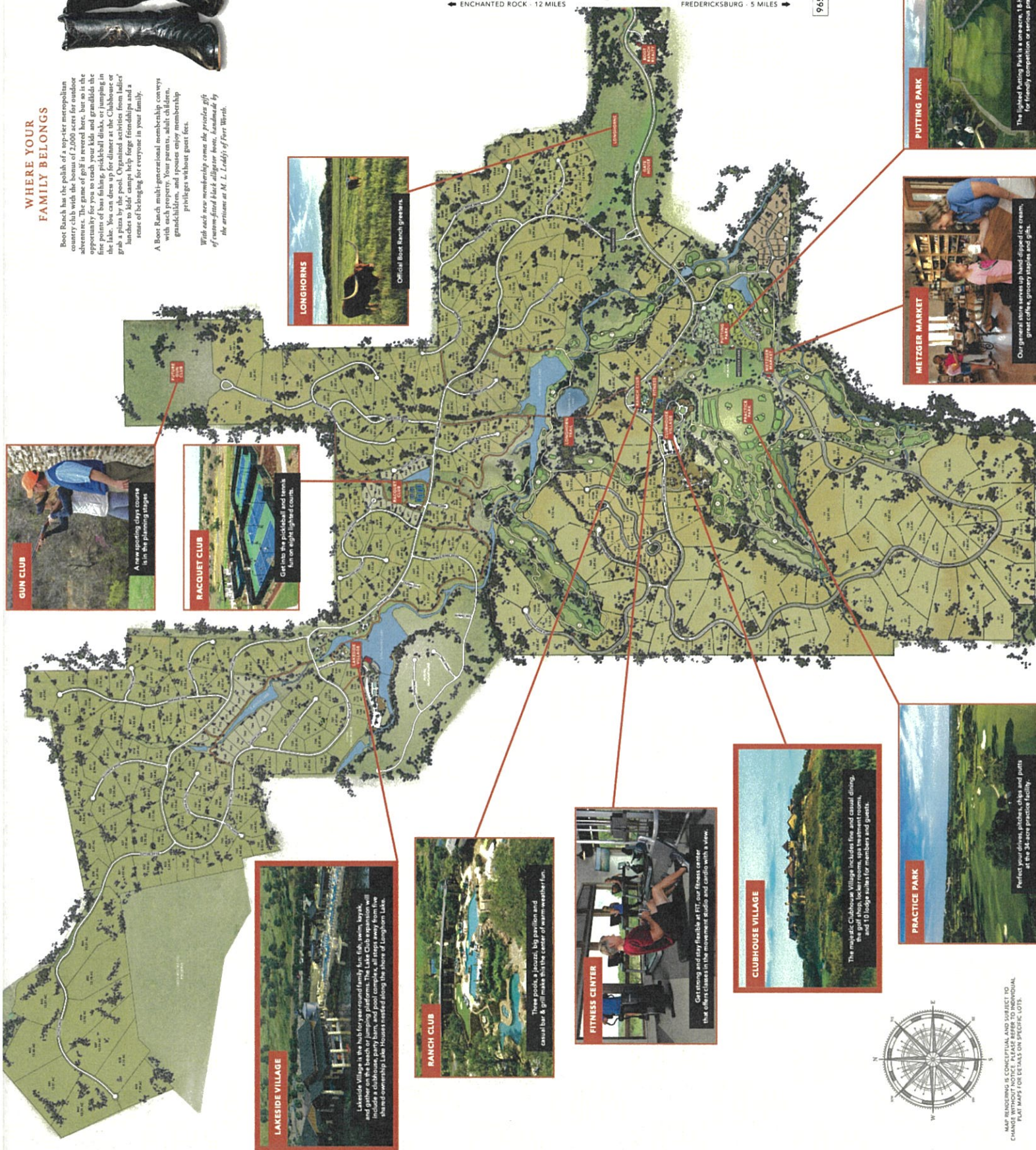
*With each new membership comes the priceless gift of custom-fitted black alligator boots, handmade by the artisans at M. L. Leddy's Fine Work.*



ENCHANTED ROCK • 12 MILES

FREDERICKSBURG • 5 MILES

965



### GUN CLUB

A new sporting days course is in the planning stages.

### RACQUET CLUB

Get into the pickleball and tennis fun on eight lighted courts.

### LAKEVIEW VILLAGE

Lakeside Village is the hub for year-round family fun: fish, swim, kayak, and gather on the beach or jumping platforms. The Lakes Club expansion will be a dockside bar, lounge, and pool deck, all just a short walk away on the lake. There's something for everyone and a perfect place to enjoy the beauty of Longhorn Lake.

### RANCH CLUB

Three pools, a Jacuzzi, big pavilion and casual bar & grill make this the center of warm weather fun.

### FITNESS CENTER

Get strong and stay flexible at FIT, our fitness center that offers classes in the movement studio and cardio with a view.

### CLUBHOUSE VILLAGE

The majestic Clubhouse Village includes fine and casual dining, the full-service bar, lounge, and 10 large suites for members and guests.

### PRACTICE PARK

Perfect your drives, putters, chips and putts at our 24-acre practice facility.

### METZGER MARKET

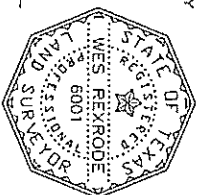
Our general store serves up hand-dipped ice cream, great coffee, grocery staples and gifts.

### PUTTING PARK

The lighted Putting Park is a one-acre, 18-hole drill for friendly competition or serious practice.



MAP RENDERING IS CONCEPTUAL AND SUBJECT TO CHANGE WITHOUT NOTICE. PLEASE REFER TO INDIVIDUAL PLAT MAPS FOR DETAILS ON SPECIFIC LOTS.







7 Boundary





7 Boundary





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Texas, 6 AC +/-



Boundary

Justin Cop  
P: 830-997-6531

[www.fredericksburgrealty.com](http://www.fredericksburgrealty.com)

257 West Main St.

 The information contained herein was obtained from sources  
which are reliable, but no warranty or guarantee as to  
completeness or accuracy thereof



Property ID: 187211 For Year 2025

Property Details

Account		
Property ID:	187211	Geographic ID: A0594-0311-000000-00
Type:	R	Zoning: 512441
Property Use:		Condo:
Location		
Situs Address:	BERETTA DR TX	
Map ID:	5-M	Mapsc0:
Legal Description:	BOOT RANCH #2 BLK 5 LOT 639, 6.	
Abstract/Subdivision:	S0144	
Neighborhood:	(BOOT) BOOT RANCH	
Owner		
Owner ID:	342828	
Name:	WATERLOO CAPITAL PARTNERS LLC	
Agent:		
Mailing Address:	% CHATMAS, JOHN T JR 2700 VIA FORTUNA STE 100 AUSTIN, TX 78746	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$861,810 (+)
Agricultural Market Valuation:	\$0 (+)



<b>Market Value:</b>	\$861,810 (=)
<b>Agricultural Value Loss:</b> ?	\$0 (-)
<b>Appraised Value:</b> ?	\$861,810 (=)
<b>HS Cap Loss:</b> ?	\$0 (-)
<b>Circuit Breaker:</b> ?	\$0 (-)
<b>Assessed Value:</b>	\$861,810
<b>Ag Use Value:</b>	\$0

**2025 values are preliminary and subject to change prior to certification.**

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** WATERLOO CAPITAL PARTNERS LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$861,810	\$861,810	\$2,313.96	
HUW	HILL CNTRY UWCD	\$861,810	\$861,810	\$41.37	
SFB	FREDBG ISD	\$861,810	\$861,810	\$6,662.65	
WCD	GILLESPIE WCID	\$861,810	\$861,810	\$1.50	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$861,810	\$861,810	\$0.00	

**Total Tax Rate:** 1.046574

**Estimated Taxes With Exemptions:** \$9,019.48

**Estimated Taxes Without Exemptions:** \$9,019.48

## Property Improvement - Building



## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	6.00	261,360.00	0.00	0.00	\$861,810	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$861,810	\$0	\$861,810	\$0	\$861,810
2024	\$0	\$861,810	\$0	\$861,810	\$0	\$861,810
2023	\$0	\$861,810	\$0	\$861,810	\$0	\$861,810
2022	\$0	\$741,580	\$0	\$741,580	\$0	\$741,580

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/26/2022	WDVL	WARRANTY DEED VENDORS LIEN	MELTON FAMILY LIVING TRUST	WATERLOO CAPITAL PARTNERS LLC	20223159		
1/26/2022	SWD	SPECIAL WARRANTY DEED	BOOT RANCH HOLDINGS LLC	MELTON FAMILY LIVING TRUST	20220585		

## ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
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## Estimated Tax Due

If Paid: 07/14/2025



Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorn Fe
2024	GILLESPIE COUNTY	0.268500	\$861,810	\$861,810	\$2,313.96	\$2,313.96	\$0.00	\$0.00	\$0.00
2024	HILL CNTRY UWCD	0.004800	\$861,810	\$861,810	\$41.37	\$41.37	\$0.00	\$0.00	\$0.00



2024	FREDBG ISD	0.773100	\$861,810	\$861,810	\$6,662.65	\$6,662.65	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	0.000174	\$861,810	\$861,810	\$1.50	\$1.50	\$0.00	\$0.00	\$0.00
	2024 Total:	1.046574			\$9,019.48	\$9,019.48	\$0.00	\$0.00	\$0.00
2023	GILLESPIE COUNTY	0.279600	\$861,810	\$861,810	\$2,409.62	\$2,409.62	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	0.004700	\$861,810	\$861,810	\$40.51	\$40.51	\$0.00	\$0.00	\$0.00
2023	FREDBG ISD	0.775400	\$861,810	\$861,810	\$6,682.47	\$6,682.47	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	0.000176	\$861,810	\$861,810	\$1.52	\$1.52	\$0.00	\$0.00	\$0.00
	2023 Total:	1.059876			\$9,134.12	\$9,134.12	\$0.00	\$0.00	\$0.00
2022	GILLESPIE COUNTY	0.332600	\$741,580	\$741,580	\$2,466.50	\$2,466.50	\$0.00	\$0.00	\$0.00
2022	HILL CNTRY UWCD	0.005100	\$741,580	\$741,580	\$37.82	\$37.82	\$0.00	\$0.00	\$0.00
2022	FREDBG ISD	0.960800	\$741,580	\$741,580	\$7,125.10	\$7,125.10	\$0.00	\$0.00	\$0.00
2022	GILLESPIE WCID	0.000184	\$741,580	\$741,580	\$1.36	\$1.36	\$0.00	\$0.00	\$0.00
	2022 Total:	1.298684			\$9,630.78	\$9,630.78	\$0.00	\$0.00	\$0.00