

# FOR SALE

The HYE WATERS RANCH

**1594 RR 1320 Johnson City, TX, 78636**

Offering Memorandum



*Welcome to the*





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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 frontage on Ranch Road 1320 - **4500'+/- RR 1320 frontage**. 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.

## As well as 4500'+/- frontage on RR1320 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 <b>Yes</b>

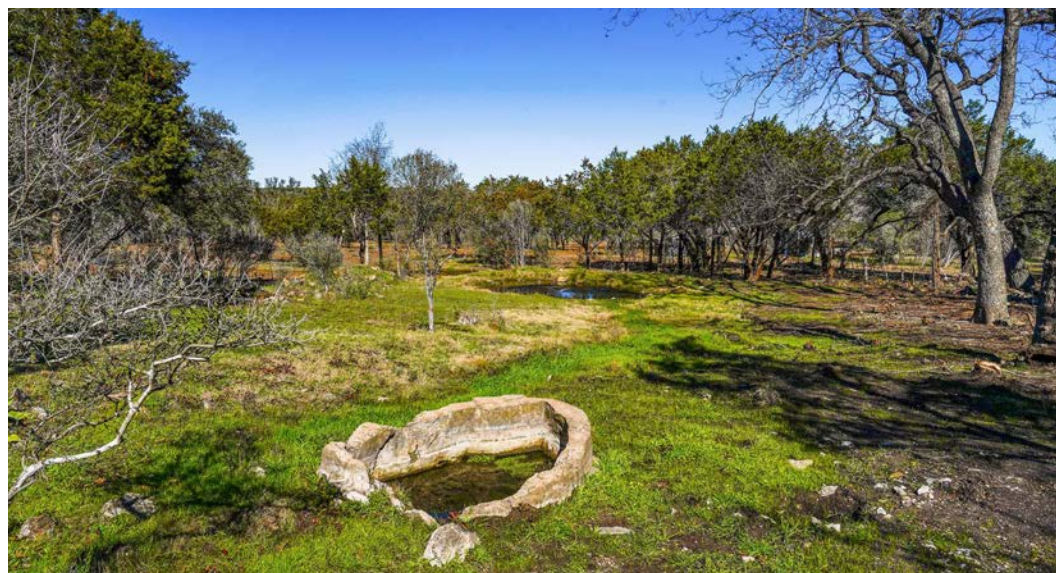




# PROPERTY OVERVIEW

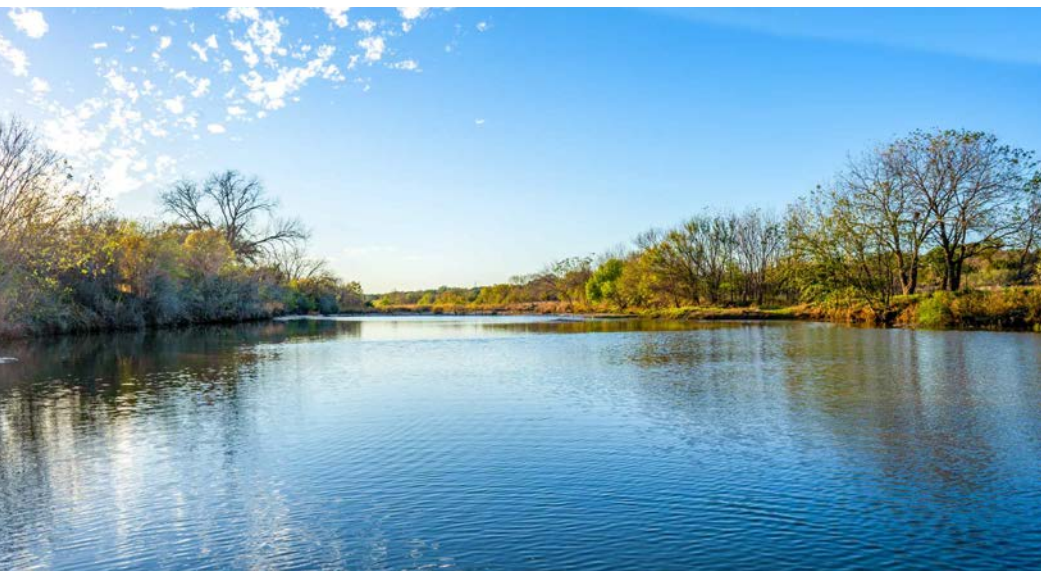








## PROPERTY OVERVIEW



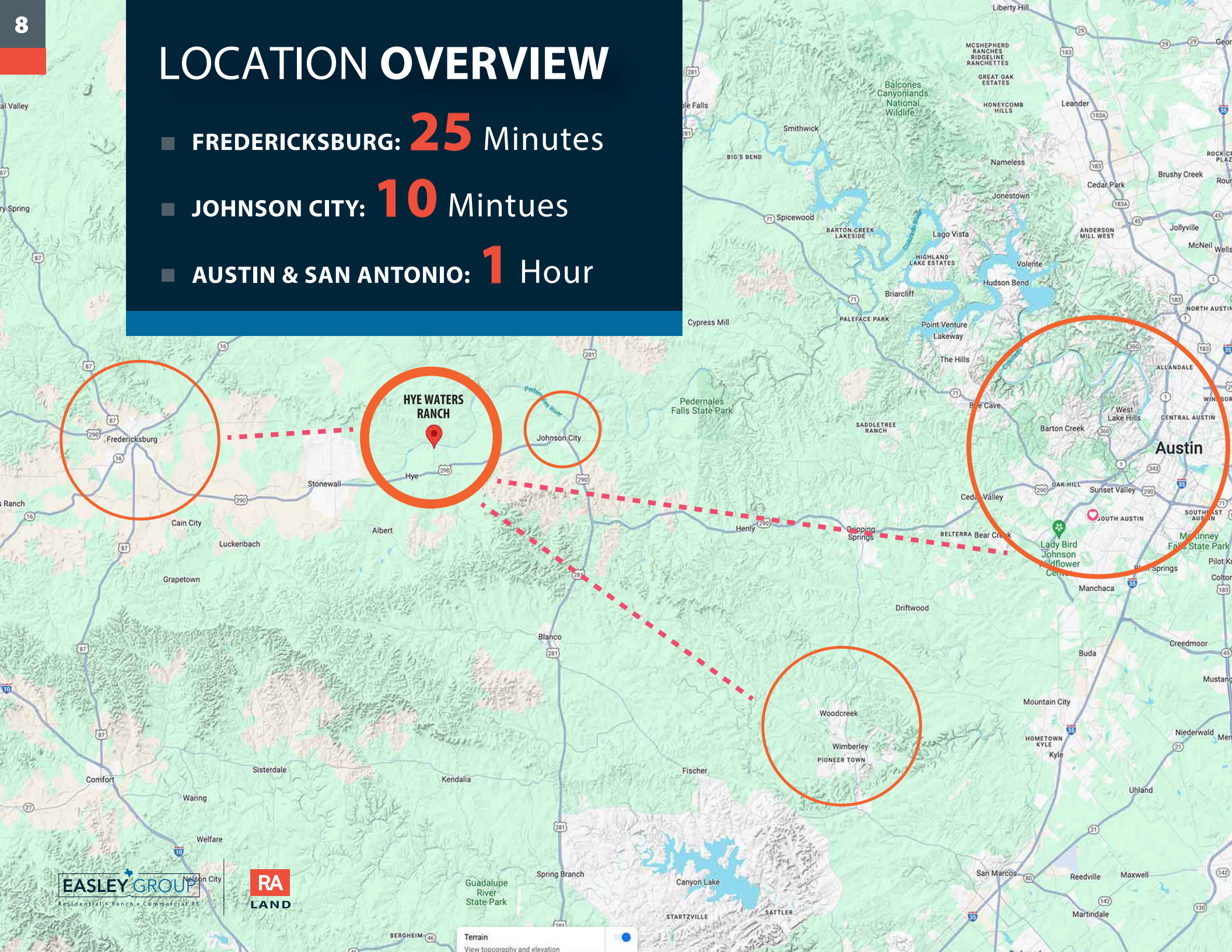






# LOCATION OVERVIEW

- 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,

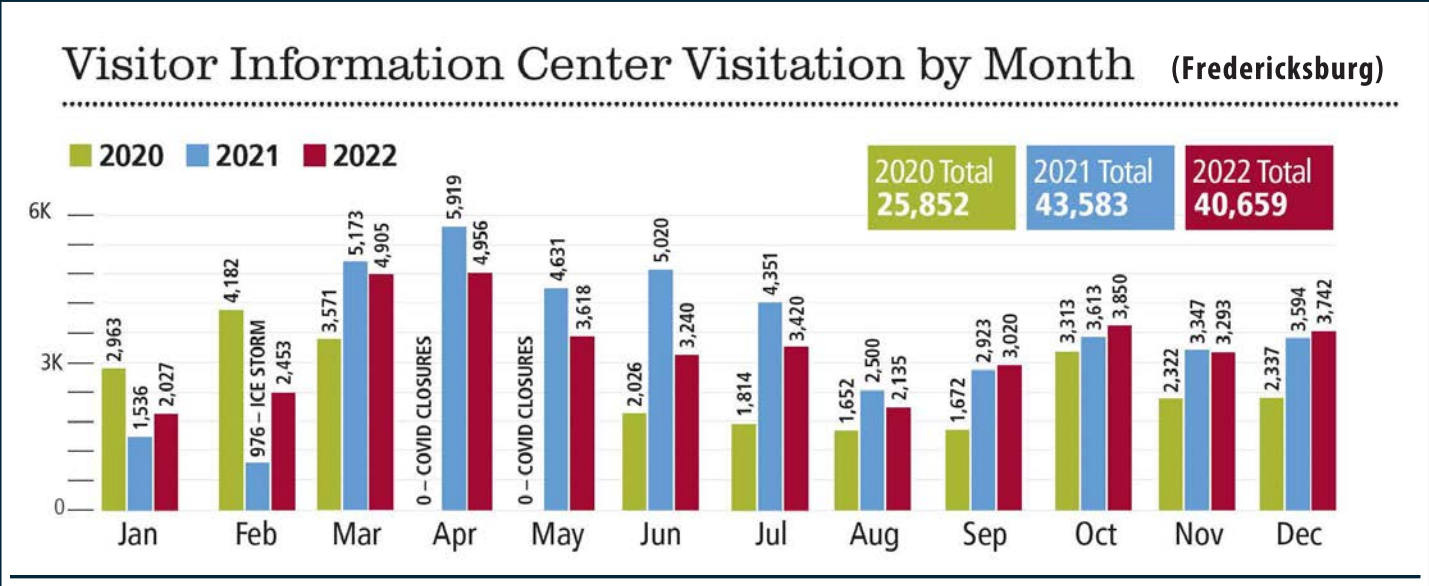
Shopping, Unique Places to Stay

Remove Wine trail Ranch and move arrow slightly up to the Hye Waters Ranch right by the river





# LOCATION OVERVIEW

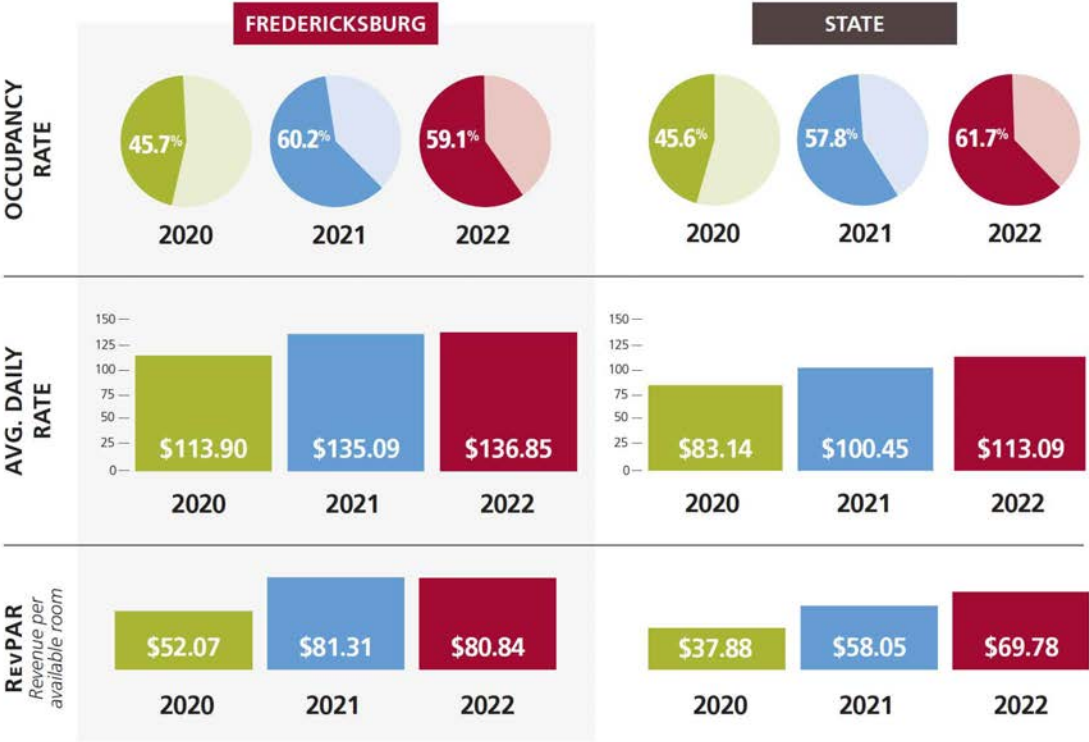




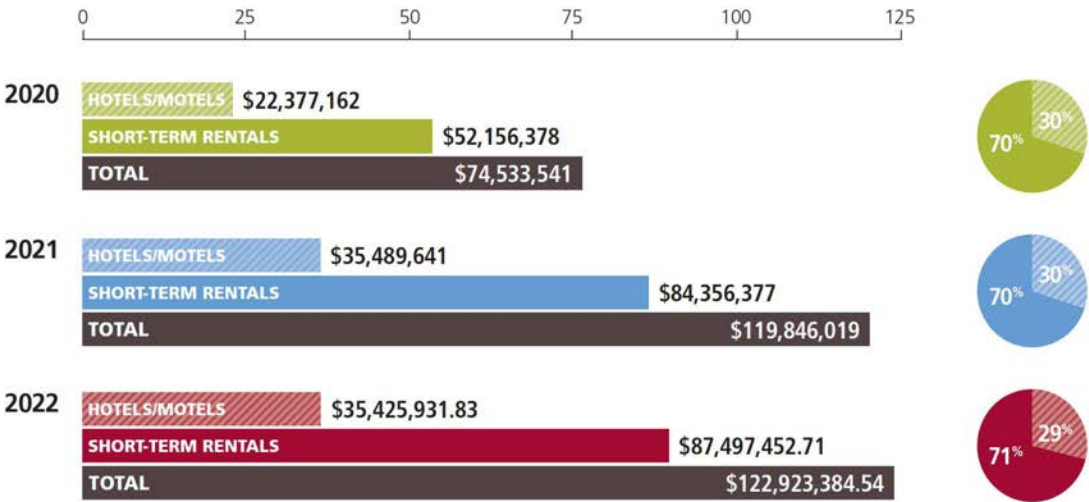
Wine Country

Hotel Performance

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



Gross Lodging Receipts: Hotels vs. Short-Term Rentals





## Gillespie County Economic Impact

### TOTAL DIRECT TRAVEL SPENDING:

2020: \$130.8 million  
2021: \$182.7 million  
2022: \$187.5 million

 **2.6%**  
INCREASE  
2022 OVER 2021

### DIRECT TAX RECEIPTS (BOTH LOCAL AND STATE):

2020: \$13.9 million  
2021: \$19.9 million  
2022: \$20.1 million

 **1%**  
INCREASE  
2022 OVER 2021

### TOTAL DIRECT EARNINGS:

2020: \$31.6 million  
2021: \$44.4 million  
2022: \$49.5 million

 **11.5%**  
INCREASE  
2022 OVER 2021

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



Residential • Ranch • Commercial RE

**Brandon Easley** 512-663-2848

**Nick Easley** 512-363-2980

easleygrouptx@realtyaustin.com



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