



**PACESETTER
HOMES**

A QUALICO Company

Community Guide

River Ranch | Van Alstyne, TX



Tax Rate

City of Van Alstyne	0.553713
Grayson County	0.145980
Grayson College	0.145980
Van Alstyne ISD	1.174800

Total 2.179593%

*with Homestead Exemption = 1.768%**

*Based on a \$400,000 sales price. Homeowner to file separately. Subject to change.

Utilities

Oncor - Electric	888-313-4747
Atmos - Gas	888-286-6700
Nextlink - Internet	855-698-5465

HOA \$600/year

Community Amenities

- Walking Trails
- Corn Hole Court
- Pavilion with Picnic Tables

Area School Information - Van Alstyne ISD

Bob & Lola Sanford Elem. School	903-712-1900
300 Williams Way, Van Alstyne, TX 75495	
Van Alstyne Middle School	903-482-8804
1314 N Waco St., Van Alstyne, TX 75495	
Van Alstyne Junior High School	903-482-8804
1722 N. Waco St., Van Alstyne, TX 75495	
Van Alstyne High School	903-712-6500
700 Collin McKinney Pkwy., Van Alstyne, TX 75495	

Recreation

- Hurricane Creek Country Club
- Railcar Farmers Market
- Slayter Creek Park
- Preston Trail Farms

Shopping

- Historic Downtown Van Alstyne Square
- Walmart
- Brookshire's



Visit our Model Home

601 Trinity Street, Van Alstyne, TX 75495

469-409-0254

pacesetterhomestexas.com

The information above is subject to change without notice. Pacesetter Homes is not affiliated with the businesses listed above. Pacesetter Homes cannot guarantee that this community will be serviced by any particular public school/school district, or once serviced by a particular school/school district, that the same school/school district will service the community for a particular period of time. Buyer should independently confirm the above details. 02.24.26

