

FOR SALE

The HYE WATERS RANCH

1594 RR 1320 Johnson City, TX, 78636

Offering Memorandum



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THE OFFERING

Available 255+/- Acres

Located where the waters of the Pedernales River and Rocky Creek meet! This exclusive offering consists of 255+/- 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 1,800 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 3,500'+/- frontage on RR 1320. This exclusive ranch is being offered as a whole or with...

Tract 1 being 18.5+/- Acres (800'+/- Pedernales Riverfront, 735'+/- Road Frontage on 1320)

Tract 2 being 236.5+/- acres (5050'+/- waterfront, 2765'+/- Road frontage on RR 1320).

PROPERTY SUMMARY

LOCATION:	1594 RR 1320 Johnson City, TX, 78636
SITE AREA:	255+/- Acres
FRONTAGE:	4,000'+/- Pedernales River and 3,500'+/- 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

2 Waterfront tracts
available

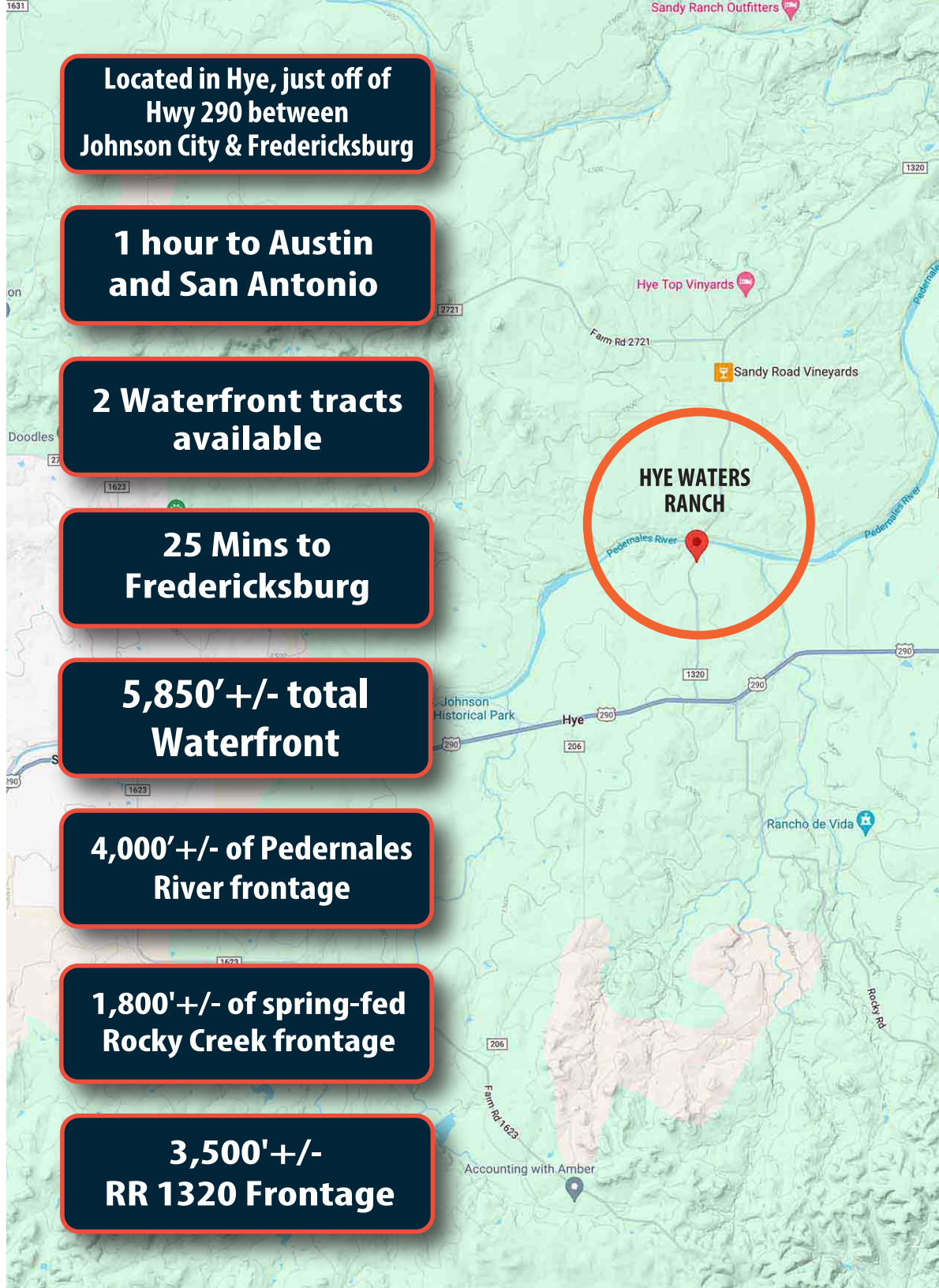
25 Mins to
Fredericksburg

5,850'+/- total
Waterfront

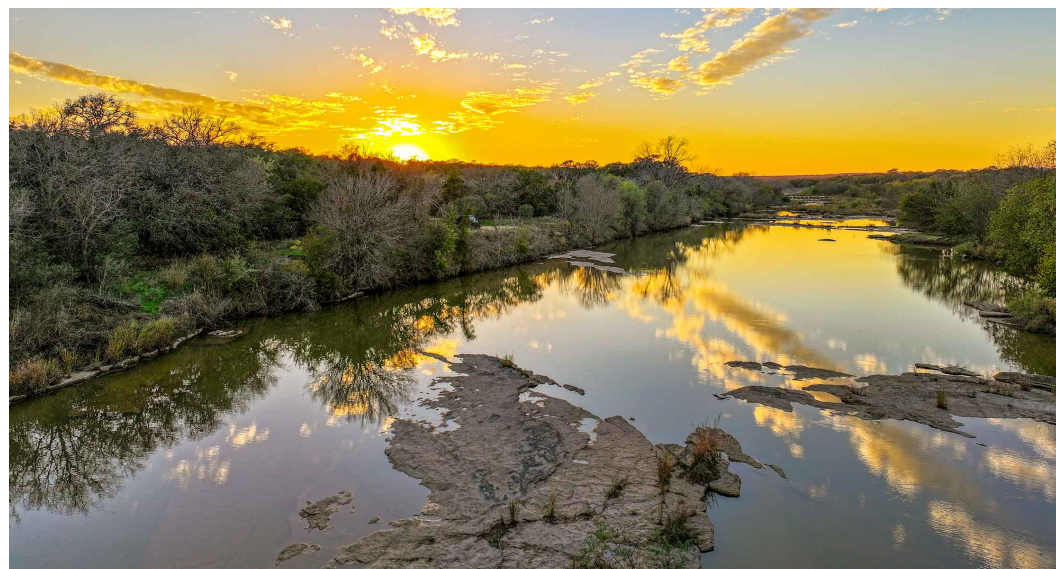
4,000'+/- of Pedernales
River frontage

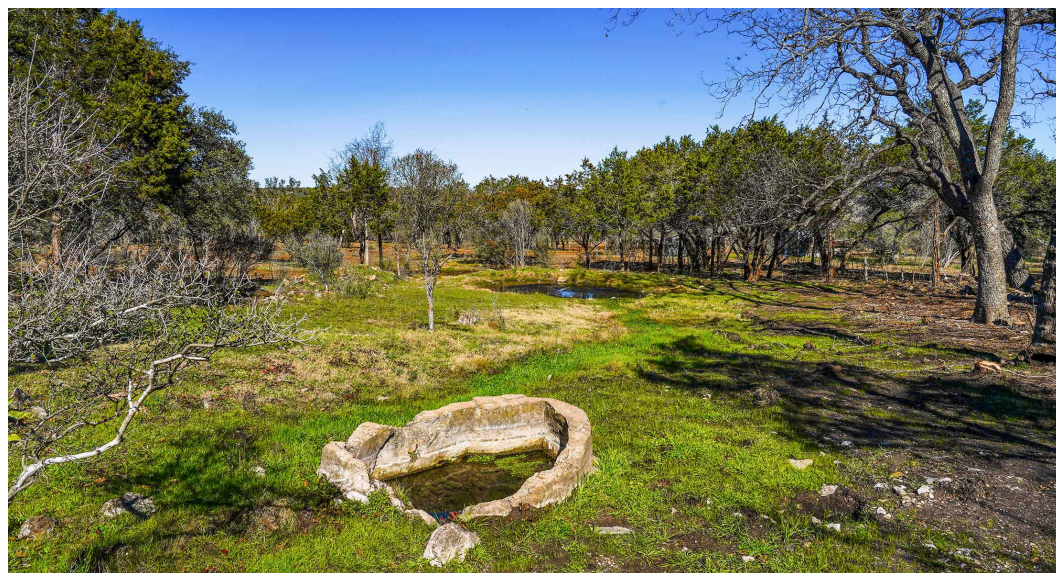
1,800'+/- of spring-fed
Rocky Creek frontage

3,500'+/-
RR 1320 Frontage

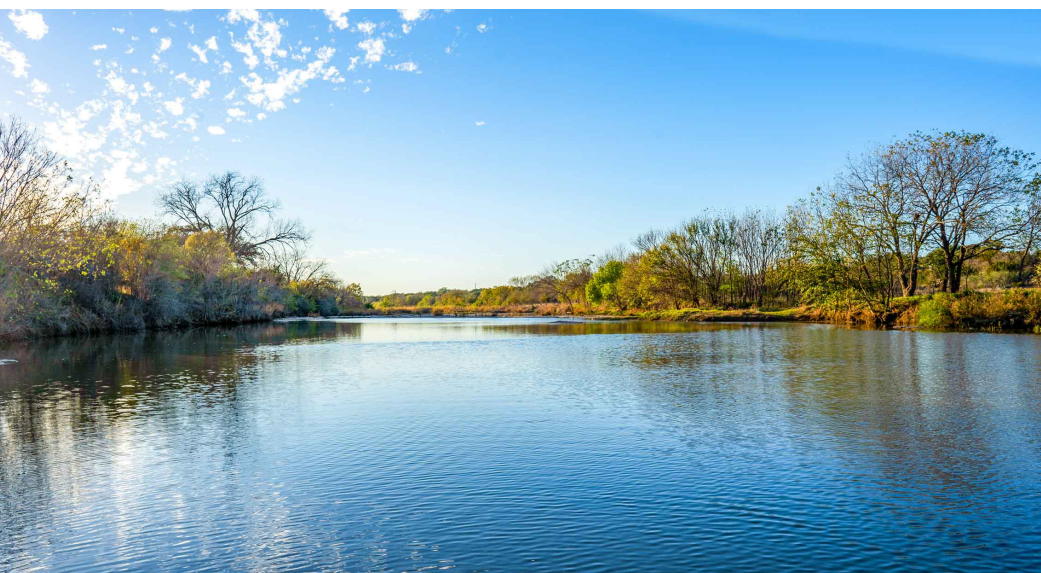


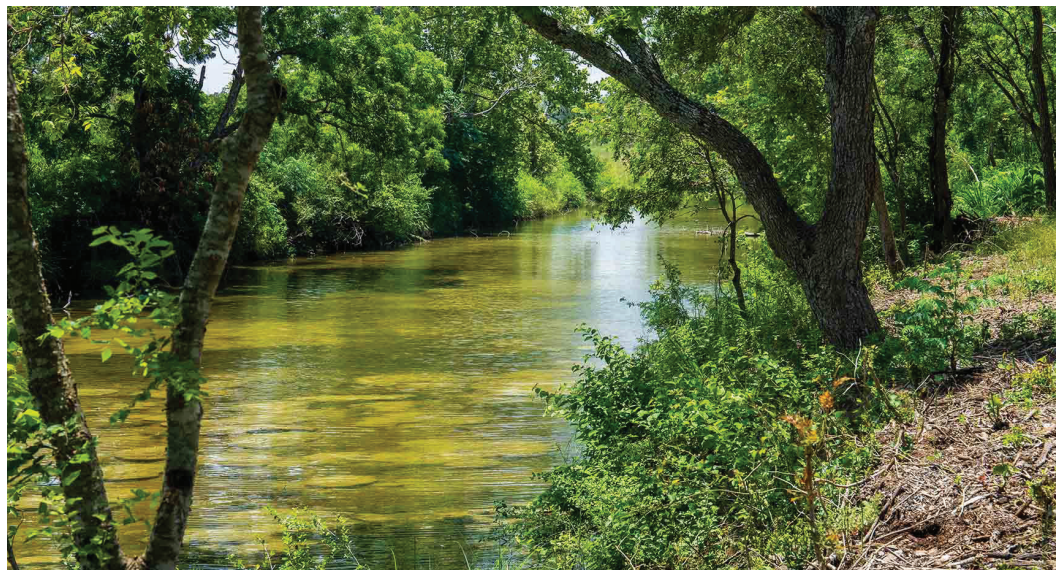
PROPERTY OVERVIEW



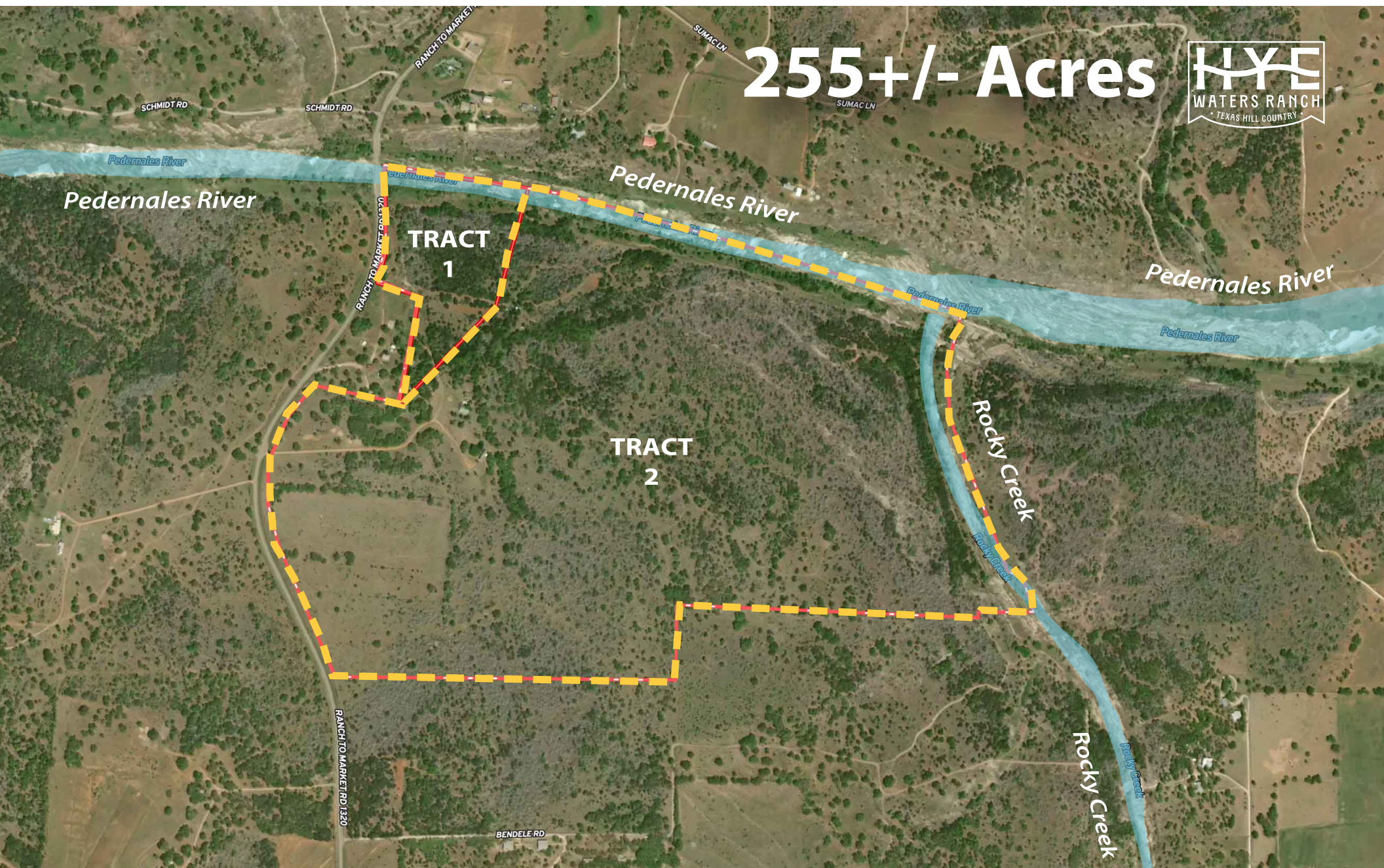


PROPERTY OVERVIEW





PROPOSED TRACTS



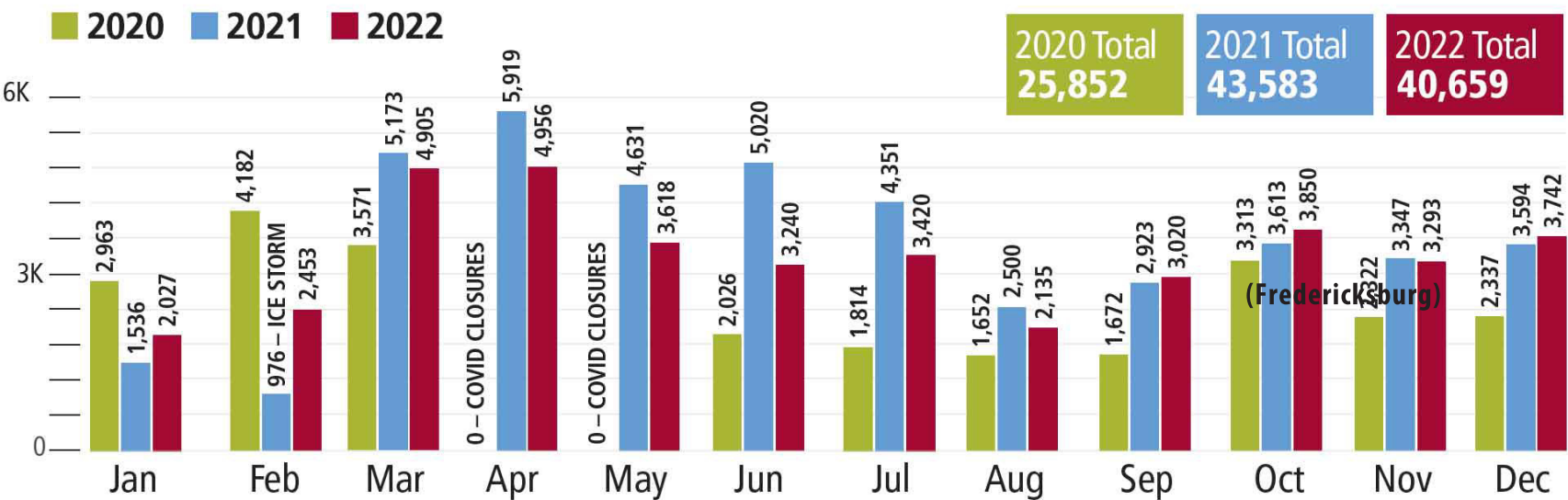
LOCATION OVERVIEW

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



 1 (830) 990-CORK (2675) chisholmtrailwinery.com	 2 (830) 990-8747 fbgwinery.com	 3 (830) 992-3251 lostdrawcellars.com	 4 (830) 990-8555 ranchoponte.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	 Visit Us! WINEROAD290.COM

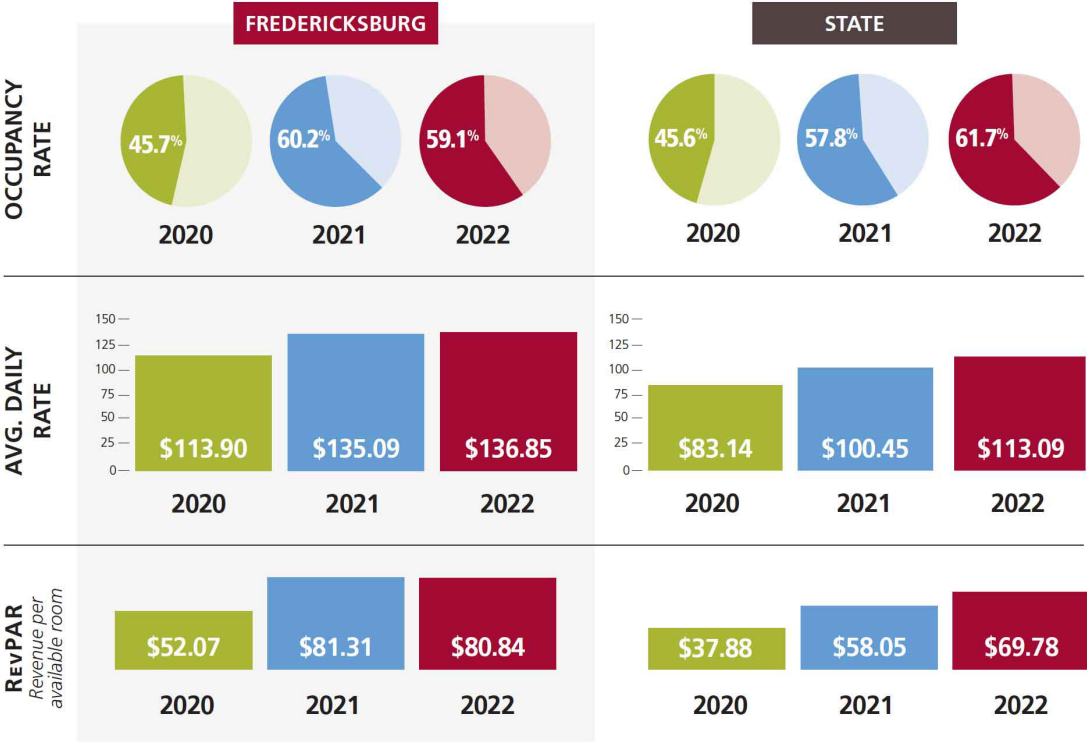
Visitor Information Center Visitation by Month



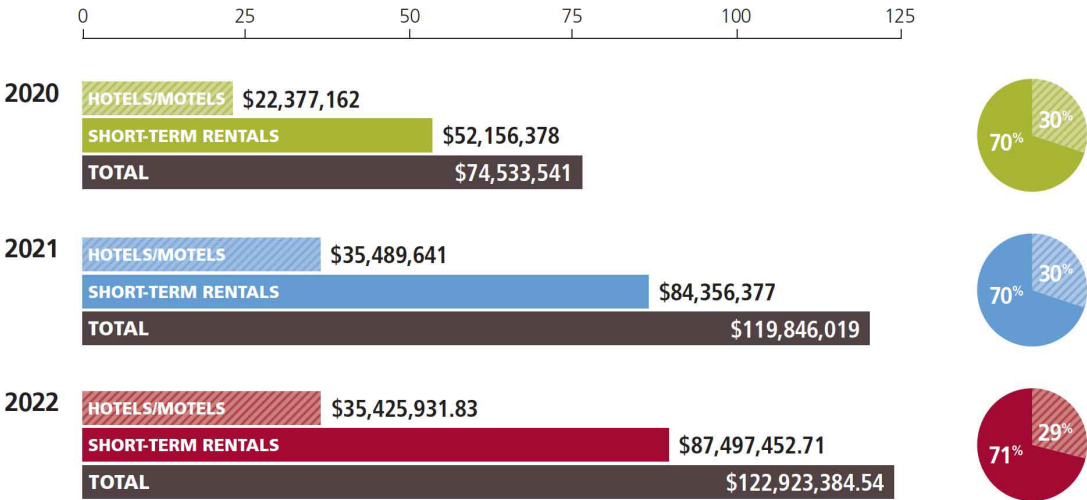
Wine Country

Hotel Performance

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



Gross Lodging Receipts: Hotels vs. Short-Term Rentals



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



COMMERCIAL

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