

# WOLF RANCH IN GEORGETOWN



**10 YEARS**  
2016-2026

## WOLF RANCH GEORGETOWN, TX

### FACTS & FIGURES

Homes from the \$400s - \$1 Million+  
1,120-acre development / 2,465 single-family homes  
National award-winning Lifestyle Program

### BUILDERS

David Weekley Homes • Drees Custom Homes  
Coventry Homes • Highland Homes • Perry Homes  
Pulte Homes • Tri Pointe Homes • Westin Homes

## THE HILL COUNTRY IS CALLING

Carved into the hills of Georgetown, Wolf Ranch is your very own Hill Country oasis hidden alongside the scenic San Gabriel River. Minutes from everything, this modern sanctuary is a careful blend of escape and adventure. Wolf Ranch offers the convenience of being close to everything Georgetown has to offer – fine dining, entertainment, eclectic shopping and major retailers just minutes from home. With all of the necessities so close, you'll have even more time to enjoy the beauty and charm of your new community—this is master-planned living at its best.



Wolf Ranch is developed by Hillwood Communities, one of the country's only large-scale, independent mixed-use community developers with a 35+ year loyalty to our customers, partners and communities. As a privately owned company, we're free to focus on visionary, made-to-endure placemaking – and the quality of home and work life that creates. Learn more at [www.HillwoodCommunities.com](http://www.HillwoodCommunities.com).

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## AMENITIES

- **The Den:** a state-of-the-art amenity center in Hilltop with resort-style pool, cabanas and clubhouse, overlooking the San Gabriel River. This is the perfect place to unplug and reconnect.
- **River Camp:** Our newest amenity center in South Fork! Located overlooking the South Fork of the San Gabriel River with Clubhouse, Gym, Pool, and more!
- Playgrounds, Parks & Green Spaces
- 16+ miles of Hike & Bike Trails
- Sport Court & Pickleball Court
- Dedicated onsite Management & Lifestyle Team
- Dog Park - Opening April 2026
- **Wolf Ranch Town Center:**  
65,000 square feet of retail



## SCHOOLS

### Georgetown ISD

Georgetown Independent School District serves over 13,000 students living in the city of Georgetown. GISD is one of the most highly sought-after districts in Central Texas, known for their vision: home of the most inspired students, served by the most empowered leaders. The new state-of-the-art onsite Wolf Ranch Elementary is located within Wolf Ranch South Fork! Older students in Wolf Ranch attend Tippit Middle School and East View High School.

## LOCATION

### Georgetown, Texas

Georgetown is widely known for its yesteryear charm, great schools, strong sense of community, natural amenities along the San Gabriel River and rich Texas history. While Austin is just a quick drive away, Georgetown has all the conveniences needed to help residents enjoy the simple life without the hassle of everyday busyness.

## LIFESTYLE PROGRAM

With the Award-Winning Wolf Ranch Lifestyle Program, you'll find health and wellness are interwoven into every aspect, each day inspired to adventure and filled with hundreds of can't-miss events that ensure endless opportunities to connect with family, friends and neighbors. Every aspect of the Lifestyle Program is thoughtfully designed and planned by our award-winning on-site Lifestyle Director, Dana Lamoureux.

## 2026 TAX RATE\*

All rates are per \$100 valuation:

Williamson County:	0.413776%
City of Georgetown:	0.353000%
Georgetown ISD:	1.050600%
Williamson Co MUD #29:	0.607500%
<b>TOTAL:</b>	<b>2.467376%</b>

\*Visit [www.wcad.org](http://www.wcad.org) for property specific tax rates & information

## HOA DUES

Wolf Ranch HOA dues are \$1,120 per year split into two semi-annual payments (January and June). The dues pay for the maintenance of neighborhood parks, trails and other amenities.

