

Blanco Vista San Marcos, TX 78666[Get Directions](#)**Community Contact:**

512-931-3913

concierge@pacesetterhomes.com**Price:** From the High **\$200s****Sq.Ft. Range:** 1,171 - 2,546**Beds:** 3 - 4**Baths:** 2 - 3

"Life with a Plus" is exactly what you will find in Blanco Vista, a Central Texas neighborhood in San Marcos, just 30 minutes south of Austin. This 2,000 home Brookfield Residential master-planned community promises an abundance of exciting amenities—designed to let you live a happy and healthy life outdoors. Blanco Vista is a family focused, award-winning community that is directly adjacent to the Blanco River in Five Mile Dam Park and Regional Soccer Complex, just a short drive from San Marcos' Outlet Mall, which contains 145 retail stores, and minutes away from Texas State University.

Community Details:

- Hike and Bike Trails
- Pool
- Splash Park
- Open-Air Community Center
- Fishing Pond
- Playscapes
- Direct Access to Five Mile Dam Park

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Prices, products, and specifications subject to change without notice.
Visit with a Pacesetter Representative for more details. 08.16.2026



Community Facts

Schools

Hays CISD:

- Blanco Vista Elementary School
- Laura B. Wallace Middle School
- Jack C Hays High School

Recreation

- Plum Creek Golf Club

Shopping

- H-E-B
- Sam's Club
- Target
- The Cornucopia
- Walmart Supercenter
- Kyle Crossing
- Tanger Outlets
- Costco
- Hobby Lobby
- Academy Sports & Outdoors

Dining

- Black's BBQ
- Palmer's Restaurant Bar & Grill
- Garcia's Mexican Restaurant
- Texas Roadhouse
- Tony C's Pizza and Beer Garden
- Spoon & Fork Thai
- Willie's Grill & Icehouse
- Torchy's Tacos
- Ilario's Italian
- Big Robs Burgers
- Los Vaqueros Café & Grill

Entertainment

- Albert B. Alkek Library
- Performing Arts Center at Texas State University
- San Marcos Activity Center
- The Marc
- Gruene Hall





- Plum Creek Golf Club
- Wonder World Park

Parks & Outdoors

- Five Mile Dam Park
- Ring Tail Ridge Natural Area
- Spring Lake Natural Area
- Blanco Shoals Natural Area

Taxes and HOA Dues

- Tax Rate: 2.2089%
- HOA Dues: \$165/quarter

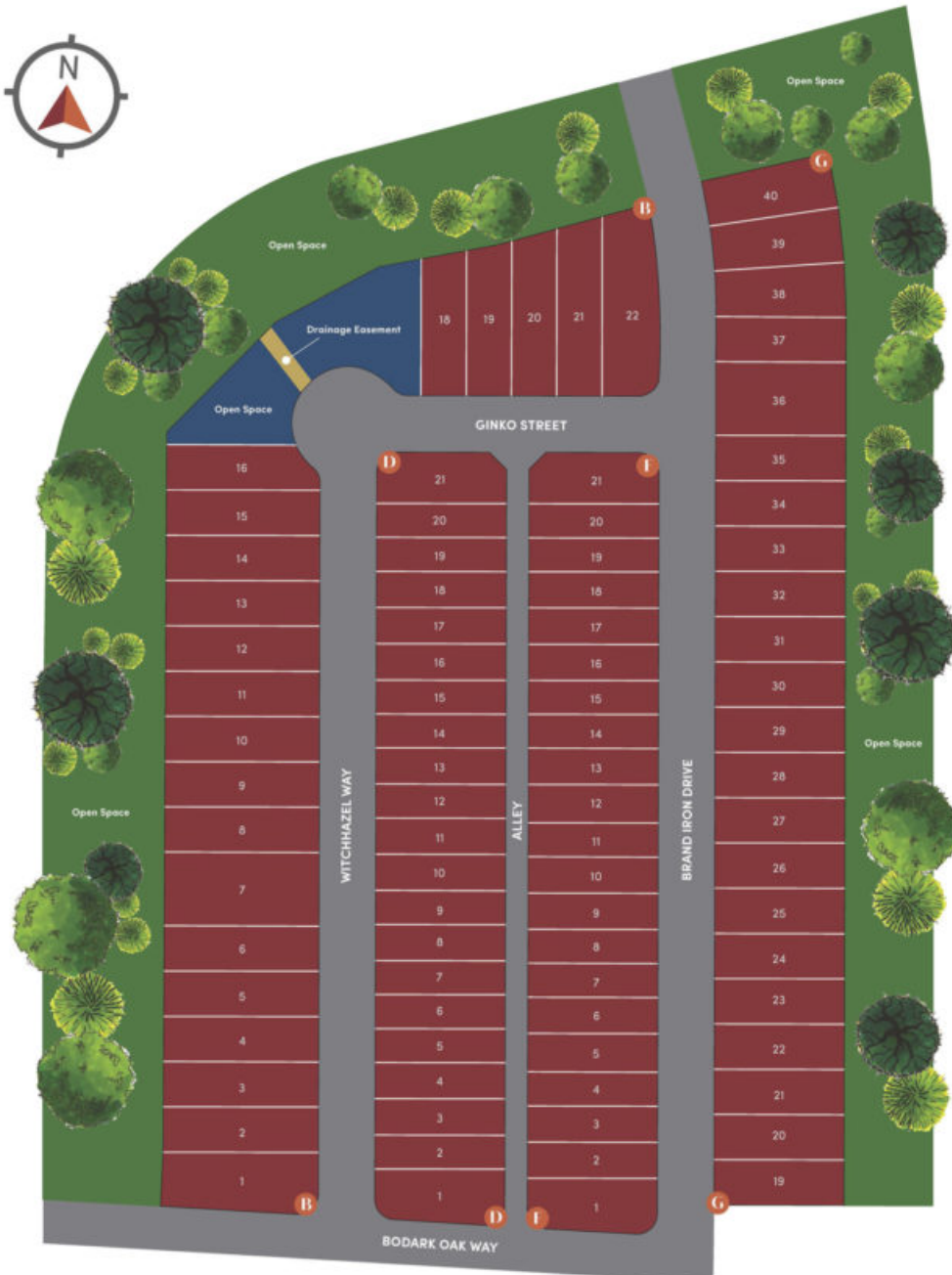
Utilities

- PEC (Electric)
- City of San Marcos (Water/Sewer/Trash)
- CenterPoint Energy (Gas)





BLANCO VISTA



Pacesetter Homes® 2021 plat map is an artist conception and may contain inaccuracies. Property information, ownership, and zoning of surrounding area is subject to change. Buyer must rely solely on own investigation and recorded neighborhood plat located at zoning department of the area's municipality.



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