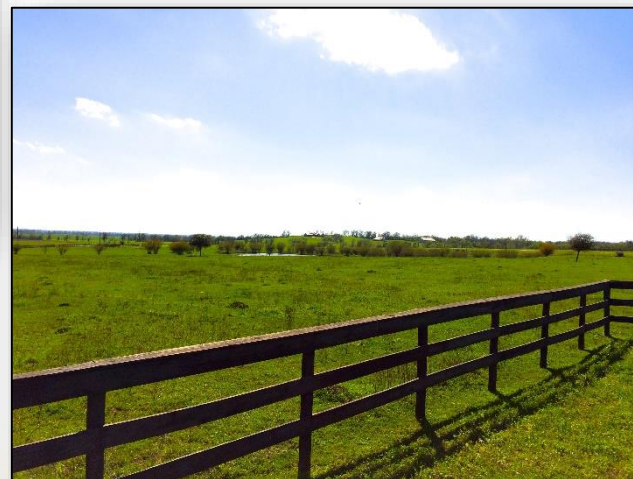


*Exclusively Marketed by*

*Teri Davis*

*\$336,000*



*Beautiful Home Site Location deep in the heart of historic Texas!*

*The Ranches of Doe Run*

*Introducing 19.7 Acres on Running Valley Lane*





## *2505 Running Valley Lane Aerial*

19.7

ACRES

LOCATION

POND

FENCED

40X60

BARN







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The Ranches of Doe Run

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Layout

## The Ranches of Doe Run

Texas Hill Country Community



The Ranches of Doe Run, only 55 minutes from NW Houston, are one of our premier ranch communities. Though this community is "sold out", we continue to offer updates and important information about the community. Below is amenity and area information for Doe Run.

## About the Community

- Community Owned River Park Recreation Area
  - \* Rolling Hills
  - \* Flowing Creeks
  - \* Brazos River Frontage
  - \* Paved Road Access to HWY 290
  - \* Protective Restrictions
  - \* Only 55 Minutes from NW Houston
- [www.acountrycommunity.com/doerun/the-ranches-of-doe-run](http://www.acountrycommunity.com/doerun/the-ranches-of-doe-run)

# *Community Description Detail*

## **Ranches of Doe Run**

Ranches of Doe Run has many amenities. Besides the natural amenities of the land, there are also several key amenities that have been established for the enjoyment of the community. But, the greatest amenity offered by Ranches of Doe Run, is how the community has been planned. No detail has been overlooked.

- \* 3 miles of high quality road and two large bridges have been installed to insure the safest and most durable road system.
- \* Well planned yet flexible Deed Restrictions to insure the community will always stay true to it's Country Community theme. See Property Restrictions for Details.

## **River Park**

River park is a 16 acre tract set aside for the enjoyment of the community. With its large sandbar along the Brazos River, the park will be a great place for fishing, horseback riding, walking, or just a place to relax.

## **Ranches of Doe Run Property Owners Association**

Property Owners Association will enhance the community atmosphere between the neighbors of Doe Run. Also it provides a means to uphold the valuable deed restrictions that promote the country community environment. The association also will provide a platform to enhance the property value of the development.

## **Roads & Bridges**

The professionally designed and engineered road and bridge system will greatly enhance the community. The Road and bridge system is approved by the local county government, and will be maintained by them. This is a great plus

## **Historic Location**

Located in the "Birthplace of Texas", the Ranches of Doe Run has deep roots in state history . Only minutes away is Washington on the Brazos, where the Texas Declaration was signed and Texas Government began.

## **Architectural Controls**

Ranches of Doe Run will have a definite style about it. The design of your home will lend itself to the country community theme. Large porches and a country styled home will increase the richness of the great views found on Ranches of Doe Run.





*2505 Running Valley Lane, Washington, Texas*  
*19.7 Acres in The Ranches of Doe Run*



19.7 acres of rolling land in the prestigious Ranches of Doe Run. Peaceful setting, great views of the countryside. Scattered trees, gently rolling meadows, a wooded ravine, and a perfect home-site overlooking a sparkling pond. Water, septic, and electric on site. Improved pastures for grazing or hay production, large pond.





40 X 60' drive through metal building with concrete floor, water, power, lighting, room for large equipment, trailer, or RV storage, five overhead doors.



Full bath  
with AC.





*To Schedule an Appointment for this Home Site Opportunity, or,  
for more Information, please contact Teri Davis, the listing agent.*



*Teri Davis*

**713-775-9008**

**[teri@teridavis.net](mailto:teri@teridavis.net)**

**About Teri Davis:**

As a Broker Associate with Texas Select Properties, Teri focuses on representing both buyers and sellers of farm and ranch properties, country acreage, horse farms, and undeveloped land in South Central Texas. She lives in the beautiful countryside of Chappell Hill where she raises longhorns, enjoys gardening, and pursues her love of horses. Being fluent in English and Spanish, working with international clients from south of the border comes naturally. Teri enjoys the marketing challenges associated with unique properties. She has experience with commercial and residential investment properties. Her clientele spans Houston-Austin-San Antonio triangle, Latin America and South America. Teri is fluent in the Spanish language.