

[CONTACT](#)

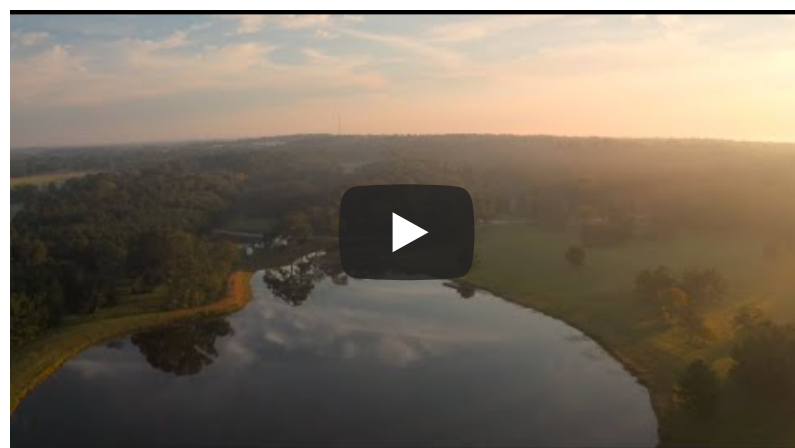
AREA INFO

MONTGOMERY COUNTY TEXAS LAND FOR SALE

AN IDEAL LOCATION

Our Montgomery County Texas land for sale is ideally located in Willis; a peaceful community with low taxes. Many of our buyers crave more privacy and lots of space to enjoy the outdoors, making this a great place to raise a family or to retire.

With easy access to I-45, everything you need is just minutes away. The neighboring towns of The Woodlands and Conroe provide residents modern-day luxuries such as shopping, fine dining, and state-of-the-art medical facilities.



NEARBY RECREATION

LAKE CONROE

Meticulously planned to maximize outdoor living, our homesites are surrounded by green space, tree-lined hiking and walking trails, parks, and a private 8-acre lake. Additionally, 22,000 acre [Lake Conroe](#), the centerpiece of the [Sam Houston National Forest](#), is only 10 minutes away. Predominant fish species include Largemouth bass, Bluegill, Channel catfish, and white and hybrid striped bass.

22,000 Acre Lake Conroe Is Just Dc

Patten Properties

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WHAT ARE YOU WAITING FOR?

START YOUR LEGACY TODAY

Click below to request a tour of our Texas acreage for sale at Republic Grand Ranch.

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HOUSTON AREA HOME BUILDERS



REPUBLIC GRAND RANCH

MEET OUR BUILDERS

Republic Grand Ranch is thoughtfully designed to maintain the beauty, character, and long-term value of the community. To help ensure a consistent level of quality and craftsmanship, we have carefully selected group of Approved Builders known for their experience, attention to detail, and custom home design.

Each builder was chosen because they align with the vision and standards of Republic Grand Ranch. Homes within the community must be built by one of our Approved Builders, and outside builders are not permitted.

Every builder maintains a fully staffed model home within the community, open seven days a week, where you can explore floor plans, design ideas, and begin planning your custom home.

Republic Grand Ranch and PSM Realty of Texas, LLC are not affiliated with any of the builders listed below.



DESIGN TECH HOMES
CUSTOM BUILDER

Jamestown
ESTATE • HOMES

PARTNERS
IN BUILDING

PRECISION
HOMES

ROYAL TEXAN HOMES LLC

VISION
HOMES

SIERRA CLASSIC
CUSTOM HOMES

Superior
Homes Custom

TILSON
CUSTOM HOME BUILDERS

BLACKOAK CUSTOM HOMES

Blackoak Custom Homes prides itself on building homes with distinctive qualities and attention to detail. They use the latest in building science to ensure that you get the highest performing, highest quality, and most technically advanced home. Blackoak's flexible feature sets allow them to tailor your custom floor plan to your budget. They are able to help you through the entire building process from design, financing, and construction of your home to pools and outdoor living areas.

CONTACT

Blackoak Homes | A Republic Gran
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DESIGN TECH HOMES

Experience True Custom Home Building with Design Tech Homes.

For over 25 years, we've built homes with quality, care, and attention to detail designed around your family. As one of Texas' largest family-owned custom builders, we follow the **SureBuilt™ Certified Home** program, ensuring every home meets strict third-party inspection standards.

We are the only Custom Home Builder in Texas to be **ENERGY STAR® Certified** and **EPA Indoor airPLUS** rated, providing better efficiency and healthier air for your family. With **VisionBuilt™ Home Design**, you can explore your home in virtual reality before construction

dth modern showcase model reput
Design Tech Homes



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begins. In addition, we back every home with a **20-year structural warranty** for lasting peace of mind.

But at the heart of it all, our business has always been about people. We chose to be in this industry because we believe a home is the most personal space a family can have. By helping families create their forever homes, we get the privilege of becoming part of their story and building relationships that last long after the home is complete.

CONTACT

JAMESTOWN ESTATE HOMES

Jamestown Estate Homes is a family-owned custom builder known for award-winning designs, quality craftsmanship, and a deeply personal approach to building. Founded in 2010 by a father and his three daughters, Jamestown specializes in creating homes that reflect each client’s lifestyle—whether that means adding a spice kitchen, a prayer room, multi-generational living spaces, or thoughtful touches like pet-friendly amenities and outdoor kitchens. With a Graduate Master Builder at the helm and third-party inspections at multiple phases of construction, clients can feel confident in the quality, energy efficiency, and long-term durability of their home. Recognized on numerous occasions as Custom Builder of the Year in both Houston and The Woodlands, Jamestown combines innovation, integrity, and local expertise to deliver homes that are both beautiful and practical—making them a trusted choice for land buyers at Republic Grand Ranch.

CONTACT

Award-Winning Custom Homes by

Patten Properties

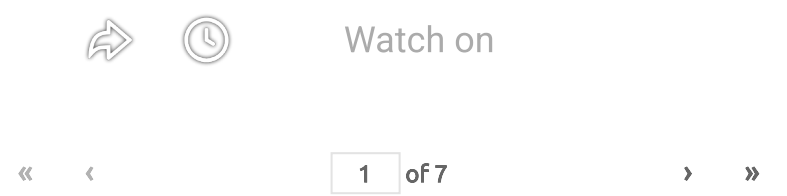
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PARTNERS IN BUILDING

Partners in Building is the largest custom home builder in Houston, but our small Republic Grand Ranch team is who will work with you and help you design and build your one-of-a-kind home. This team only builds in the area where you live. That’s how we ensure you get the best of both worlds – the personal attention you need from a local team of sales counselors, builders, and interior designers and the firm financial foundation and buying power of the #1 Custom Builder in the South. Partners in Building has built literally thousands of luxury, custom homes, including hundreds across north Houston. Together we will design a custom home that incorporates what’s most important to you, based on your budget. After all, this will be the home where you’ve always dreamed of living.

CONTACT

Republic Grand Ranch Model- Willis
Partners In Building



PRECISION HOMES

Choosing Precision Homes means building with a company that has over 60 years of experience in crafting high-quality custom homes across Texas. Established in 1960, we have built a reputation for exceptional craftsmanship, reliability, and customer satisfaction. Whether you’re looking for a modern, farmhouse, or classic design, we bring your vision to life with a fully customized homebuilding experience. We prioritize transparency, guiding you through the home-buying and financing process so there are no surprises – just a seamless experience from start to finish. At Precision Homes, we balance quality and affordability to create homes that stand the test of time, all while building strong relationships with our homeowners. Let’s build something amazing together!

CONTACT



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ROYAL TEXAN HOMES

Royal Texan Homes offers clients a uniquely tailor made design and build service. Our values of Faith, Integrity and Relationship are at the core of how we want to serve you. Step inside one of our homes and you will notice a difference, but talking with us will also highlight our unique approach as we put you first. We offer you an opportunity to create a uniquely beautiful home, built to last with a considerate and enjoyable experience. Simply contact us to find out for yourself how the homebuilding experience should be and to see what’s possible for your family.

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Royal Texan Homes, a Republic Gra
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RVISION HOMES

Rvision Homes is a family owned and operated business that prides themselves on attention to detail. They build each home with the goal of providing a unique experience at an affordable price. Rvision Homes offers a variety of exclusive designs, which can be customized to fit any family's needs. When the architectural design process is complete, clients can select interior features from their state-of-the-art design gallery. The Rvision Homes Team is dedicated to achieving perfection in order to exceed client expectations.

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RVision Homes | A Republic Grand
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SIERRA CLASSIC CUSTOM HOMES

Sierra Classic Custom Homes is a full-service, custom homebuilder that has been building stunning, custom homes in the Central Texas and Houston areas since 1989. They are dedicated to providing their customers with the tools, knowledge and experience needed to ensure a quality, efficient and enjoyable home building experience. Whether you choose from one of their customizable floor plans or bring your own custom plan, they can accommodate your vision.

CONTACT

Sierra Classic Homes | A Republic (
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SUPERIOR HOMES CUSTOM

Superior Homes Custom is a family-owned and operated business specializing in custom-built homes that are unique, creative, and built around your life. Their consultants, designers, framers, and finishers are just like family, creating a relationship philosophy that helps maintain close quality control in every phase, and every aspect of the building process. Superior Homes Custom Inc. has experienced builders who know the importance of using quality products and materials to create beauty and add life to your home. Get to know them, and you’ll see why they take great pride in their work.

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TILSON HOMES

Tilson has delivered distinguished homes to Texas customers since 1932. Owned and operated by fourth generation family members, Tilson takes pride in their founding principles of integrity, fairness, and quality. With over eight decades of experience and tools, Tilson provides customers support with one of life’s most important decisions. From site-specific engineered foundations and third-party inspections to financing that frees you from the burden of traditional construction loans, Tilson is there every step of the way. Whether you choose from specially tailored floor plans or customize your own, you can rest assured that Tilson will help you design the home of your dreams.

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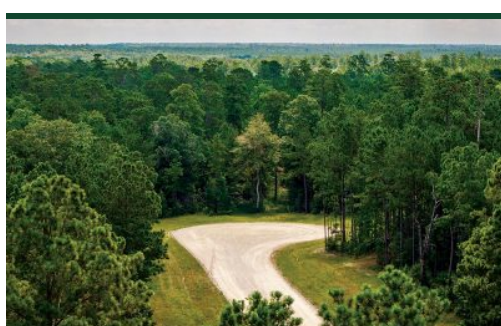
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RECENT NEWS

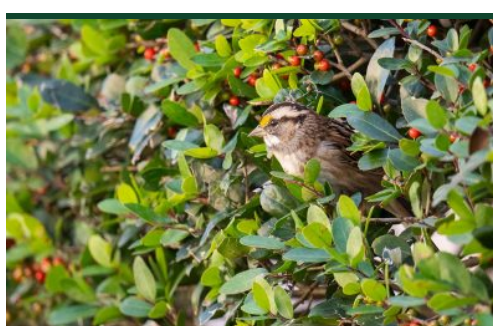


Republic Grand Ranch Named Houston Chronicle's Best of the Best

ANNOUNCEMENTS

Republic Grand Ranch has been named the Houston Chronicle's 2026 Best of the Best Community, recognizing the acreage community's growth and strong neighborhood connections. Alongside this honor, Republic Grand Ranch has released new developer-owned homesites, including a newest cul-de-sac near the entrance, wooded lots, creek properties, and larger acreage options, all with no required build timeline. Read the full press release for complete details.

[READ MORE](#)



Plan Your Yard Before You Build

TIPS & ADVICE

Owners at Republic Grand Ranch start outdoors before they start indoors. Walking the homesite first, noting where afternoon sun lands hardest, where rain runoff naturally pools, and where deer tend to travel, turns guesswork into a plan. It is a small step that saves real money down the road, since plants placed with the land in mind need far less babying to survive. Reading those signals first means fewer surprises later and a yard that fits the land instead of fighting it. Patten Properties put together a full walkthrough of this planning process, along with a matching plant list, for owners ready to start.

[READ MORE](#)



What to Look For Before You Buy: A Guide to Acreage Communities Near Houston

TIPS & ADVICE

At Republic Grand Ranch, we've created a curated builder ecosystem made up of the most respected custom home builders near Willis TX and the Greater Houston area. Because estate communities require consistency in craftsmanship, architecture, and long-term quality. By carefully selecting builders who specialize in custom acreage homes, we protect the integrity of the neighborhood — and the investment of every homeowner who builds here.

[READ MORE](#)



Republic Grand Ranch to Host Largest Parade of Homes Event in Community History

ANNOUNCEMENTS

Visit Republic Grand Ranch on Marc 21 for the community’s biggest Parade of Homes event. Tour model homes built by custom home builders from across the Houston area, walk available acreage, and meet the teams behind the builds. This is an ideal opportunity to take the next step toward your dream home in Willis, Texas.

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Spring 2026 Builder News

BUILDERS

The 2026 Parade of Homes at Republic Grand Ranch features the region’s most respected custom builders. Tour working models, experience full-scale virtual reality design, and get a behind-the-scenes look at luxury homes under construction. Whether you’re early in your search or ready to break ground, this is your chance to meet the teams and explore what’s possible on your acreage homesite.

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Winter Builder News

BUILDERS

Custom home builders are making an impact through award-winning craftsmanship and meaningful community involvement—plus new model-home updates, expanded design resources, and year-end incentives.

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The Republic Grand Ranch Lifestyle: Connection, Friendship, and Community Events

COMMUNITY

Research shows strong friendships are the best predictor of happiness and longevity. At Republic Grand Ranch in Montgomery County,



Bring Your Own Home Design at Republic Grand Ranch

DEVELOPMENT

Building on land in Texas offers the freedom to design a home that fits your life—not a cookie-cutter floor plan. Buyers can bring their own designs while working with vetted builders who understand acreage development. From casitas and workshops to outdoor



From FBI Agent to Entrepreneur: A Veteran’s New Life at Republic Grand Ranch

COMMUNITY

Rob Woloszyn traded chasing fugitives for crafting candles, launching his veteran owned candle business in Texas after decades of service. The Marine Corps veteran and retired FBI agent spent five years as a house husband before discovering his entrepreneurial calling – Willis Candle Shop, out of his garage. Now operating from a custom-built workshop at Republic Grand Ranch, Rob has found

residents discover that truth firsthand. What starts as a search for acreage north of Houston becomes something deeper—neighbors who feel like family. Through resident-led groups and community events at Republic Grand Ranch, you'll turn ordinary evenings into lasting memories. There's never been a better time to find your place in this welcoming community.

[**READ MORE**](#)



Republic Grand Ranch Launches New Phase at Parade of Homes Oct. 11–12

ANNOUNCEMENTS

Republic Grand Ranch, Montgomery County's fastest-selling acreage community, will release a new phase during its Parade of Homes event Oct. 11–12 in Willis, Texas. Visitors can tour luxury model homes, meet expert builders, and explore a limited selection of creekfront, high-elevation, and no back neighbor lots.

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kitchens and homestead layouts, these communities provide the flexibility to build what you need. With dedicated land consultants guiding every step, creating your custom home on Texas acreage has never been more accessible.

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Fall Builder News

BUILDERS

Leading Houston area home builders specializing in custom homes are building at Republic Grand Ranch. These trusted builders offer transparent pricing, innovative designs, and personalized service to create your dream home in the greater Houston area. With decades of experience and award-winning craftsmanship, they create energy-efficient dream homes tailored to your unique lifestyle and vision.

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unexpected fulfillment in his new venture. Surrounded by nature and supportive neighbors, this former federal agent proves that life's best chapters can begin after 50.

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Montgomery County Land Market Heats Up as Republic Grand Ranch Nears Sellout

DEVELOPMENT

Republic Grand Ranch is approaching a major milestone, with more than 300 homes built and 85% of lots sold. As demand for land in Montgomery County continues to rise, the remaining creekfront and high-elevation homesites represent a rare opportunity to own in one of the region's most sought-after acreage communities.

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VETERANS

SUPPORT FOR OUR VETERANS

A PROUD PARTNERSHIP

At Patten Properties, we believe that land ownership represents the heart of the American dream – and no one has earned that dream more than our Veterans. Honoring those who have served is a cornerstone of who we are.

Driven by the success of our communities and the support of our buyers, we are proud to give back to the Veteran community that continues to inspire us. We proudly sponsor the [Road to Hope](#) radio show and the [PTSD Foundation of America](#), including its life-changing [Camp Hope](#) program, supported by Michael Berry.

We are also honored to partner with [Helping A Hero](#), where we donated land as part of a project to build a fully accessible custom home for a wounded Veteran. Through partnerships like these, we are extending our mission to empower Veterans with land ownership opportunities and a strong foundation for the future.

Over the last five years, Patten Properties – together with our sponsors and property owners – has **donated over \$500,000** to Veterans. We remain committed to championing veteran-focused initiatives that empower those who have served, helping them embrace a bright future with honor and support from their communities.

[LEARN MORE](#)

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