Trace San Marcos, TX 78666

Get Directions



Community Contact:
512-960-3196
concierge@pacesetterhomes.com

Price: From the High **$200s**

Sq.Ft. Range: 1,211 - 2,184

Beds: 3 - 4

Baths: 2 - 3.5

Nestled where the Texas Hill Country meets convenience, Trace in San Marcos is more than a community- it's a place to put down roots, make memories, and build your future. With over 1,000 homesites thoughtfully planned around parks, schools, and open spaces, Pacesetter Homes in Trace offer the perfect balance of connection and calm. Here, every weekend feels like a getaway. You can start the day with a walk through one of several community parks, cool off at the resort-style Presidio Amenity Center, or challenge friends to a game on the sport courts. From the sand volleyball court, to shaded picnic areas, Trace was designed for neighbors to become friends and for families to thrive.

Location matters- and Trace delivers. Perfectly situated between Austin and San Antonio, residents enjoy easy access to I-35 and all the entertainment, shopping, and dining that Central Texas has to offer.

When you choose Pacesetter Homes at Trace, you're choosing award-winning craftsmanship, innovative design, and a builder who understands what home truly means. Every Pacesetter home is built for comfort, value, and a lifestyle that grows with you.

Community Details:

- Shaded Playscape and Picnic Area
- Sand Volleyball Court
- Multi-Use Court
- Open Playing fields
- Covered Pavillion
- Resort-Style Pool

Prices, products, and specifications subject to change without notice.
Visit with a Pacesetter Representative for more details. 11.22.2026

Community Facts

Schools

San Marcos CISD

- Rodriguez Elementary | 1481 Esplanade Pkwy
- Miller Junior High 301 Foxtail Run
- San Marcos High School | 2601 E. McCarty Ln

Shopping

- San Marcos Premium Outlets

Dining

- Root Cellar Cafe
- Black's BBQ
- Herbert's Taco Hut

Entertainment

- EVO Entertainment
- Wonder World Cave & Adventure Park
- LBJ Museum
- The Marc
- Gruene Hall: Oldest Dance Hall in Texas
- Schlitterbahn Waterpark

Parks & Outdoors

- Five Mile Dam Park
- Rio Vista Park
- City Park
- Purgatory Creek

Taxes and HOA Dues

Tax Rate: 1.9727%
TRACE is in a Public Improvement District (PID) that will require an additional assessment. See New Home Specialists

for details.

HOA Dues: $85/month

All information is deemed reliable but is not guaranteed. See New Home Specialists for details.

Utilities

- PEC (Electricity) | (888) 883-3379
- City of San Marcos (Water/Wastewater) | (512) 393-8010
- CenterPoint (Gas) | (800) 259-5544
- Grande Communications | (855) 286-6666
- Century Link | (855) 255-7105

TRACE



Pacesetter Homes© 2025 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.

PACESETTER HOMES
A QUALICO Company

512-960-3196
concierge@pacesetterhomes.com

Prices, products, and specifications subject to change without notice.
Visit with a Pacesetter Representative for more details. 11.22.2026