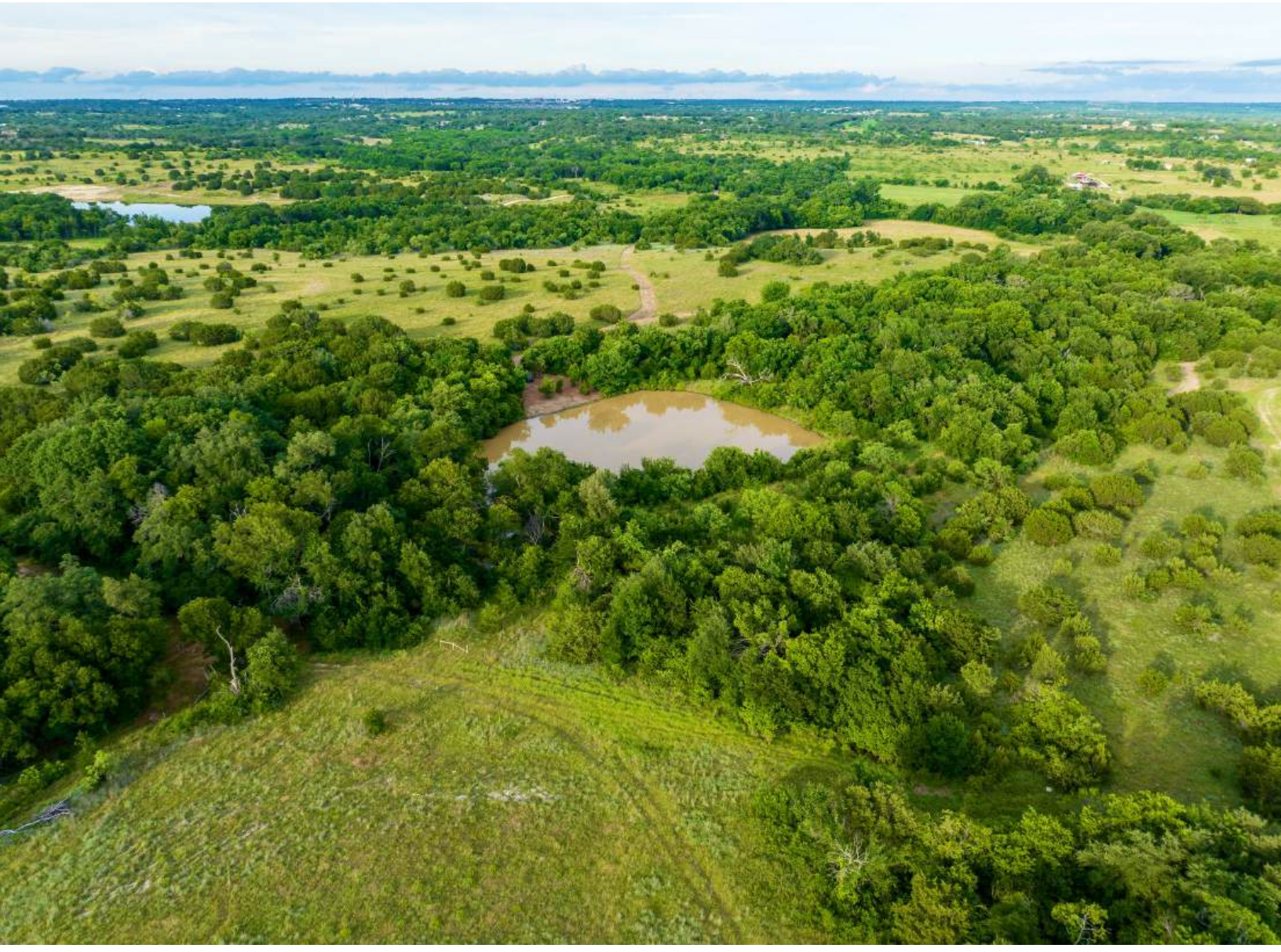
The Preserve on Sanchez Creek

151.66± acres

Parker County, Texas

$2,047,410



Hortenstine Ranch Company

(214) 361-9191
www.hrcranch.com

The Preserve on Sanchez Creek

Parker County, Texas | 151.66± Acres

NOW AVAILABLE WITH ONE-ACRE BUILDING ENVELOPE

OVERVIEW: The Preserve on Sanchez Creek is a rare opportunity to own 151.66 acres in one of the fastest-growing areas of Parker County, Texas. The property combines rolling topography, mature native habitat, scenic water features, and exceptional proximity to the Dallas-Fort Worth Metroplex. A conservation easement held by The Nature Conservancy protects the property's native prairie habitat while allowing compatible uses such as wildlife management, hunting and recreation, livestock grazing, agricultural operations, and nature observation. A significant new addition to the offering is a floating one-acre building envelope, allowing for a private homesite anywhere outside the designated native prairie areas. See the interactive map for potential native prairie areas, shaded in yellow.

Strategically located along the Brock and Weatherford ISD boundary, the property sits in the path of continued growth, with custom home developments already bordering its southern and western boundaries. The property is accessed directly from Old Dennis Road, a primary north-south corridor connecting Interstate 20 to southern Parker County, providing excellent accessibility while maintaining its rural character.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.

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LOCATION & DIRECTIONS: The Preserve on Sanchez Creek is ideally positioned in eastern Parker County, offering convenient access to Weatherford, Aledo, Fort Worth, and the greater Dallas-Fort Worth Metroplex.

Approximate distances to nearby points of interest:

- Interstate 20 - 5 miles
- Weatherford - 10 miles
- Aledo - 15 miles
- Downtown Fort Worth - 35 miles
- DFW International Airport - 50 miles
- Downtown Dallas - 60 miles

Directions from Dallas/Fort Worth: From Fort Worth, travel west on Interstate 20 toward Weatherford. Exit south onto Old Dennis Road and continue approximately 5 miles. The property entrance is located directly on Old Dennis Road.

CONSERVATION: A perpetual Conservation Easement held by The Nature Conservancy will ensure the preservation of its native prairie, wildlife habitat, scenic open space, and natural resources for generations to come. Situated within the Fort Worth Prairie and Cross Timbers ecoregion, the land supports a diverse mosaic of native grasslands, savanna, woodland habitat, ponds, and natural waterways. The conservation easement protects the property from subdivision, intensive development, surface mining, and other activities that could diminish its ecological value. Importantly, the easement continues to allow a wide range of compatible uses, including:

- Floating one-acre building envelope
- Wildlife management
- Hunting and recreational use
- Livestock grazing
- Agricultural operations
- Nature observation and outdoor enjoyment

This permanent protection preserves the property's natural beauty and its long-term stewardship legacy while offering future owners the ability to enjoy and manage the land.

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TERRAIN: The land features diverse and visually appealing topography with more than 100 feet of elevation change across the property. Rolling terrain creates a dynamic landscape that includes elevated ridgelines, scenic hilltops, wooded creek bottoms, and open native grasslands.

Both the eastern and western portions contain elevated high points that provide impressive long-range views of the surrounding countryside. These varied elevations enhance wildlife habitat diversity and recreational appeal.

VEGETATION: The Preserve on Sanchez Creek offers an attractive balance of native grasses and mature tree cover. Native prairie grasses dominate the open areas, while scattered stands of hardwoods and woodland habitat provide shade, cover, and visual diversity. Tree species include native pecan (the Texas state tree), live oak, Shumard oak, cedar elm, and other species native to the area. Smaller and understory trees include Texas redbud, persimmon, wild plum, chittamwood, and mesquite.

The property's location within the Fort Worth Prairie and Cross Timbers region contributes to a rich blend of grassland, savanna, and woodland ecosystems. This diversity supports healthy wildlife populations while creating an aesthetically pleasing landscape that changes beautifully throughout the seasons.

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WATER FEATURES: Sanchez Creek flows through the center of the property, serving as both a scenic focal point and an important wildlife corridor.

In addition to Sanchez Creek, two unnamed creek draws converge through the western portion, creating additional drainage features, wildlife habitat, and seasonal water flow. An ~1-acre pond further supports both wildlife and livestock.

WILDLIFE: The property supports healthy populations of native game and non-game species commonly found in the Cross Timbers and Fort Worth Prairie regions, including:

- White-tailed deer
- Rio Grande turkey
- Dove
- Wild hogs
- Coyotes
- Bobcats
- Numerous songbirds and native wildlife species

The conservation easement's emphasis on habitat preservation further enhances the property's long-term wildlife value and recreational hunting opportunities.

FENCING & ROADS: The property is perimeter fenced with 5-strand barbed wire. Existing fencing is in fair to poor condition but appears to hold cattle. The property's layout and recently mulched internal trail network allow for efficient access and management throughout the acreage, making it easy to explore and enjoy the property.

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SCHOOL DISTRICT: Sanchez Creek serves as a natural dividing line between Brock ISD and Weatherford ISD, highlighting the property's distinctive location within one of Parker County's fastest-growing and most desirable areas. Subject to district policies and eligibility requirements, owners may have the opportunity to attend either Brock ISD or Weatherford ISD. Buyers should independently verify attendance options with the respective districts. Note: Brock ISD is highly regarded and one of the most sought-after school districts in Parker County.

TAXES: 2025 taxes were estimated at $233.37.

MINERALS: Seller is believed to own some minerals. No O&G production is on the property and the minerals are not leased at this time. Buyer will assume responsibility and expense associated with a mineral ownership report if one is desired.

EASEMENTS: Two pipelines and two gathering lines traverse the property with minimal impact. One runs along the eastern fence line, while the two gathering lines cross the property at a narrow pinch point. An ingress/egress easement for an adjacent property owner is located at the southeast corner.

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Listing Broker.

BROKER'S COMMENTS: The Preserve on Sanchez Creek offers a unique opportunity to establish a private homesite on substantial acreage at a significantly reduced cost compared with traditional land purchases in the area. Surrounded by high-end custom home development in the highly desirable Weatherford/Brock area, opportunities to acquire a property of this size and character, protected from future subdivision and development, are exceedingly rare. Protected by a perpetual conservation easement and positioned for long-term stewardship, the preserve offers a unique combination of privacy, conservation value, recreational enjoyment, and strategic proximity to Fort Worth and the greater DFW Metroplex.

CONTACT:

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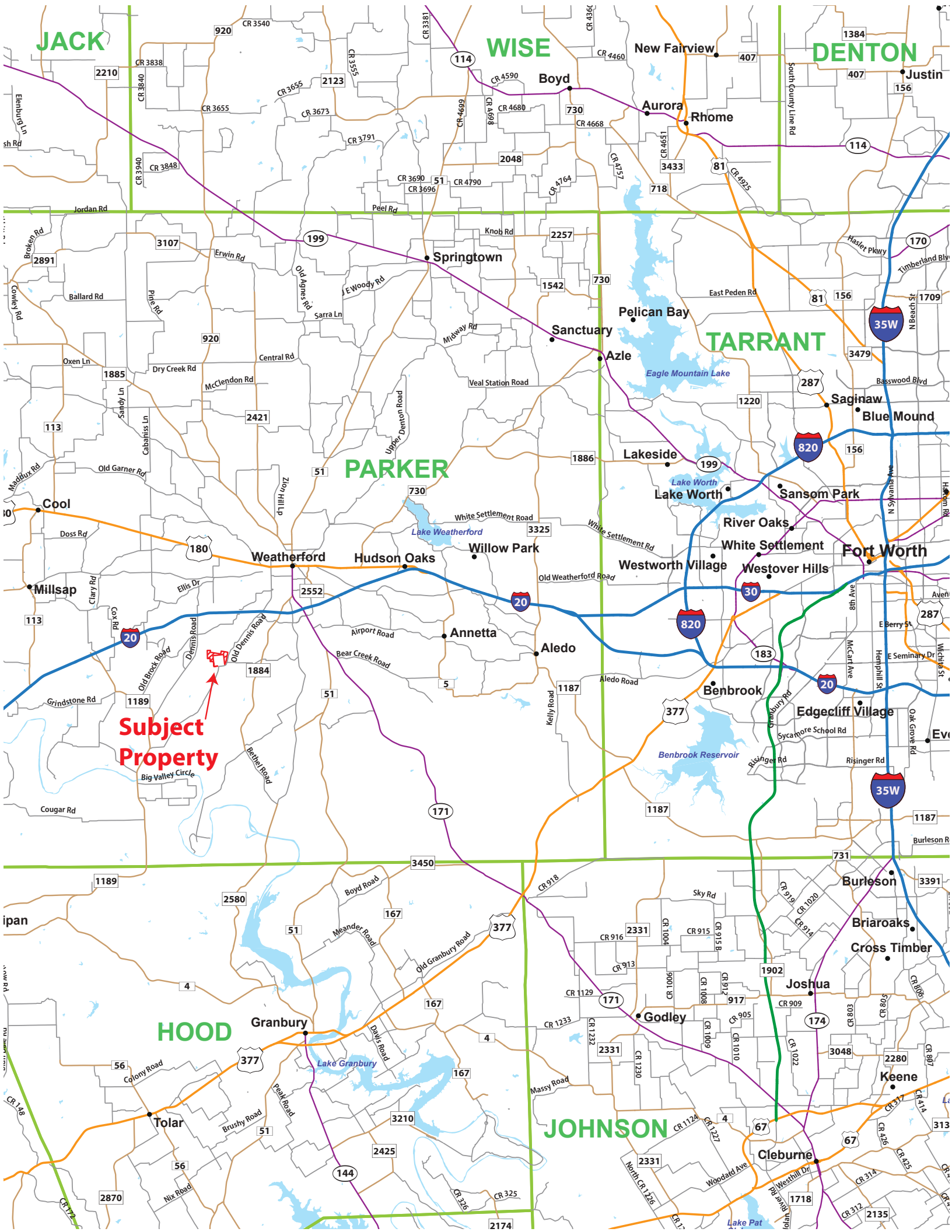
JACK
WISE
DENTON
PARKER
TARRANT
HOOD
JOHNSON
Subject Property
New Fairview
Boyd
Aurora
Rhome
Justin
Springtown
Pelican Bay
Sanctuary
Azle
Eagle Mountain Lake
Saginaw
Blue Mound
Lakeside
Lake Worth
Sansom Park
River Oaks
White Settlement
Fort Worth
Westworth Village
Westover Hills
Lake Weatherford
Willow Park
Weatherford
Hudson Oaks
Cool
Millsap
Annetta
Aledo
Benbrook
Benbrook Reservoir
Edgecliff Village
Burleson
Briaroaks
Cross Timber
Joshua
Godley
Keene
Cleburne
Granbury
Lake Granbury
Tolar
Lake Pat
Peel Rd
Jordan Rd
Knob Rd
East Peden Rd
Basswood Blvd
Haslet Pkwy
Timberland Blvd
Veal Station Road
Upper Denton Road
Central Rd
Dry Creek Rd
McClendon Rd
Old Garner Rd
Doss Rd
Ellis Dr
Airport Road
Bear Creek Road
Old Weatherford Road
White Settlement Road
Grindstone Rd
Cougar Rd
Big Valley Circle
Bethel Road
Old Dennis Road
Dennis Road
Old Brock Road
Cox Rd
Clary Rd
Cabaniss Ln
Zion Hill Lp
Sandy Ln
Ballard Rd
Erwin Rd
Old Agnes Rd
Pine Rd
Sarra Ln
E Woody Rd
Midway Rd
Oxen Ln
Maddux Rd
Broken Rd
Cowley Rd
Elenburg Ln
Aledo Road
Kelly Road
Granbury Rd
Sycamore School Rd
Risinger Rd
Oak Grove Rd
Hemphill St
McCart Ave
8th Ave
N Beach St
N Main St
Burleson R
Boyd Road
Meander Road
Old Granbury Road
Davis Road
Peak Road
Brushy Road
Colony Road
Massy Road
Sky Rd
Woodard Ave
Westhill Dr
Nix Road
Lake Worth
Lake Weatherford
Benbrook Reservoir
Lake Granbury
Lake Pat
CR 3540
CR 3838
CR 3840
CR 3655
CR 3673
CR 3791
CR 3848
CR 3940
CR 3690
CR 3696
CR 4790
CR 4590
CR 4680
CR 4668
CR 4460
CR 4925
CR 4764
CR 4757
CR 4651
CR 4698
CR 4699
CR 3381
CR 3555
CR 4361
South County Line Rd
Rhome
Aurora
Boyd
New Fairview
Springtown
Azle
Sanctuary
Pelican Bay
Saginaw
Blue Mound
Lake Worth
Lakeside
Sansom Park
River Oaks
White Settlement
Westworth Village
Westover Hills
Fort Worth
Willow Park
Weatherford
Hudson Oaks
Cool
Millsap
Annetta
Aledo
Benbrook
Edgecliff Village
Burleson
Briaroaks
Cross Timber
Joshua
Godley
Keene
Cleburne
Granbury
Tolar
Lake Granbury
Lake Pat
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Jordan Rd
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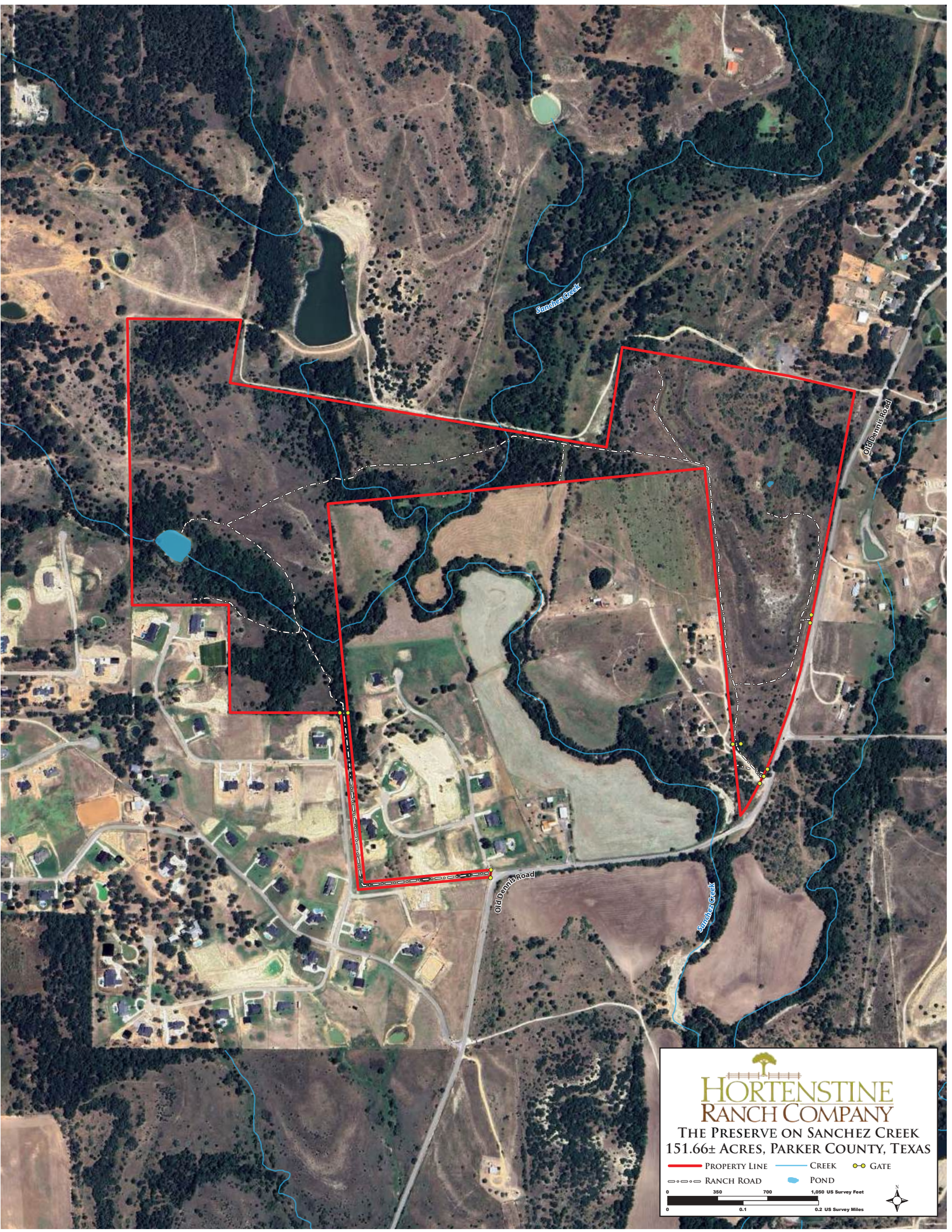
CR 3381
CR 3555
CR 4361
South County Line Rd



HORTENSTINE RANCH COMPANY

THE PRESERVE ON SANCHEZ CREEK

151.66± ACRES, PARKER COUNTY, TEXAS

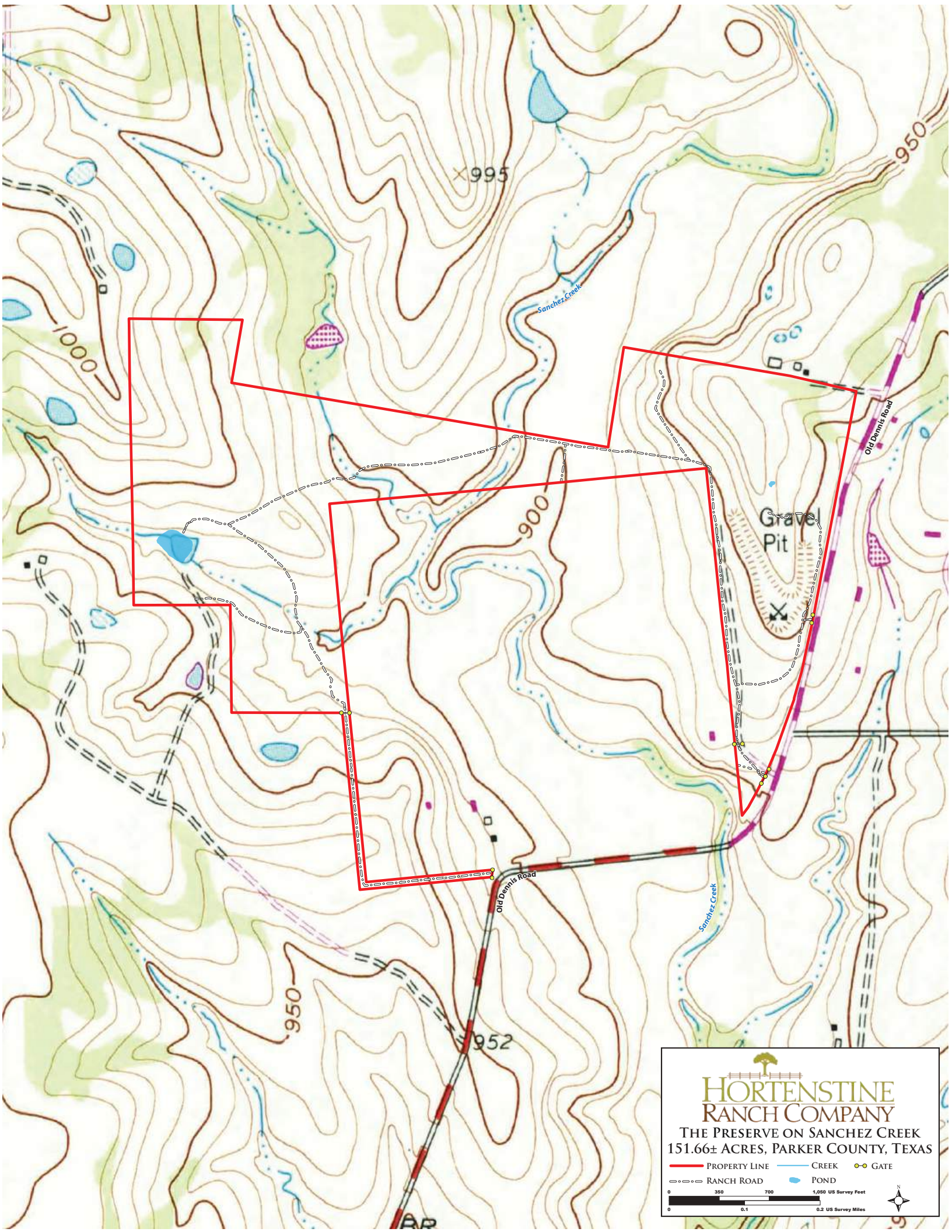
PROPERTY LINE — CREEK — GATE

RANCH ROAD — POND

0 350 700 1,050 US Survey Feet

0 0.1 0.2 US Survey Miles

N


995
950
1000
900
952
Sanchez Creek
Old Dennis Road
Gravel Pit
Old Dennis Road
Sanchez Creek
HORTENSTINE RANCH COMPANY
THE PRESERVE ON SANCHEZ CREEK
151.66± ACRES, PARKER COUNTY, TEXAS
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CREEK
GATE
RANCH ROAD
POND
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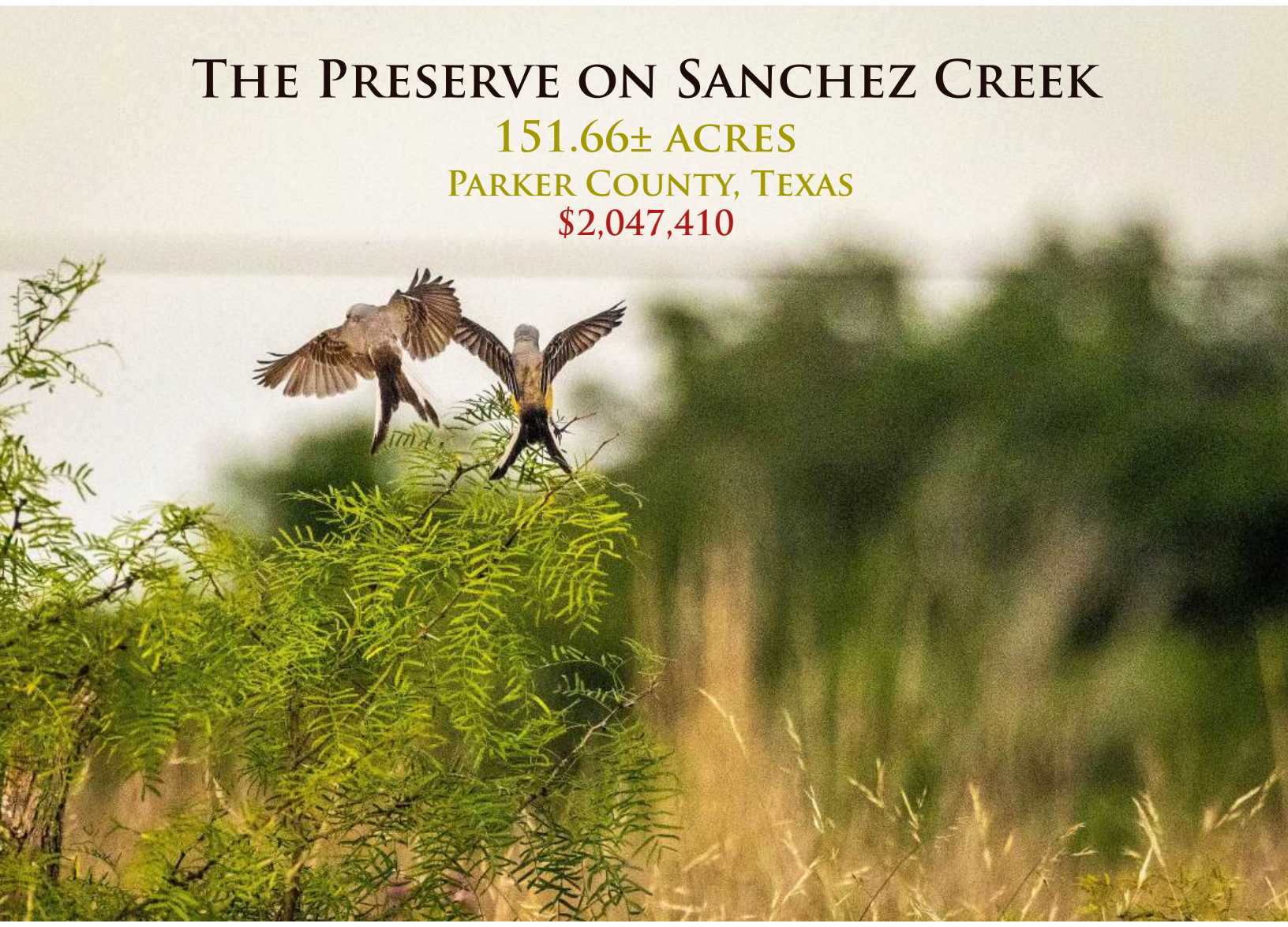

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