

FOR SALE

The Wine Trail Ranch

5541 W Hwy 290, Johnson City TX

Offering Memorandum



Welcome to **The Wine Trail Ranch**



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Johnson City



Fredericksburg

THE OFFERING

40+/- acres located on the booming Texas Wine Trail. With 1,440'+/- of frontage on Hwy 290 this site is an incredible location for your next business venture. Located in the heart of the Texas Hill Country and the Texas Wine Region, this site is surrounded by wineries and has excellent visibility. The property is completely unrestricted and has a very developable shape and development-friendly topography, as well as excellent groundwater in the vicinity. This would be an exceptional site for a hospitality venture and or winery/tasting room. Just 20 minutes from Fredericksburg, 5 minutes from Johnson City and less than 1 hour from Austin and San Antonio, this site can serve whatever you can imagine.

PROPERTY SUMMARY

LOCATION:	5541 W Hwy 290, Johnson City TX
SITE AREA:	40+/- Acres
FRONTAGE:	HWY 290
ZONNING:	None
Area Wineries	60+
TRAFFIC:	+/- 7,000 VPD
TOPOGRAPHY:	Development Friendly, Flat, and Gently Rolling
AVE HH INCOME (5-Miles):	-
UTILITIES:	Septic and Well needed, PWS
FLOODZONE:	No

40+/- Acres

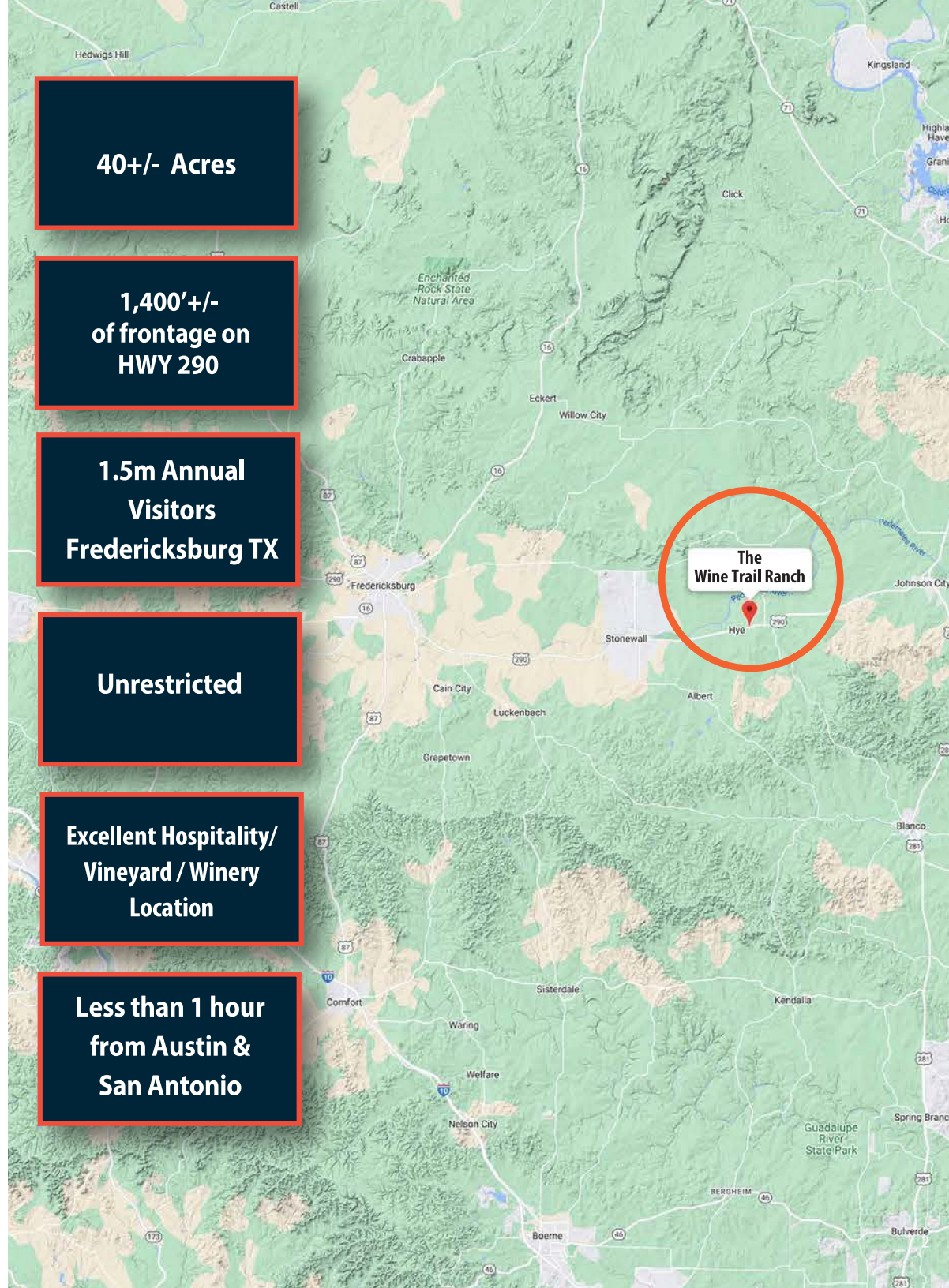
**1,400'+/-
of frontage on
HWY 290**

**1.5m Annual
Visitors
Fredericksburg TX**

Unrestricted

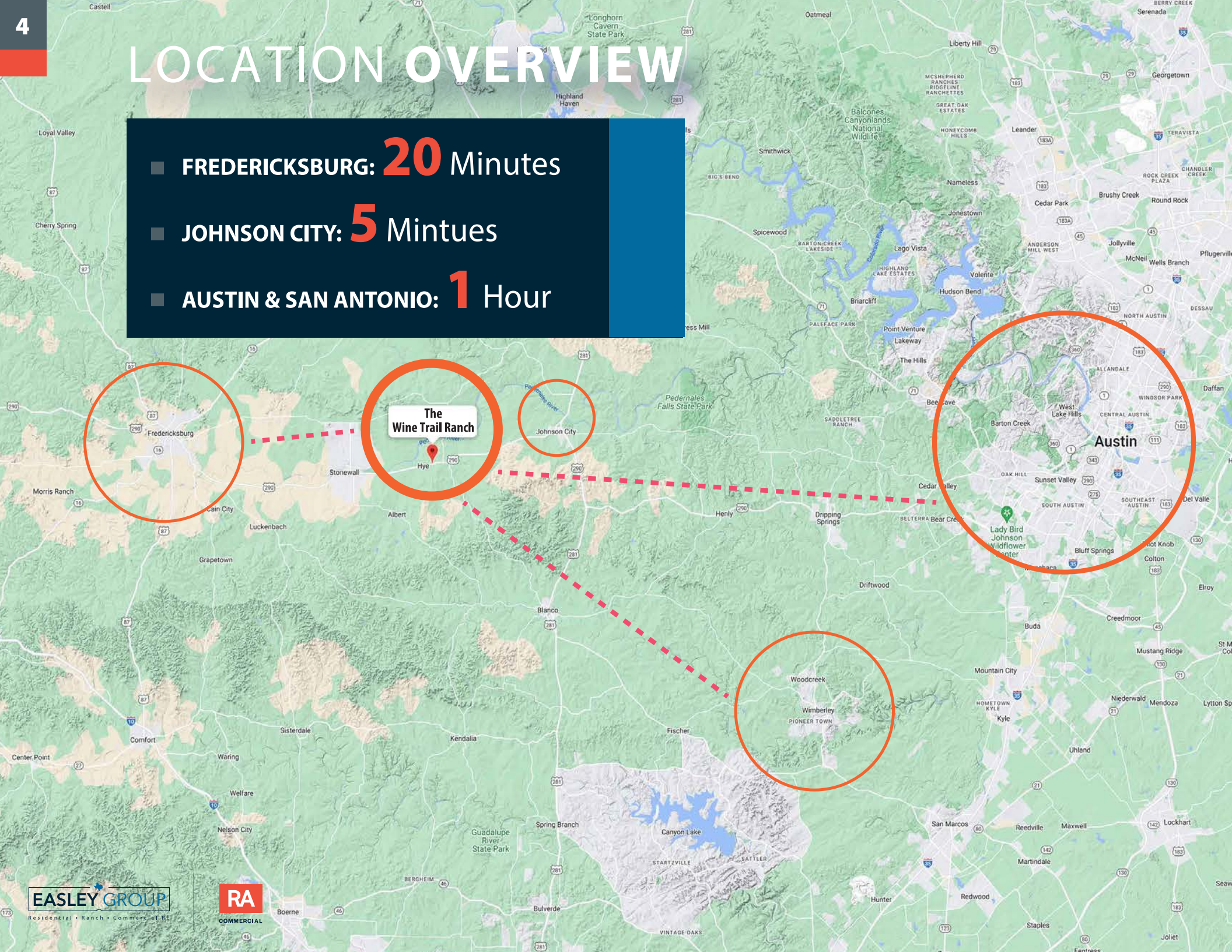
**Excellent Hospitality/
Vineyard / Winery
Location**

**Less than 1 hour
from Austin &
San Antonio**



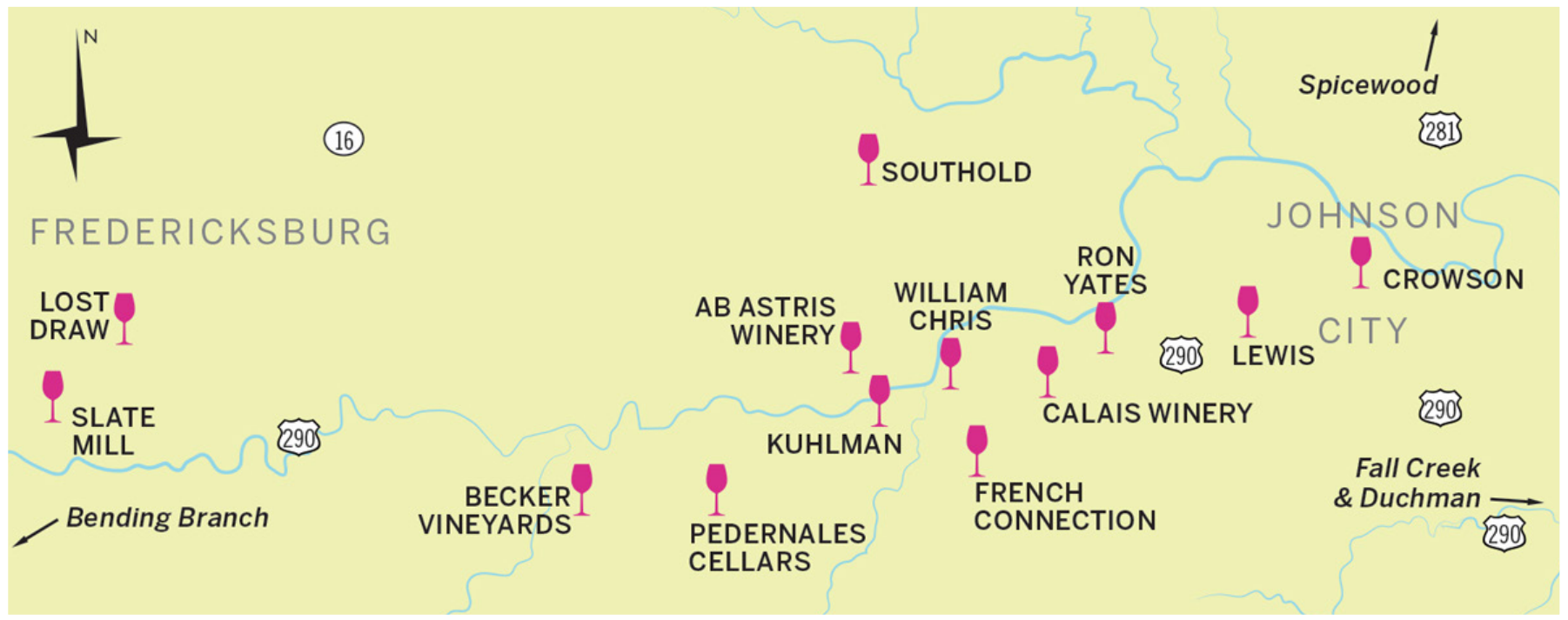
LOCATION OVERVIEW

- FREDERICKSBURG: **20** Minutes
- JOHNSON CITY: **5** Minutes
- AUSTIN & SAN ANTONIO: **1** Hour

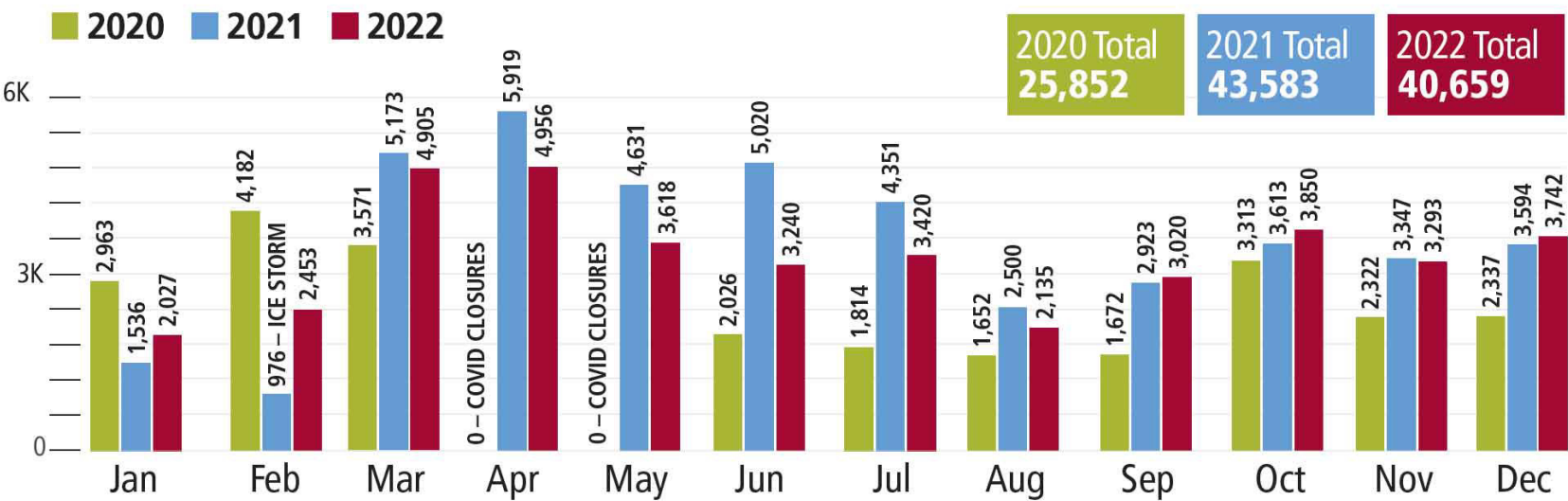


LOCATION OVERVIEW

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



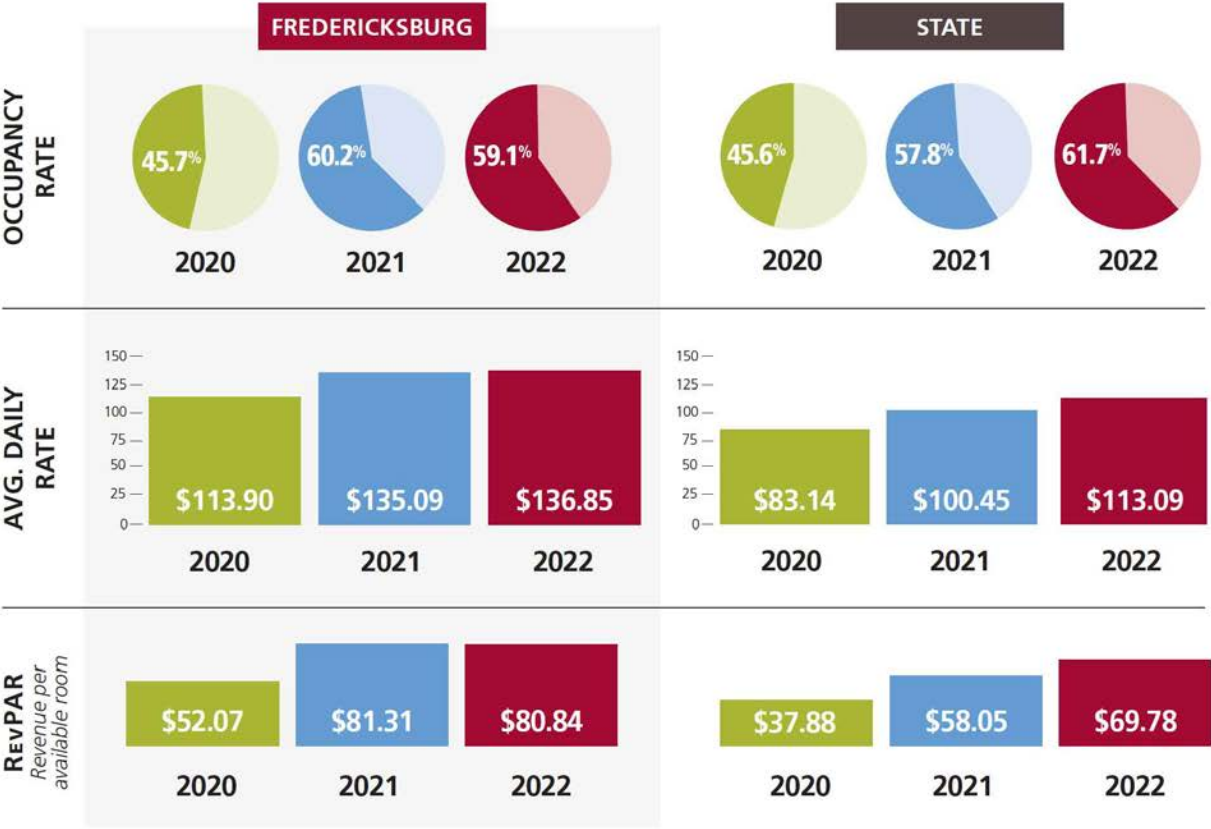
Visitor Information Center Visitation by Month (Fredericksburg)



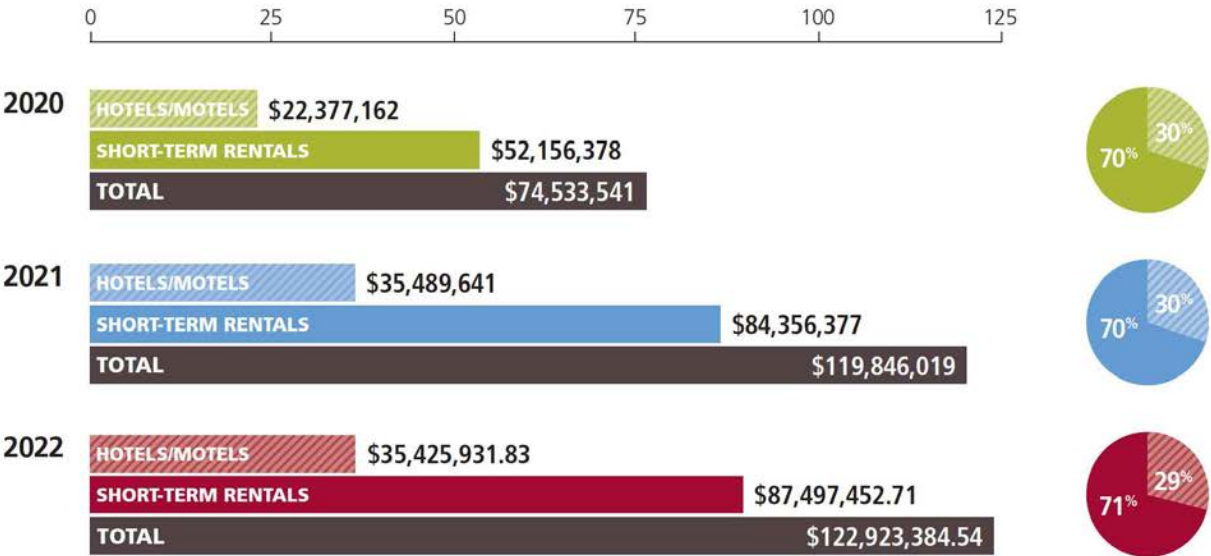
Fredericksburg County

Hotel Performance

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



Gross Lodging Receipts: Hotels vs. Short-Term Rentals



Gillespie County Economic Impact



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





40+/- Acres - Unrestricted
1,400'+/- Hwy 290 Frontage

**The Wine
Trail Ranch**

CONTACT INFORMATION



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COMMERCIAL

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