



Your Guide to Life Behind the Gates

From our neighborhoods and amenities to building and financing,
this guide walks you through life at Pecan Plantation.



— PECAN —
PLANTATION



*An aerial view of downtown
Granbury, Texas.*

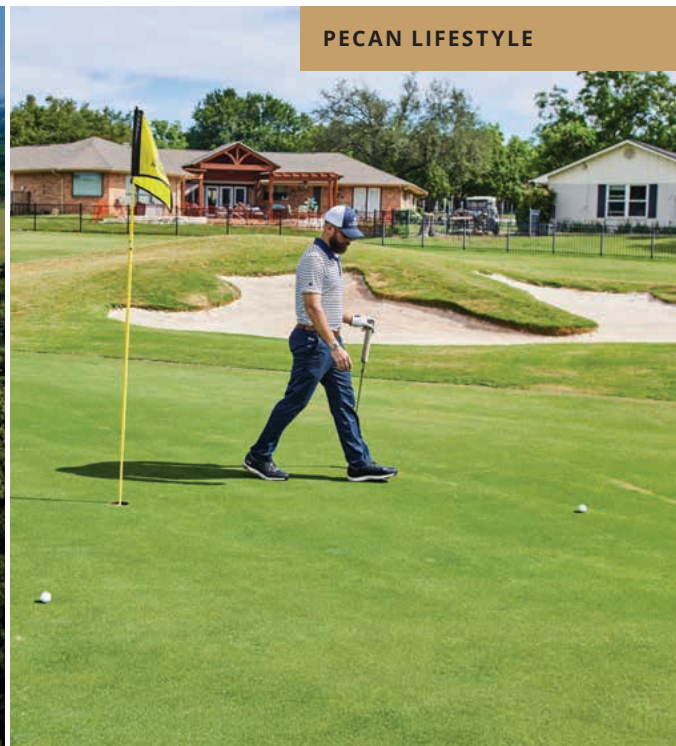
Howdy, From Granbury, Texas

Voted Best Historic Small Town in America, Granbury is where lake life meets rich Texas history. From boating on Lake Granbury to strolling the award-winning downtown square, this community blends small-town charm with endless things to do.

At the heart of it all is Pecan Plantation, a gated, resort-style neighborhood surrounded by pecan trees, the Brazos River, and incredible amenities.

Here, you'll find golf courses, parks, trails, equestrian facilities—even a private airstrip—gas, groceries, and a pharmacy, minutes from Granbury's dining, shopping, and entertainment.

Whether you're drawn to history, outdoor adventure, or simply the peace of a tight-knit community, Pecan Plantation in Granbury offers a lifestyle that feels like a getaway, yet it's the perfect place to call home.



*Images from left to right:
The Landings Airpark,
Pecan Plantation Country Club*

Everything You Need, Right at Home

GOLF

A 154.4-acre, championship 18-hole golf course, with tournaments and year-round events.

TENNIS & PICKLEBALL

Active courts and community play make it easy to join in, whether casual or competitive.

ARCHERY & AIR GUN RANGE

A unique amenity for residents who enjoy target sports in a safe, social setting.

VILLAGE SERVICES

A shopping village, hardware store, medical services, Fire/EMS, CareFlight access, grocery, gas, and restaurants.

AIRPARK

Designed for pilots and aviation enthusiasts, with runway and taxiway access

EQUESTRIAN CENTER

Full boarding, riding arenas, and trails make it a dream for horse owners.

MARINA

Boat slips, storage, fuel, and even a lakeside BBQ spot make river and lake life convenient.



*Images clockwise from left:
The Activity Center, community
swimming pool, and pickleball courts.*

Where Daily Life Is Active & Social

SWIMMING POOLS

Two seasonal pools: a family-friendly clubhouse pool and a lap pool for fitness.

PECAN ACTIVITY CENTER (PAC)

A hub for recreation with indoor classes, fields, courts, and a game room.

DINING & LODGING

Casual and fine dining at the Clubhouse plus guest accommodations at The Inn.

PARKS, TRAILS & OUTDOORS

Three riverside parks, walking trails, and a dog park for endless outdoor time.

CLUBS, GROUPS & HOBBIES

Connect with neighbors who share your interests through community clubs.

SECURITY

Gated entrances and on-site patrols ensure a safe and secure environment.

All this for just \$205/month.



*An aerial view of
Pecan Plantation.*

Numerous Neighborhoods. One Community.

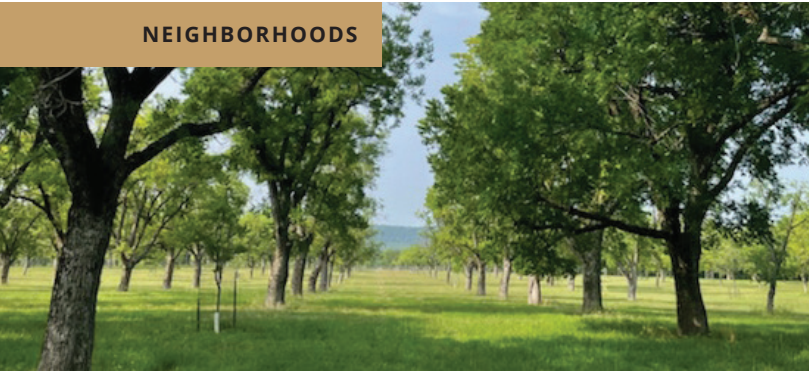
Pecan Plantation isn't just one neighborhood—it's a collection of several communities within a single, gated, master-planned development. From private airparks and wooded acreage tracts to smaller homesites near the clubhouse, each neighborhood offers its own character and lifestyle.

Wherever you live inside the gates, you'll enjoy full access to Pecan Plantation's amenities, parks, dining, and social activities—all part of the same vibrant, close-knit community.

Choose the setting that fits you best, all within one remarkable place to call home.

BUILDING HIGHLIGHTS

- No time limit to build
- Choose your own builder
- Enjoy amenities during construction
- Paved roads, electric, and water
- High-speed internet



Images clockwise from left: mature pecan trees, aerial view of The Orchards, and community grocery store.

The Orchards

Centrally located among mature pecan trees, The Orchards puts you minutes from Pecan Plantation amenities, shopping and dining, and everyday conveniences.

HIGHLIGHTS

- Homesites: 0.5+ acres
- Minimum Home Size: 1,900 sq. ft.
- Build: Choose your own builder; no time limit to build
- Utilities: Paved roads, electric, water, sewer, high-speed internet
- Features: Central location near all amenities
- Pricing: From \$99,900*

**Pricing and availability subject to change*



Images clockwise from left: an Airpark hangar, aerial view of The Landings runway, a custom home and hangar.

The Landings: Airpark & Acreage

Designed for pilots and aviation enthusiasts, The Landings offers homesites with direct runway frontage and taxiway access, as well as larger acreage lots for added privacy.

AIRPARK HIGHLIGHTS

- Homesites: 0.65–1.9 acres
- Minimum Home Size: 2,000 sq. ft.
- Build: Choose your own builder; no time limit to build; construct a custom hangar (following residence construction)
- Utilities: Paved roads, electric, water, sewer, high-speed internet
- Features: 3,100-ft paved runway, concrete taxiways, self-serve fuel
- Pricing: From the low \$200,000s*

ACREAGE HIGHLIGHTS

- Homesites: 1–2.5 acres
- Minimum Home Size: 2,000 sq. ft.
- Build: Choose your own builder; no time limit to build;
- Utilities: Paved roads, electric, water, sewer, high-speed internet
- Features: Multiple structures permitted
- Pricing: From \$99,900*

**Pricing and availability subject to change*



Images clockwise from left: bridle trails, ground-level view of The Ranches, and new homes construction.

The Ranches

The Ranches at Pecan Plantation provide a stunning setting for those who desire more acreage and privacy, with select homesites offering direct access to bridle trails.

HIGHLIGHTS

- Homesites: 3-10 acres
- Minimum Home Size: 2,200 sq. ft.
- Build: No time limit to build
- Utilities: Concrete roads, electric, water, and high-speed internet
- Features: Equestrian-friendly with bridle trail access; multiple structures permitted
- Pricing: From the mid \$200,000s*

**Pricing and availability subject to change*

Find Your Lot. Build Your Home.

1 CHOOSE YOUR LOT

Decide what fits you best—runway views at The Landings, equestrian acreage in The Ranches, or a central location in The Orchards. Review maps and pricing to select a homesite that suits your lifestyle.

3 SELECT A BUILDER

There's no time limit to start construction, giving you the freedom to build when you're ready. Meet with builders and tour completed builds to compare floor plans, custom options, timelines, and styles.

5 MOVE IN & ENJOY

Settle into your new home and begin enjoying all that Pecan Plantation offers. Connect with neighbors, join clubs, and take part in community events—it's all part of life inside the gates.

2 SECURE FINANCING

If you plan to finance your purchase, preferred lenders offer competitive rates, flexible terms, and options with as little as 10% down (WAC) to help you get started.

4 DESIGN & BUILD

Once you've chosen your builder, you'll move through design, selections, and construction. Typical build times range from 8 to 12 months, depending on size and customization.

One of the many bird species that call Pecan Plantation home.





*An aerial view of
Pecan Plantation*

Financing Your Homesite

Understanding your financing options is an important step in purchasing your homesite. You may work with any lender; however, many buyers choose from our **preferred lenders** below. Qualified buyers may be able to purchase with as little as **10% down** (WAC). Rates and terms vary by borrower qualifications and each lender's policies, and contacts may change without notice.

First Financial Mortgage

Doug Dobbins

t: (817) 408-2841

e: ddobbins@ffin.com

SouthTrust Bank

Jacque Walpole

t: (210) 363-1055

e: jwalpole@southtrust.com

First National Bank of Granbury

Deborah Bartram

t: (817) 279-6655

e: dbartram@fnbgranbury.com

U.S. Bank

Brian Arbeiter

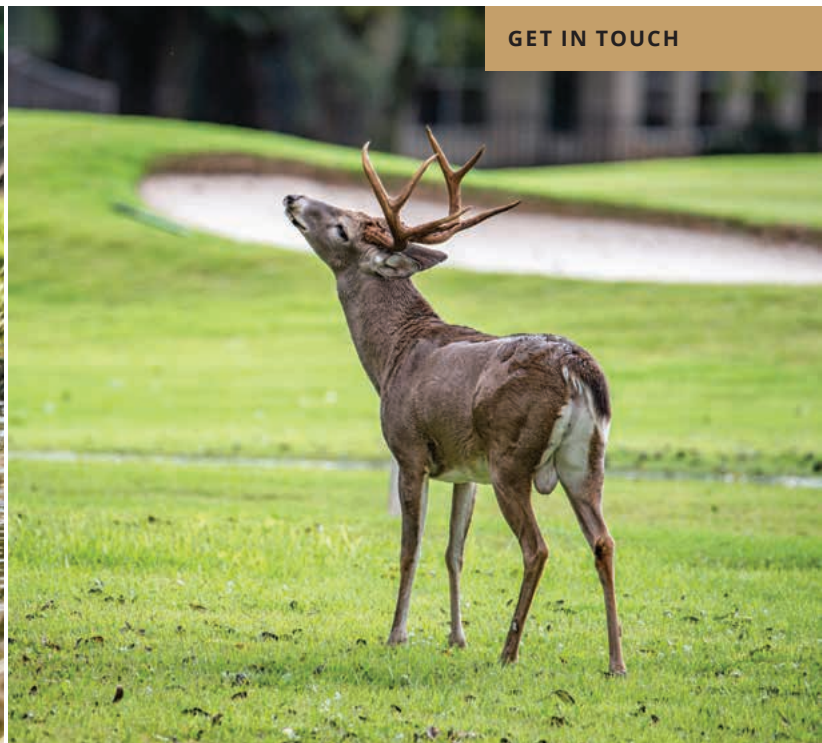
e: brian.arbeiter@usbank.com

New First National Bank

Nina Rivera

t: (832) 344-2030

e: nrivera@newfirst.com



Images from left: kayaking the Brazos River, a wild deer on the golf course.

Elevate Your Lifestyle

Pecan Plantation is more than a neighborhood—it's a community rooted in connection and Granbury charm. From golf and aviation to parks, dining, and everyday conveniences inside the gates, it's a welcoming place to put down roots in North Texas.

Whether you're selecting your first homesite or planning your next one, our team is here to help at every step—from choosing the right lot to exploring financing and connecting with trusted builders—so you can focus on creating the life you want at Pecan Plantation.

NOW TOURING NEW HOMESITES

Scan to request pricing and availability, or call/text (833) 273-2159 to get started.





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