



WOLF RANCH

GEORGETOWN, TX

HILLWOOD
COMMUNITIES
A PEROT COMPANY®

CALLING THE HILL COUNTRY IS CALLING THE HILL COUNTRY IS





A NEW DIRECTION FOR COMMUNITY LIVING

INSPIRED

DESIGNED WITH APPRECIATION FOR THE LAND'S NATURAL BEAUTY, REVERENCE FOR TRADITION, AND GUIDED BY SUSTAINABILITY.

CONNECTED

FOSTERED BY A LOVE OF HILL COUNTRY LIVING AND A DESIRE TO BRING FAMILY AND FRIENDS TOGETHER IN A PLACE THAT FEELS LIKE HOME.

LOCAL

SUSTAINED WITH EASY ACCESS TO EVERYDAY COMFORTS, NEARBY ADVENTURE AND ENRICHING EDUCATION JUST AROUND THE CORNER.

VIBRANT

CHAMPIONED BY AN AWARD-WINNING LIFESTYLE COORDINATOR, SOCIAL EVENTS AND AMAZING AMENITIES THAT CREATE COMMUNITY.

THE HILL COUNTRY IS CALLING.

Carved into the breathtaking rolling hills, Wolf Ranch is Georgetown's very own Hill Country oasis hidden alongside the scenic and beautifully rugged San Gabriel River. Minutes from everything, this modern sanctuary is a careful blend of escape and adventure, convenience and tranquility. From green spaces and trails to planned events and curated amenities, you can experience the best of both worlds here. Whether you're searching for the great outdoors or just a view of it, a place to raise a family or slow your pace, Wolf Ranch is a place to make your own.



LOCATION, LOCATION, LOCATION.

WOLF RANCH IS LOCATED IN GEORGETOWN, TX,
HOME TO TEXAS' MOST BEAUTIFUL TOWN SQUARE.

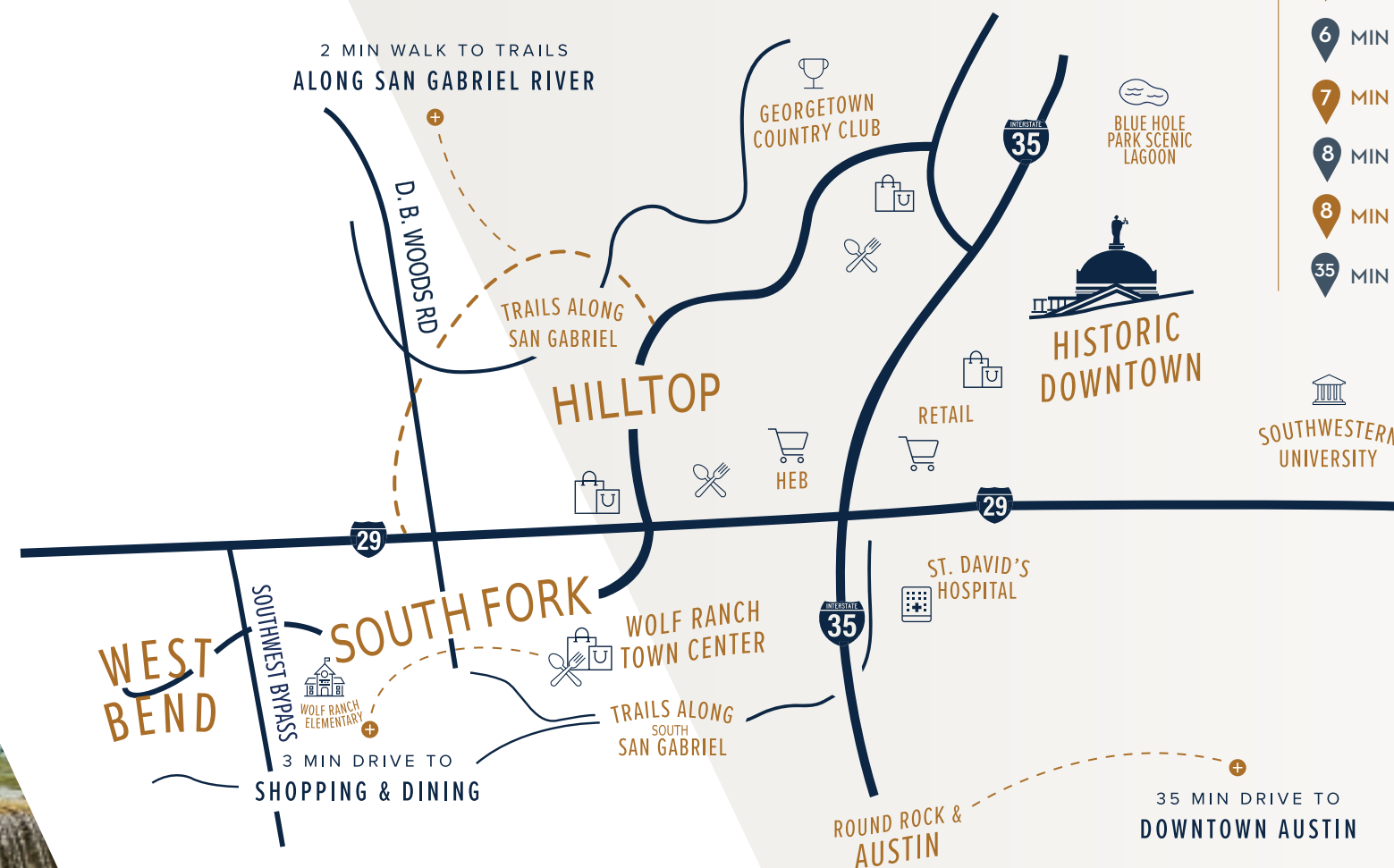


Nestled just west of downtown Georgetown with its famed Square, restored historic homes, charming restaurants and unique storefronts, you have access to fine dining, entertainment, eclectic shopping and major employers just minutes from your front door.

And with everything close by, you'll have even more time to enjoy the beauty and charm of your new community and home. Explore miles of trails, enjoy shopping or dining, adventure through a cave, splash around a water park, or spend an afternoon wine tasting – there's always plenty to do and you're welcome to do it all!



WHAT'S NEARBY?



- 2 MIN WALK TO SAN GABRIEL RIVER TRAIL
- 3 MIN DRIVE TO WOLF RANCH TOWN CENTER
- 4 MIN DRIVE TO RETAIL & HEB
- 5 MIN WALK TO WOLF RANCH ELEMENTARY
- 6 MIN TO ST. DAVID'S HOSPITAL
- 7 MIN DRIVE TO THE SQUARE
- 8 MIN DRIVE TO GEORGETOWN COUNTRY CLUB
- 8 MIN DRIVE TO SOUTHWESTERN UNIVERSITY
- 35 MIN DRIVE TO DOWNTOWN AUSTIN & AIRPORT



AWARD-WINNING LIFESTYLE

2021

LIFESTYLE PROGRAM
OF THE YEAR

21 · 22 · 23 · 24

LIFESTYLE DIRECTOR
OF THE YEAR

NAHB &
HBA GREATER
AUSTIN

AWARD-WINNING HILL COUNTRY LIFESTYLE & PROGRAMS

Far enough separated to enjoy the peaceful scenery, yet always close to what's happening, Wolf Ranch is the perfect place to embrace adventure and relaxation. With our award-winning, full-time onsite Lifestyle Manager, award-winning Lifestyle Program, hundreds of onsite events, and community clubs, you are sure to find a daily social event or group to make new friends, discover new hobbies, and engage in your favorite pastimes.



THE WOLF RANCH LIFE MOMENTS THAT CREATE COMMUNITY

EVENTS

- Morning Mixers
- Family Fun Days
- Rhythm & Brews with Live Music
- Karaoke Night
- Stargazing & S'mores
- Red, White & Blue Parade and Celebration
- Water Aerobics
- Holiday Celebrations
- Summer Foam Parties
- Local Eats Food Trucks
- Yoga with Your Neighbor
- Throwback Saturdays & Bingo
- Movie Nights In the Park & Campouts
- Dive-In Movies at the Pool

GROUPS

- Book Club
- Veteran Wolf Pack
- Hiking Group
- Moms of Wolf Ranch
- Men's Coffee Club
- Walking Club
- Women of Wolf Ranch
- Ironworks Men's Group
- Card Clubs
- Care Group
- Welcome Committee
- The Millenials
- Cultural Clubs
- Running Group
- Pickleball Club





RIVER CAMP AMENITY CENTER



AWARD-WINNING COMMUNITY

2025
NATIONAL AMENITY
OF THE YEAR

2024
COMMUNITY
OF THE YEAR

NAHB &
HBA GREATER
AUSTIN

AWARD-WINNING AMENITIES FOR THE WHOLE FAMILY

Wolf Ranch offers residents an array of exceptional amenities, including the state-of-the-art amenity center, The Den, featuring a gorgeous pool with sweeping views of San Gabriel River, a large indoor lounge, a kitchen area for gatherings, and expansive covered outdoor patio with outdoor grill. Next door you will find a pocket green space and playground to have fun with the family.



THE DEN AMENITY CENTER

INHALE SLOW.
EXHALE SLOWER.
YOU'RE HOME.

Designed by the renowned Michael Hsu Office of Architecture in Austin, Texas, these state-of-the-art resort-style amenity centers are an ideal retreat after a long day of work.

LOCATED IN SOUTHFORK

- River Camp – Award-Winning Amenity Center
 - Resort-Style Pool & Cabanas
 - Splash Pad
 - Fit Camp Indoor Gym
 - Treehouse Event Hall
 - Outdoor Playground
 - Event Stage and Lawn
 - Outdoor Patio & Grills
 - Sport Court & Pickleball
- Community Trails
 - Arrowhead
 - Cliffside
 - Discovery
 - Dry Creek
 - River Trace
 - Rocky Creek
- Georgetown Regional Trail
- Mary Charles Park
- 3D Park
- Discovery Park
- Laney June Park

LOCATED IN HILLTOP

- The Den
 - Infinity-Edge Pool
 - Indoor Event Space
 - Outdoor Patio and Kitchen
 - Outdoor Playground
- Barefoot Park
- Sunset Park
- Community Trails
 - Cumberland
 - River Loop



THE GOOD LIFE MEETS THE GREAT OUTDOORS

Whether you're searching for the great outdoors or just a view of it, you'll find there's something for everyone at Wolf Ranch. Beautiful homesites with breathtaking views, miles of scenic trails that meander through the community, a stunning resort pool overlooking the scenic San Gabriel River, and so much more!



HILLTOP

Tucked away in the city of Georgetown, Hilltop at Wolf Ranch creates a unique living experience. Hidden alongside the scenic San Gabriel River, this modern sanctuary invites residents to find balance at Barefoot Park, embrace every breathtaking view and live life to the fullest.

SOUTH FORK

Rugged yet refined. South Fork is a taste of the untamed. A direct reflection of the wild spirit and natural character of the water and land. Just steps from your next excursion, South Fork is more than a place to call home. It's the call to adventure.

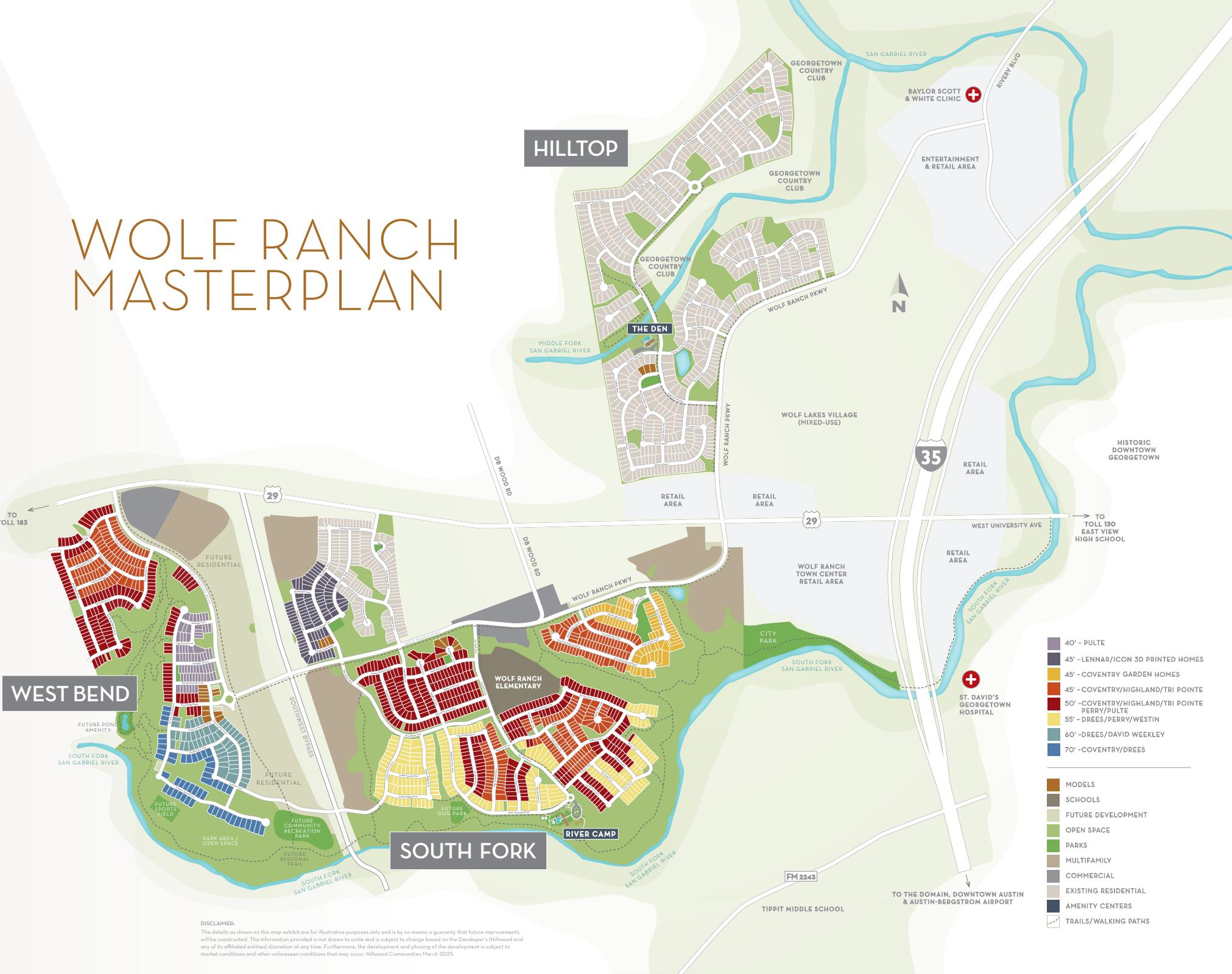


WEST BEND

Now Selling! Filled with natural beauty and vibrant rejuvenation, the last great piece of the rugged land of Wolf Ranch. Beautifully marked with an abundant natural greenbelt and buffering the shores of the west bend of the San Gabriel River, a vast connection to nature continues on.



WOLF RANCH MASTERPLAN



AWARD-WINNING BUILDERS

QUALITY CRAFTSMANSHIP

Each of our award-winning builders delivers on the promise of quality craftsmanship, attention to detail and a commitment to excellence. Finely-crafted architectural designs, and elegant interiors, it's easy to find the inspiration to build your dream home at Wolf Ranch.



COVENTRY
HOMES

David Weekley Homes

Drees
CUSTOM HOMES

HIGHLAND
HOMES

LENNAR

PERRY
HOMES

Pulte HOMES

tri pointe
HOMES

WESTIN
HOMES

STUNNING DESIGNS

Whether you desire breathtaking views, or to build near the rugged shoreline of the San Gabriel River, you'll find an award-winning floor plan perfectly suited to your family's lifestyle.





LEARNING AT EVERY AGE

Whatever stage of learning, Wolf Ranch residents and their children are within a few minutes' drive of public, private and charter schools offering academics for pre-K through 12th grade, and higher education institutions offering advanced degrees and continuing education. As a Wolf Ranch resident, you'll always have an opportunity to grow and to excel. We are excited to celebrate every new education milestone with you and your family.



PUBLIC EDUCATION

The Georgetown Independent School District serves over 13,000 students and features nine elementary schools, four middle schools and three high schools, including the brand-new state-of-the-art Wolf Ranch Elementary School. Wolf Ranch children will attend Wolf Ranch Elementary school located onsite in Wolf Ranch South Fork, Tippit Middle School and East View High School, each within 10 minutes of the community.

CHARTER & PRIVATE EDUCATION

Wolf Ranch residents looking for alternative education opportunities have easy access to top ranked charter and private schools, including Gateway College Prep School, Grace Academy Private School, and Georgetown Charter Academy.

HIGHER EDUCATION AND BEYOND

The beautiful Southwestern University campus founded in 1840 is located in downtown Georgetown and offers a top-ranked integrated arts and sciences curriculum that incorporates the humanities, fine arts, social sciences, and natural sciences.

Texas State University Round Rock Campus is just seven miles from Wolf Ranch offering junior and senior-level classes to complete bachelor's degrees in 12 programs, 18 graduate programs, one doctoral program, post-baccalaureate certifications and continuing education programs.

Ranked among the 40 best universities in the world, the University of Texas at Austin is only a short 35 minute commute from Wolf Ranch. UT Austin provides a place for students to explore opportunities in arts, sciences, athletics, medicine, business, engineering and more through its 150+ undergrad and 200+ graduate degree programs.

HILL COUNTRY



HILLWOOD STORY

Hillwood Communities was established in 1988 by Ross Perot, Jr., and founded on the Perot family's core values of integrity, respect, teamwork and excellence. Hillwood Communities is known for creating true master-planned neighborhoods where community and innovation are brought to the forefront. In the last 30 years, Hillwood Communities has delivered over 50,000 single family lots in 80 master-planned communities. With the best locations, a strong respect for nature, experiences and activities that enrich every lifestyle, and a heightened commitment to innovative technological ideas, Hillwood Communities creates special places where today's homebuyers are empowered to lead smarter and more balanced lives.



WOLFRANCHBYHILLWOOD.COM

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