



MILLER CREEK LOT 2

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





PROPERTY HIGHLIGHTS

10.04± ACRES in gated rural subdivision

YEAR-ROUND LIVE WATER
from Miller Creek

ELECTRICITY AVAILABLE on-site

MATURE TREES & GENTLE ELEVATION
with scenic views

AG EXEMPT

20 MINUTES to Dripping Springs

LESS THAN AN HOUR to Austin

**CLOSE TO JOHNSON CITY,
FREDERICKSBURG & BLANCO**

MINUTES FROM Pedernales Falls
State Park & LBJ State Park

**IDEAL FOR RESIDENTIAL,
RECREATIONAL, OR VACATION USE**

MILLER CREEK LOT 2

10.04± ACRES | JOHNSON CITY, TEXAS | BLANCO COUNTY

Welcome to Miller Creek Lot 2 — an exceptional 10.04± acre property tucked within the serene and gated Miller Creek Subdivision in Blanco County. This prime piece of Hill Country real estate offers year-round live water from the beautiful Miller Creek, mature oak trees, and breathtaking elevated views that set the stage for your future dream home or weekend retreat.

This tract is ready for your vision, with electricity available on-site and strong neighboring water wells in the area producing 15+ GPM, offering promising potential for your own well. Whether you're planning a permanent residence, a vacation getaway, or a recreational escape, this versatile property provides natural beauty and an ideal foundation for development.

Located just 20 minutes from Dripping Springs and less than an hour from Austin, you'll enjoy the perfect blend of privacy and convenience. Johnson City, Fredericksburg, and Blanco are also nearby, placing you within easy reach of top Texas Hill Country attractions. Indulge in the region's vibrant wine and distillery scene at nearby vineyards, while nature lovers can explore the scenic beauty of Pedernales Falls State Park and LBJ State Park, both offering endless opportunities for outdoor recreation and adventure.

With its live water, stunning views, and prime location, this is a rare opportunity to own a piece of the Texas Hill Country.



SCHEDULE A SHOWING TODAY

Listing Agent: **Justin Cop**, Broker, GRI, CNE

Office: 830-997-6531

justin@fredericksburgrealty.com