

FOR SALE

The HYE WATERS RANCH

1594 RR 1320 Johnson City, TX, 78636

Offering Memorandum



Welcome to the



RA LAND

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THE OFFERING

Available 305+/- Acres

Located where the waters of the Pedernales River and Rocky Creek meet! This exclusive offering consists of 305 acres just 2 minutes off of the Hwy 290 Texas Wine Trail between Fredericksburg and Johnson City TX. With over 4,000 feet of prime Pedernales River frontage and over 2,000 feet of year-round Rocky Creek frontage, this gorgeous ranch is set for the perfect Hill Country live water retreat. The river and creek bottoms feature easy water access at all points and tremendous Oaks lining the waters. This property also features multiple springs as well as 4500'+/- frontage on RR 1320. This exclusive ranch is being offered as a whole or with acreage options available ranging from 20-200 acres. Please inquire for acreage options and showing requests.

PROPERTY SUMMARY

LOCATION:	1594 RR 1320 Johnson City, TX, 78636
SITE AREA:	305+/- Acres
FRONTAGE:	Pedernales River and 4500'+/- RR 1320
ZONNING:	None
Area Wineries	60+
TRAFFIC:	-
TOPOGRAPHY:	Development Friendly, Flat, and Gently Rolling
AVE HH INCOME (5-Miles):	-
UTILITIES:	-
FLOODZONE:	No

Located in Hye, just off of Hwy 290 between Johnson City & Fredericksburg

1 hour to Austin and San Antonio

Waterfront tracts available from 20-200+ Acres

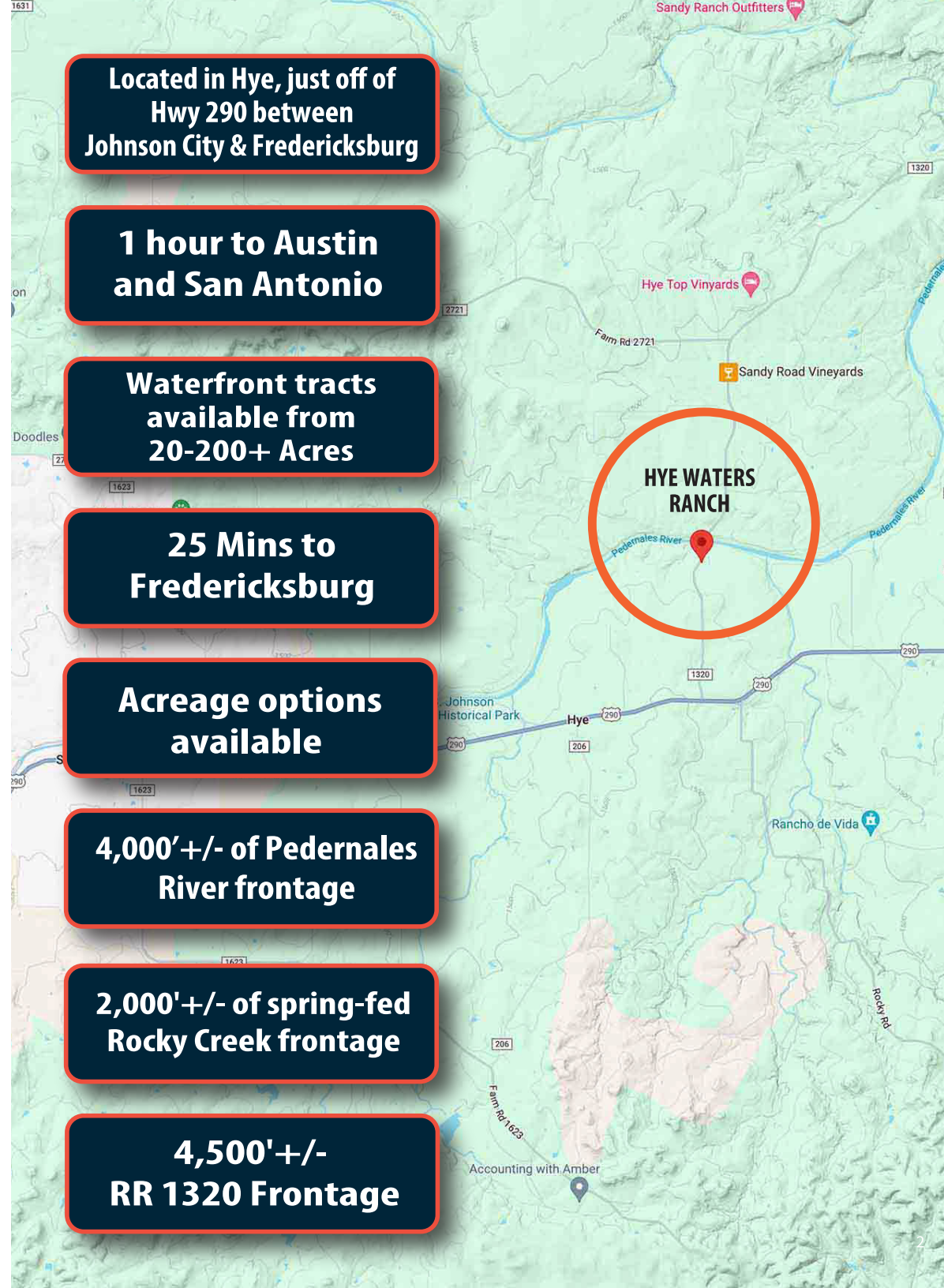
25 Mins to Fredericksburg

Acreage options available

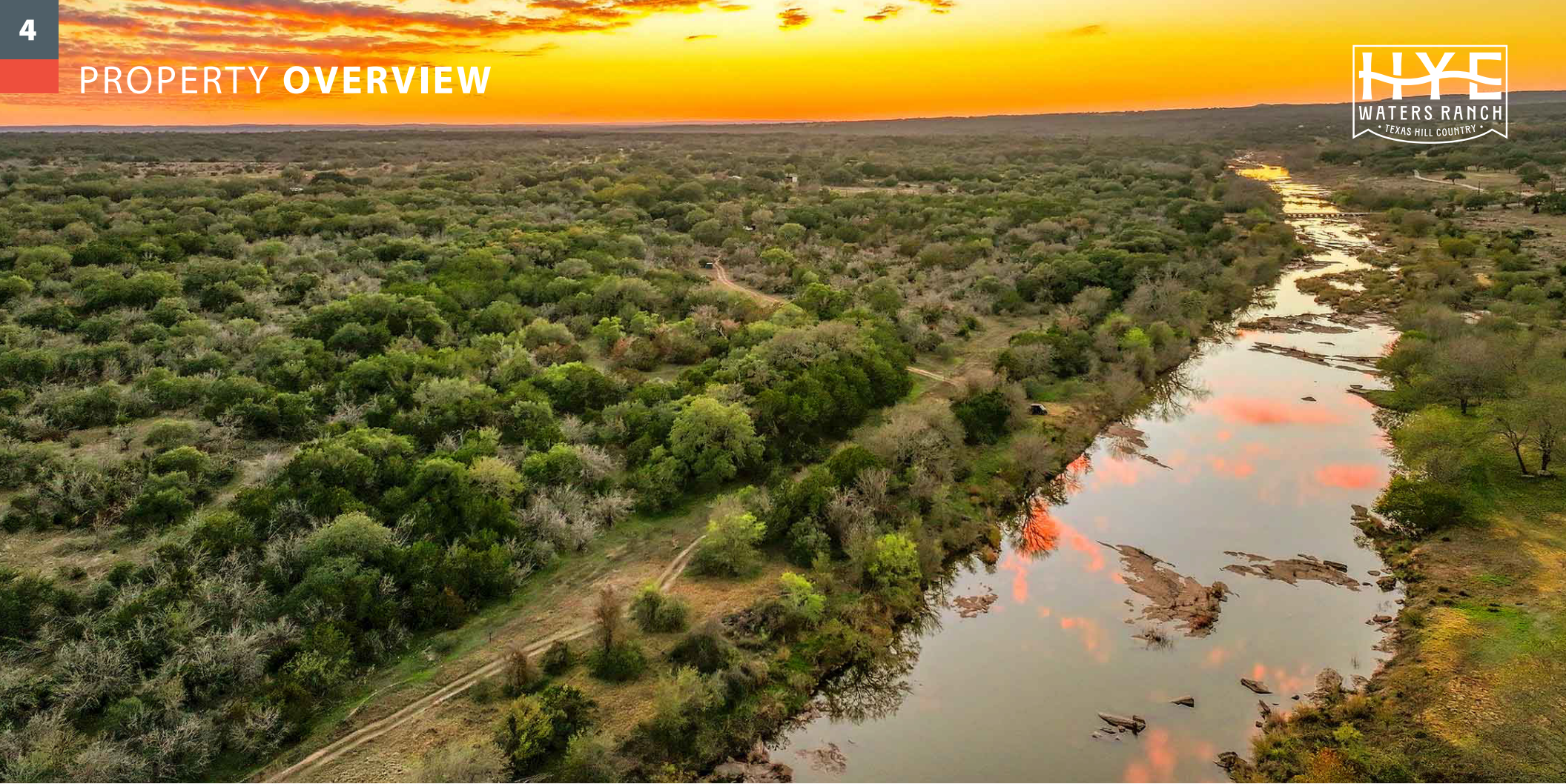
4,000'+/- of Pedernales River frontage

2,000'+/- of spring-fed Rocky Creek frontage

4,500'+/- RR 1320 Frontage



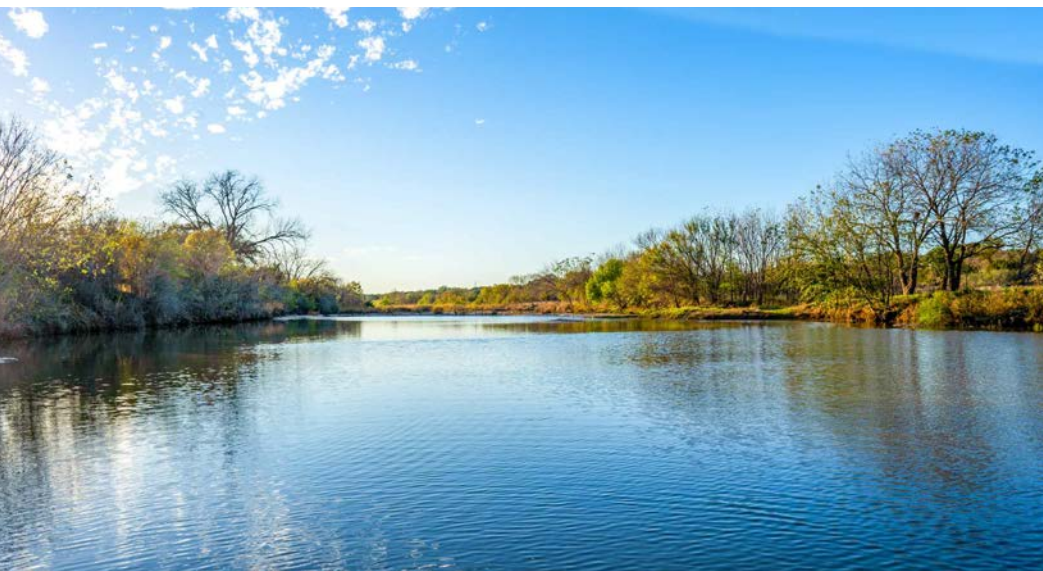
PROPERTY OVERVIEW



PROPERTY OVERVIEW

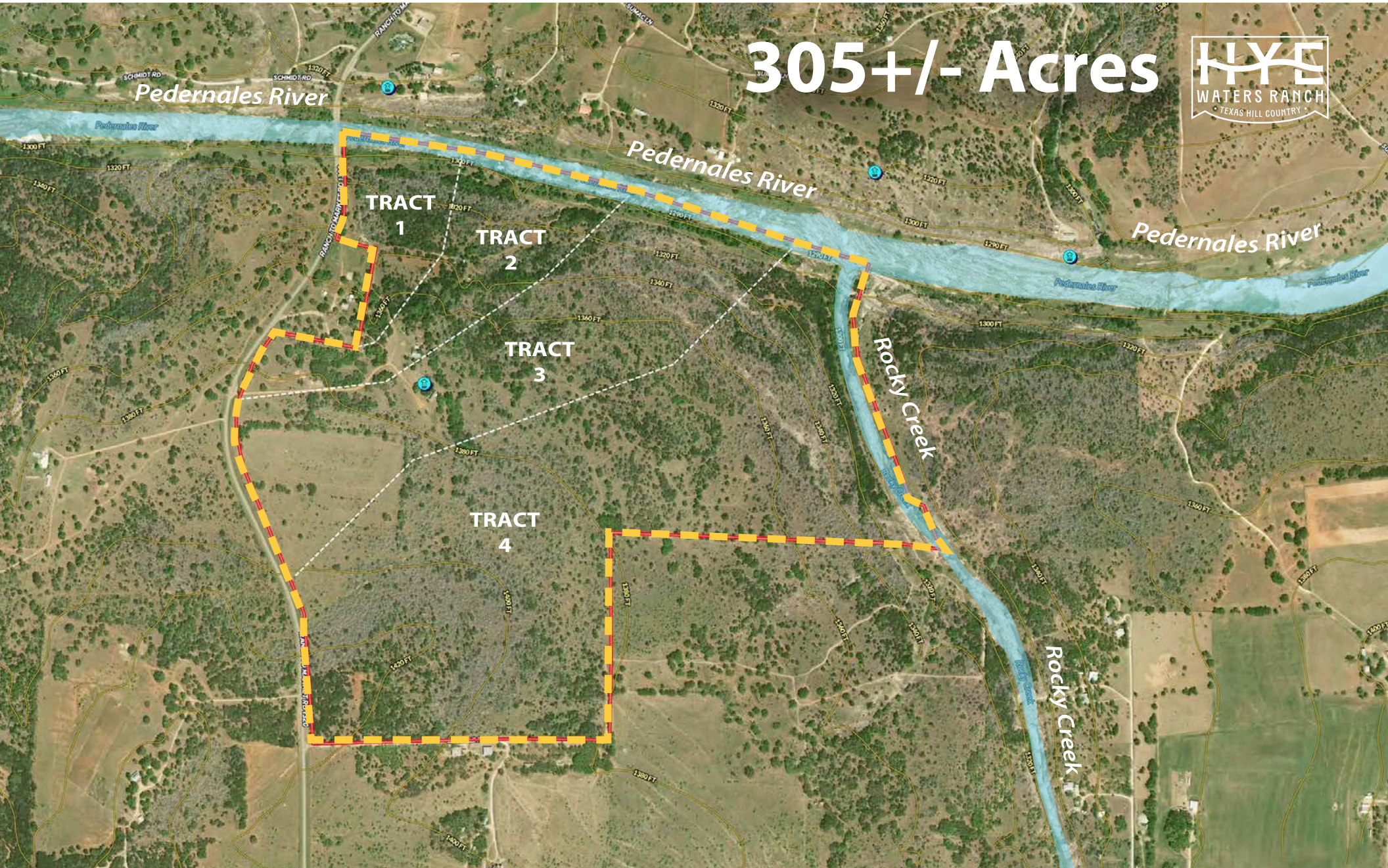


PROPERTY OVERVIEW



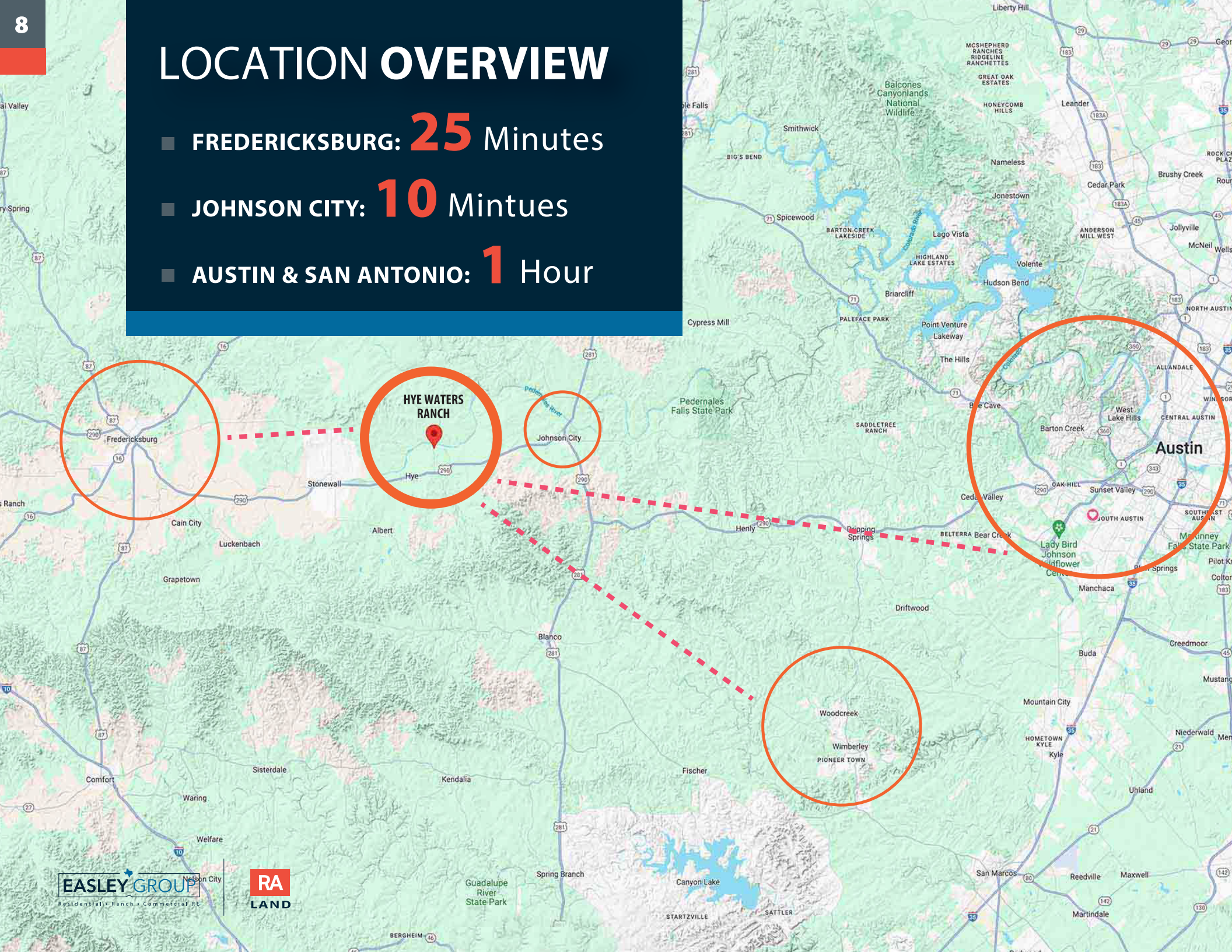
PROPOSED TRACTS

305+/- Acres



LOCATION OVERVIEW

- **FREDERICKSBURG: 25** Minutes
- **JOHNSON CITY: 10** Minutes
- **AUSTIN & SAN ANTONIO: 1** Hour



LOCATION OVERVIEW

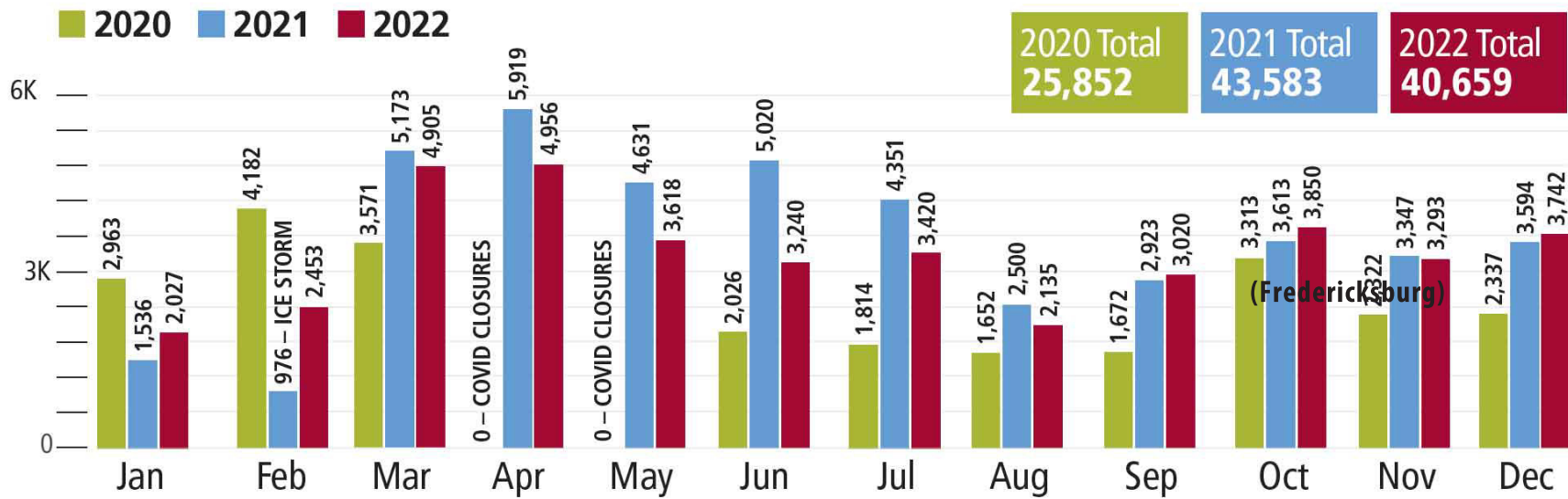
Johnson City Texas is the gateway to Texas Hill Country Wineries, Distilleries, Breweries, Restaurants, Shopping, Unique Places to Stay



Welcome to Texas Wine Country

 1 (830) 990-CORK (2675) chisholmtrailwinery.com	 2 (830) 990-8747 fbgwinery.com	 3 (830) 992-3251 lostdrawcellars.com	 4 (830) 990-8555 ranchoporte.com
 5 (325) 628-3433 fiestawinery.com	 6 (830) 997-7470 fourpointwine.com	 7 (830) 644-2710 grapecreek.com	 8 (830) 644-2829 torredipietra.com
 9 (830) 644-2681 beckervineyards.com	 10 (830) 644-2482 hilmywine.com	 11 (830) 644-2539 woodrosewinery.com	 12 (830) 644-2037 pedernalescellars.com
 13 (830) 998-7654 williamchriswines.com	 14 (855) HYE-WINE hyemeadow.com	 15 (830) 868-2321 texashillsvineyard.com	<p style="text-align: center;">Visit Us!</p>  WINEROAD290.COM

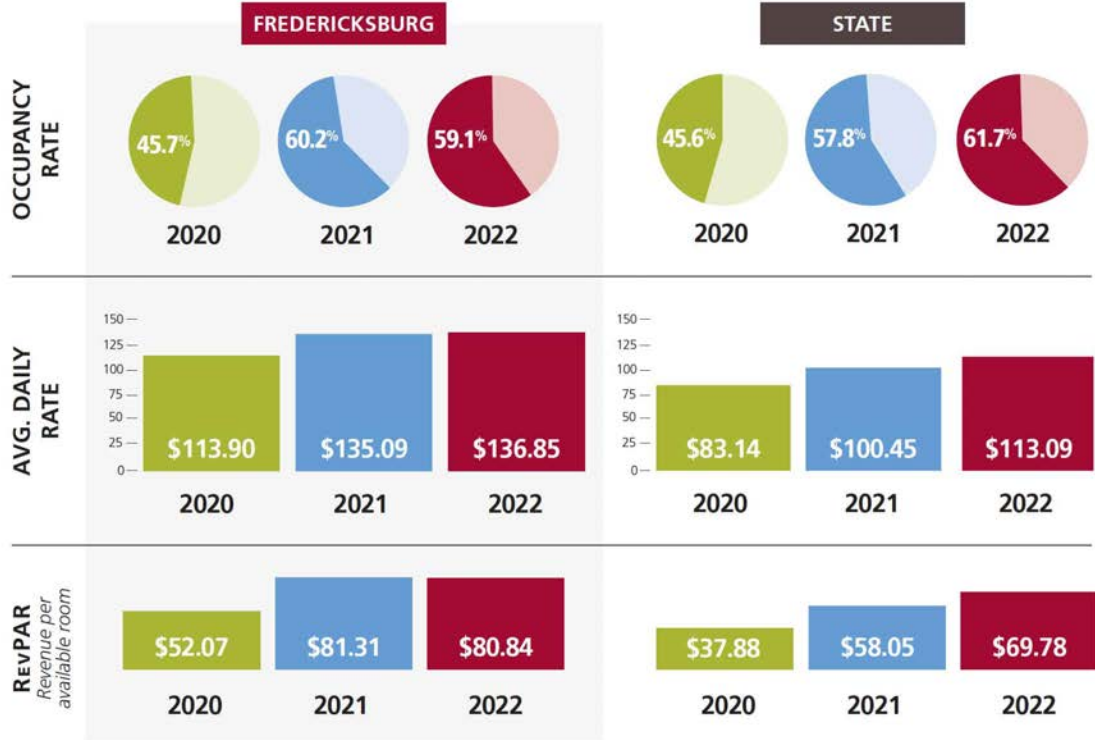
Visitor Information Center Visitation by Month



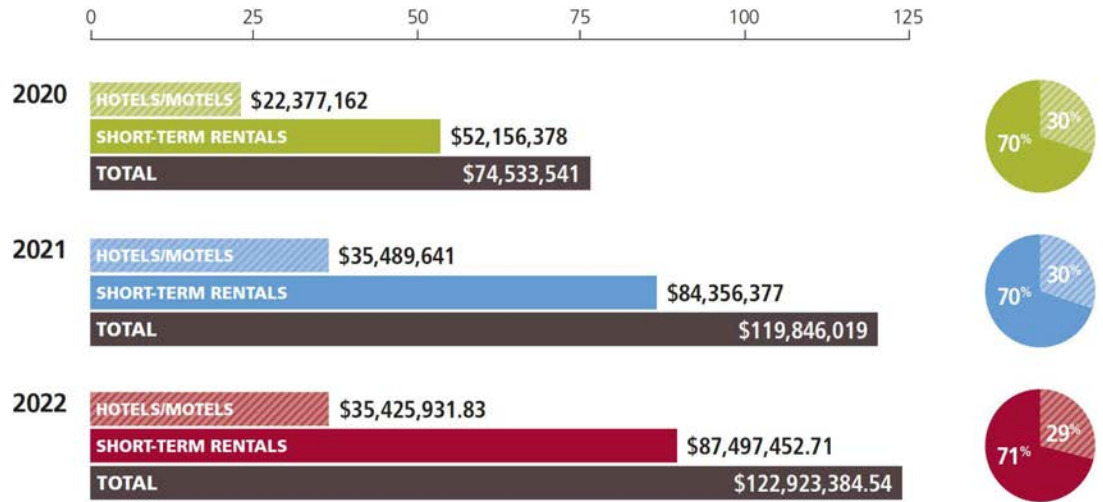
Wine Country

Hotel Performance

From the STR Report and Source Strategies (does not include short-term rentals)



Gross Lodging Receipts: Hotels vs. Short-Term Rentals



Wine Country

Gillespie County Economic Impact

TOTAL DIRECT TRAVEL SPENDING:
2020: \$130.8 million
2021: \$182.7 million
2022: \$187.5 million



DIRECT TAX RECEIPTS (BOTH LOCAL AND STATE):
2020: \$13.9 million
2021: \$19.9 million
2022: \$20.1 million



TOTAL DIRECT EARNINGS:
2020: \$31.6 million
2021: \$44.4 million
2022: \$49.5 million



*From "The Economic Impact of Travel on Texas 1994–2021" Office of the Governor, Economic Development & Tourism
Primary research conducted by Dean Runyan Associates of Portland, Oregon*

VisitFredericksburgTX.com Visitation

2020

1,190,306
UNIQUE WEB VISITORS

2021

1,664,230
UNIQUE WEB VISITORS

2022

1,730,432
UNIQUE WEB VISITORS

CONTACT INFORMATION



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COMMERCIAL

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