

FOR SALE

THE TRES VISTAS RANCH

8201 Mount Sharp Rd, Wimberley, TX 78676

Offering Memorandum

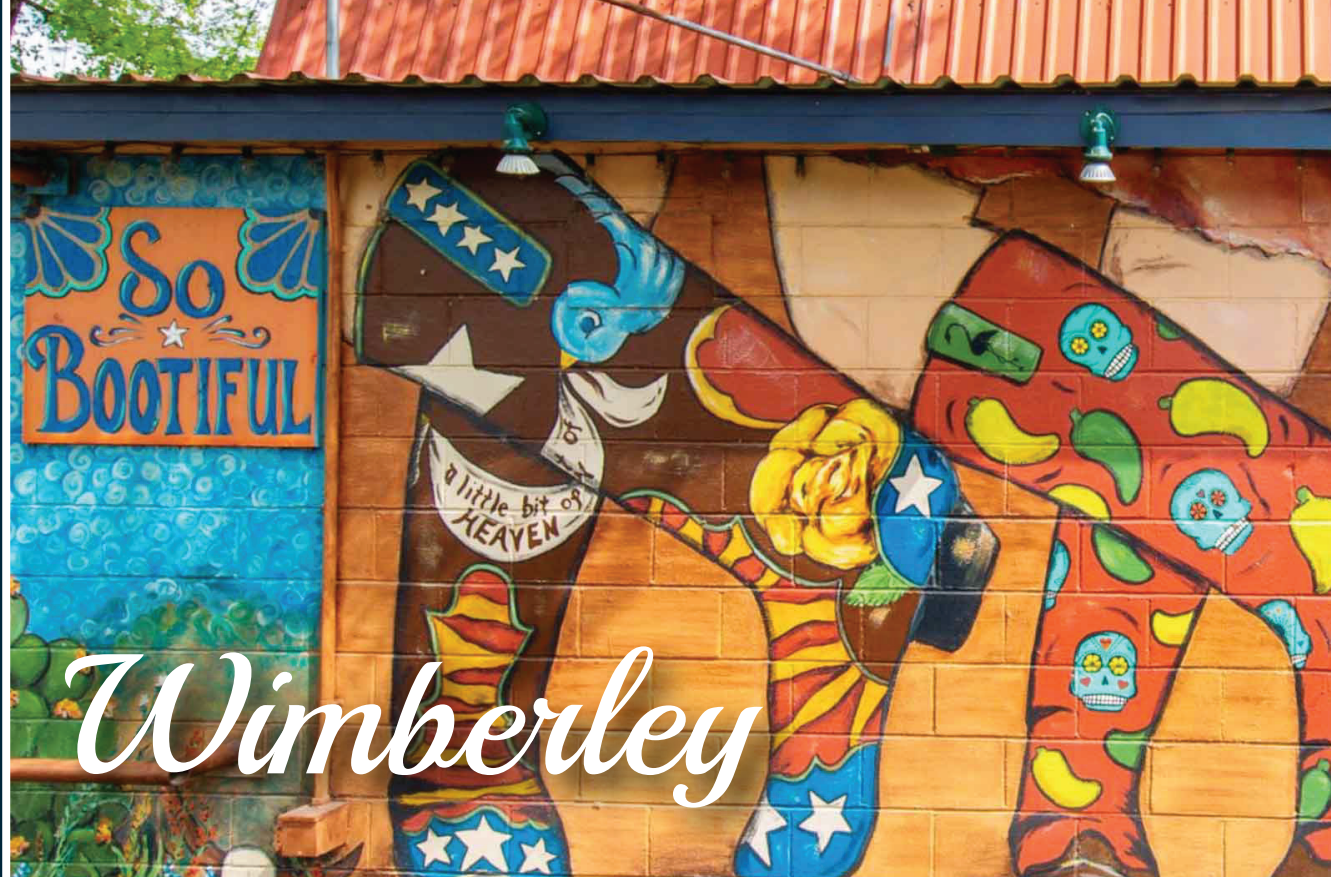


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THE OFFERING

Available 363+/- Acres

Presenting the esteemed Tres Vistas Ranch, a sprawling 363+/- acre property nestled in one of the most sought-after areas in Texas in between Dripping Springs and Wimberley, Texas. Tres Vistas boasts big water. This expansive, unrestricted ranch fronts over 1,050 +/- feet of South Onion Creek along with a 2.5 +/- acre lake stretching down 10 + feet with views sure to impress. With sweeping 8,000+/- linear feet of Mount Gainor and Mount Sharp frontage, Tres Vistas supports a range of end users and investors. Tucked away in serene seclusion outside the City Limits and the ETJ, Tres Vistas Ranch sits with a range of opportunities.

PROPERTY SUMMARY

LOCATION:	8201 Mount Sharp Rd, Wimberley, TX 78676
SITE AREA:	363+/- Acres
FRONTAGE:	8,000'+/- Along Mt Gainor Rd and Mt Sharp Rd.
ZONING:	None
Area Wineries	20+
TRAFFIC:	-
TOPOGRAPHY:	Development Friendly, Flat, and Gently Rolling
AVE HH INCOME (5-Miles):	-
UTILITIES:	-
FLOOD ZONE:	No



**Located between
Wimberley and
Dripping Springs**

35 Miles to Austin

**2.5 +/- Acre Lake
10+ Feet Deep**

**3 Tracts
+/- 127, 119, 116 Acres**

**Acreage options
available**

**Available
363 +/- Acres**

**15 minutes to
Dripping Springs &
to Wimberley**

**Hill Country
Paradise**

PROPERTY OVERVIEW



PROPERTY OVERVIEW



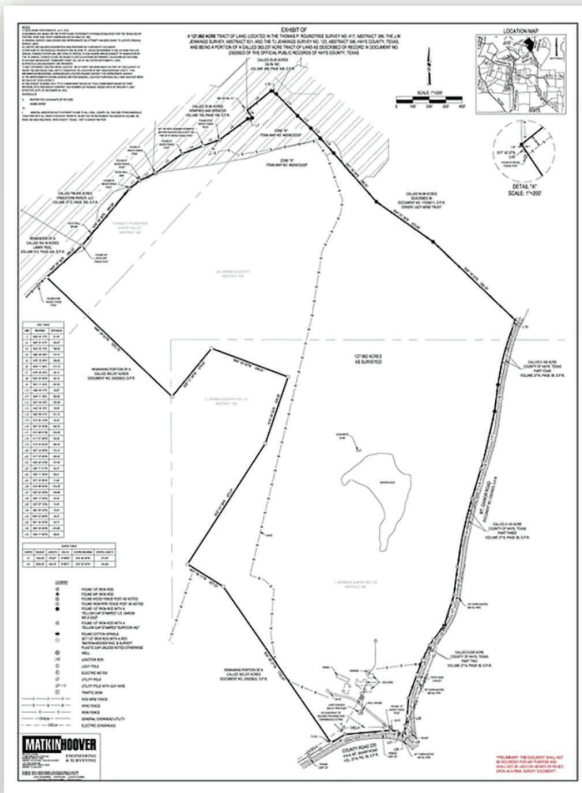
PROPERTY OVERVIEW



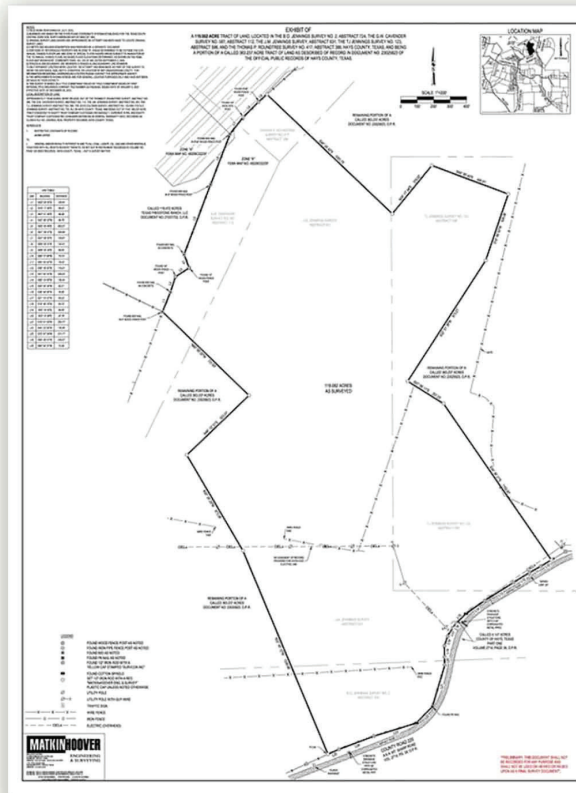
PROPERTY SURVEYS

Click on the survey image to expand

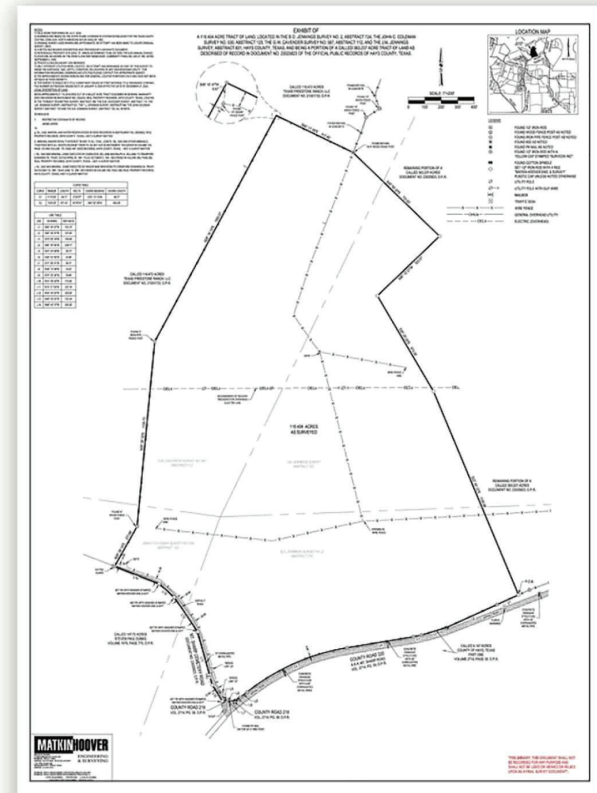
TRACT 1 127 +/- ACRES



TRACT 2 119 +/- ACRES



TRACT 3 116 +/- ACRES



PROPERTY DETAILS

Location:

Tres Vistas Ranch sits in a prominent location just 11 miles Southwest of Dripping Springs, 12 miles Northwest of Wimberley, 14 miles West of Driftwood, 17 miles East of Blanco, 25 miles Southwest of Bee Cave, and a short 34 miles to downtown Austin, Texas. With effortless access via over 18,000 +/- linear feet of Mount Gainor and Mount Sharp, the ranch has excellent accessibility via a 2WD vehicle.

Landscape:

The pristine Tres Vistas Ranch epitomizes the essence of a Hill Country Paradise, steeped in rich history and offering unparalleled accessibility around the ranch. With roots tracing back to its origins as stomping ground for Cowboys in the original Stagecoach still on the ranch, this historical 363 +/- acre property boasts a diverse array of hardwoods, including majestic Oaks, Cedar Elms, ancient Heritage Live Oaks, Sycamores, and strategically retained Cedar for natural coverage, for the free ranging wildlife. Renowned for its remarkable usability and gently rolling terrain, Tres Vistas features fluttering topography with over 140 feet of relief ranging from 1,240 to 1,380 feet atop a 360-degree view setting the stage for a future homesite. Scattering the landscape is maintained pastureland with a deep draw with a seep spring sitting below the concrete spillway and the 2.5 +/- acre lake! Enhancing its allure, the ranch is graced by the presence of South Onion Creek, meandering gracefully on the Northwest side of the ranch adorned by scenic bluffs and crystalline waters, culminating in an idyllic landscape that beckons to be explored and cherished.

Improvements:

Rich in heritage, the Historic Tres Vistas Ranch boasts a storied past, with its origins deeply intertwined with the establishment of the original Stagecoach on the ranch that could be revamped and brought back to life along with smaller sheds, cattle pens, and outbuildings. Distinguished by its abundant water resources, the ranch boasts a robust supply of submersible water, facilitated by two water wells, one being a hand-dug well with water still perched below! One of the sprucest improvements are the hand-stacked rock walls lining the improvements and pastures done well before our time by settlers who once called this land home! These extensive rock walls feel as if you're taking a step back in time

driving throughout the ranch. Tres Vistas features strong water improvements with a 6.5-7 foot grandfathered in dam in South Onion Creek backing up the creek into a deep stretch of water along with a concrete spillway situated on the northern side of the lake acting as a spicket for the draw down below that could be turned into an extensive waterfall feature in the near future!

Water Supply:

Undoubtedly, the crown jewel of the ranch lies in its abundant water features. Beyond the provision of the two water wells ensuring a reliable water supply for the property, Tres Vistas emerges as a hallmark of distinction, offering an unparalleled blend of natural allure and diversity. Stretching over 1,050 linear feet of South Onion Creek unveils a captivating tapestry of scenic splendor, reminiscent of the majestic landscapes of the Texas Hill Country. South Onion's enchanting waters with the help of the dam strengthen the ability for recreational enjoyment. If you're looking for a spot to catch trophy bass and or waterfowl hunt then you're in luck with the 2.5 +/- acre lake situated on the ranch. This 10 +/- foot-deep lake went through an extensive bass breeding program 10+ years ago and will lay the foundation for families and friends to enjoy its serene waters!

Wildlife:

The ranch is home to an array of native game thriving in the landscape. With an excellent water supply, strong grazing capabilities, and dense brush for cover and protection, the Historic Tres Vistas ranch is a habitat for Whitetail, Hogs, Turkeys, Dove and an array of waterfowl! The ranch is completely low-fenced, allowing the game to roam freely throughout the land!

Agricultural Exemption:

The ranch is currently under an ag exemption.

LOCATION OVERVIEW

11 miles Southwest of Dripping Springs

12 miles Northwest of Wimberley

14 miles West of Driftwood

17 miles East of Blanco

25 miles Southwest of Bee Cave

34 miles to downtown Austin

TRES VISTAS RANCH

EASLEY GROUP

Residential • Ranch • Commercial RE

Leon Springs

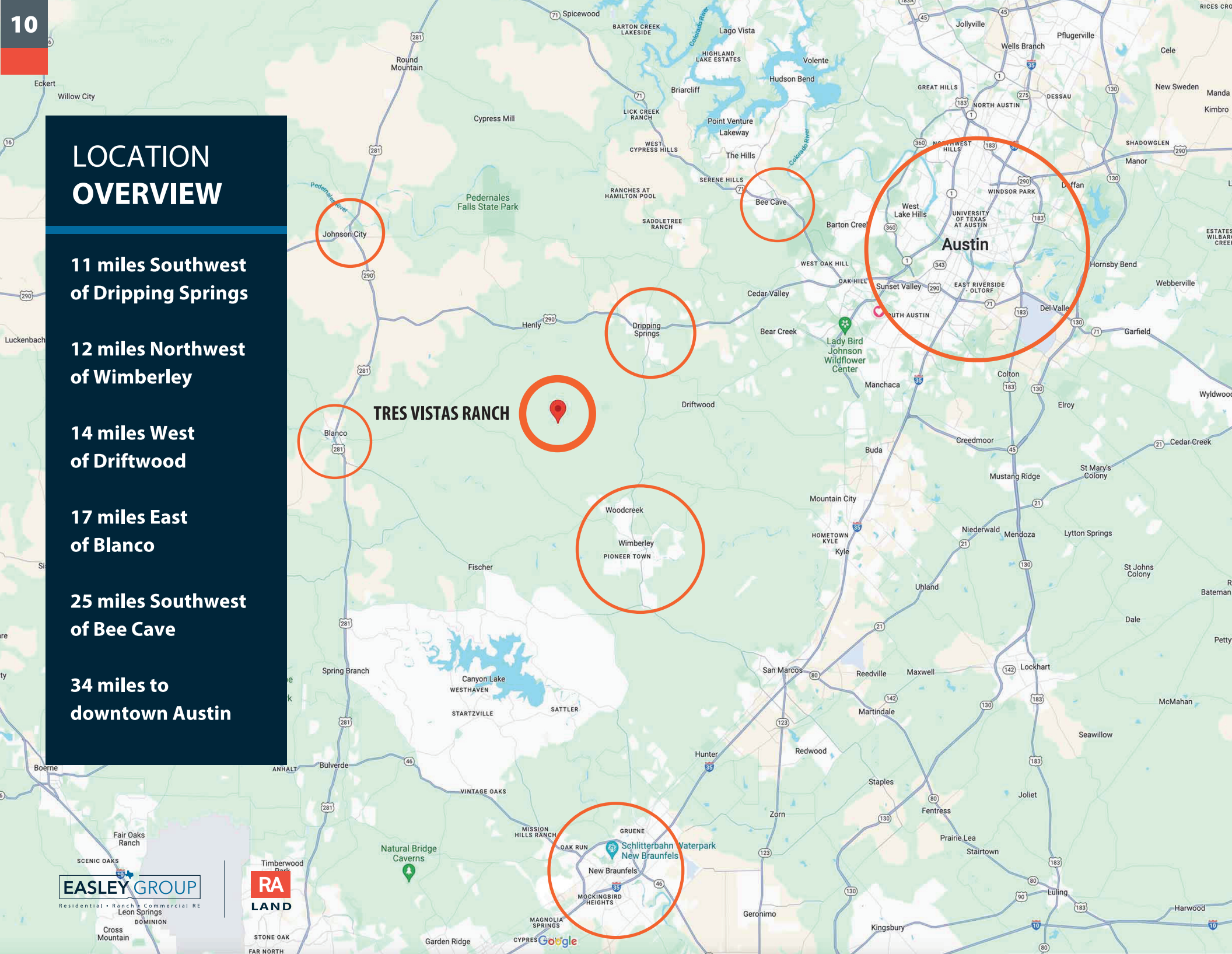
DOMINION

Cross Mountain

RA
LAND

STONE OAK

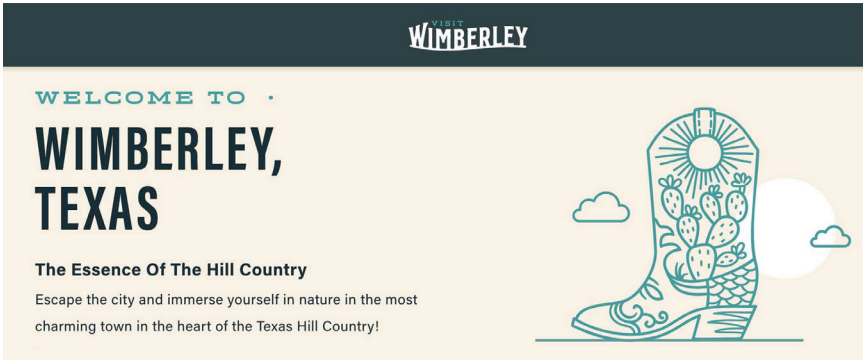
FAR NORTH



LOCATION OVERVIEW

WIMBERLEY, TX

Wimberley is a small town in Hays County, Texas, located in the Blanco River Valley on the Edwards Plateau. It's known for its white rocks and stream bottoms, which are made of limestone deposits. Wimberley is a popular tourist destination and is home to many well-known artists, authors, and musicians



DRIPPING SPRINGS, TX

Dripping Springs, TX is making a name for itself not just for good Texas wine but for darn good wine that holds a torch to the most famous wine regions in the world. There are over 7 unique and visually stunning wineries scattered throughout the Hill Country town of Dripping Springs where you'll be delighted by not just the wine but by the passion, commitment to the craft, and unparalleled hospitality. Gone are the days of traveling to Fredericksburg or even Napa Valley out of necessity for a stellar glass of wine and vistas of rolling vineyards. Now, all you have to do to be transported to a top-notch wine region is visit Dripping Springs, TX, and the Hill Country wineries where you can discover miles and miles of gorgeous Texas views and a great glass of wine.



CONTACT INFORMATION



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