

River Ranch Van Alstyne, TX 75495

Get Directions



Community Contact:

469-409-0254

concierge@pacesetterhomes.com

Price: From the Mid **\$300s**

Sq.Ft. Range: 1,603 - 3,093

Beds: 3

Baths: 2 - 3

River Ranch in Van Alstyne makes day-to-day life easy. You're just minutes from the historic downtown square, with local restaurants, shops, and community events close by. US-75 is nearby as well, making it an easy drive to Anna, McKinney, and surrounding areas.

Families appreciate that elementary, middle, and junior high schools are all within walking distance, cutting down on time in the car and simplifying daily schedules. Within the community, residents can enjoy walking trails, a cornhole court, and a pavilion with picnic tables for casual outdoor time.

With a convenient location, neighborhood amenities, and close access to schools, River Ranch offers a comfortable place to settle in and enjoy life in Van Alstyne.

Community Details:

- Walking distance to Elementary, Middle, and Junior High Schools
- Walking Trails
- Corn Hole Court
- Pavilion with Picnic Tables



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Prices, products, and specifications subject to change without notice.
Visit with a Pacesetter Representative for more details. 06.16.2026

Show Home

601 Trinity Street, Van Alstyne, TX

Show Home Hours:

Monday To Saturday : 10:00 AM – 06:00 PM

Sunday: 12:00 PM – 06:00 PM



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Community Facts

Schools

Van Alstyne ISD

- Bob & Lola Sanford Elementary School
- Van Alstyne Middle School
- Van Alstyne Junior High School
- Van Alstyne High School
- Grayson College

Recreation

- Hurricane Creek Country Club
- Slayter Creek Park
- Social District Park
- McKinney Wilson Park
- Forrest W. Moore Park
- Preston Trail Farms
- Several local wineries and breweries

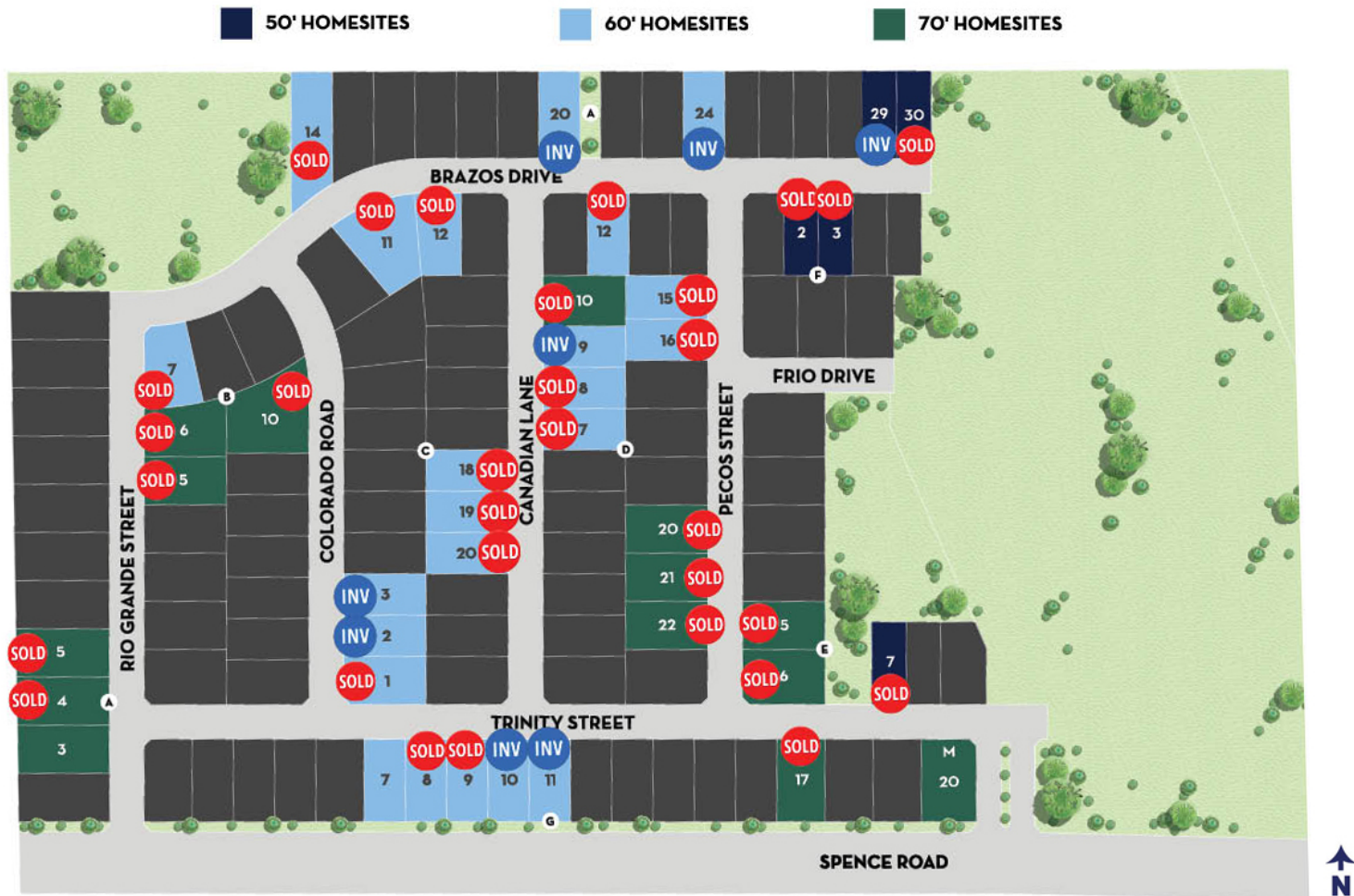
Shopping

- Boutiques & small businesses in Historic Downtown Square
- Walmart
- Brookshire's

Dining

- Texapolitan Pizza
- Bill Smith's Cafe
- Jafar's Mediterranean Grill
- Good Gollie Tamales
- Romano's
- Arroyo's Mexican Restaurant





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