

CRIDERS ON THE FRIO

DR

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DULLNIG
RANCH SALES

DESCRIPTION

This unique lifestyle property, nestled along the serene Frio River between Concan and Leakey, TX, offers a prime opportunity for live water country living, investment and/or development. The property features 26 fully-equipped cabins, each designed to provide comfort and privacy in a stunning natural setting. Surrounded by towering cypress trees and the tranquil flow of the Frio River, guests can enjoy a perfect blend of rustic charm and modern amenities. This family-oriented business has been hosting friends, families and events for over 65 years, creating cherished memories for all, many being 3rd generation return quests. Its location between Concan and Leakey places it within easy reach of popular local attractions, including Garner State Park, restaurants, shops, and scenic drives, ensuring a steady flow of visitors year-round. And talk about Historic, Texas largest tree, a majestic Bald Cypress Tree, estimated between 300- and 700-years old sets along the bank of the Buffalo Creek which also flows through Crider's Resort.

IMPROVEMENTS

With 26 cabins, a 2900 sq ft owner's home with a 500 sq ft balcony, a 3 bed 2 bath manager's home, 2 single wide mobile homes, a work shop with an efficiency apartment, and a laundry supply room spread around the property, there is ample space for rentals along the Frio River or lodging if you were to develop the property into a potential wedding/event venue. The cabins are thoughtfully spread across the property to ensure a balance of seclusion and community, ideal for vacation rentals, retreats, family getaways, wedding venues, outdoor concerts and events. Each cabin comes with spacious living areas, kitchens, and outdoor patios to fully immerse guests in the beautiful Hill Country landscape. In addition to the cabins, the property offers ample space for future development, including potential for additional accommodations and recreational facilities.



60± Acres

Uvalde and Real Counties

VEGETATION/TERRAIN

Being located along the banks of the Frio River, large hardwoods are plentiful, including a majestic bald Cypress Tree which is the largest tree in Texas. Most of the property has been cleared, including a large field just off of the creek that could be perfect for future development.

Ofutmost consideration should be to enhance the existing natural dramatic bluff backdrop, capitalizing on large wedding, concert and venues, as this unique 60± acres already has the most housing capacity and parking space of any property in the area.



60± Acres
Uvalde and Real Counties



60± Acres
Uvalde and Real Counties



WATER

This property lies on the banks of the highly sought after Frio River. Step outside and you're just a few feet from direct river access—perfect for tubing, kayaking, fishing, or swimming in the cool, spring-fed waters. Along with the Frio River, Buffalo Creek runs through the property as well which helps offer a unique landscape.



60± Acres
Uvalde and Real Counties



TAXES

\$41,478.37. (2024)

MINERALS

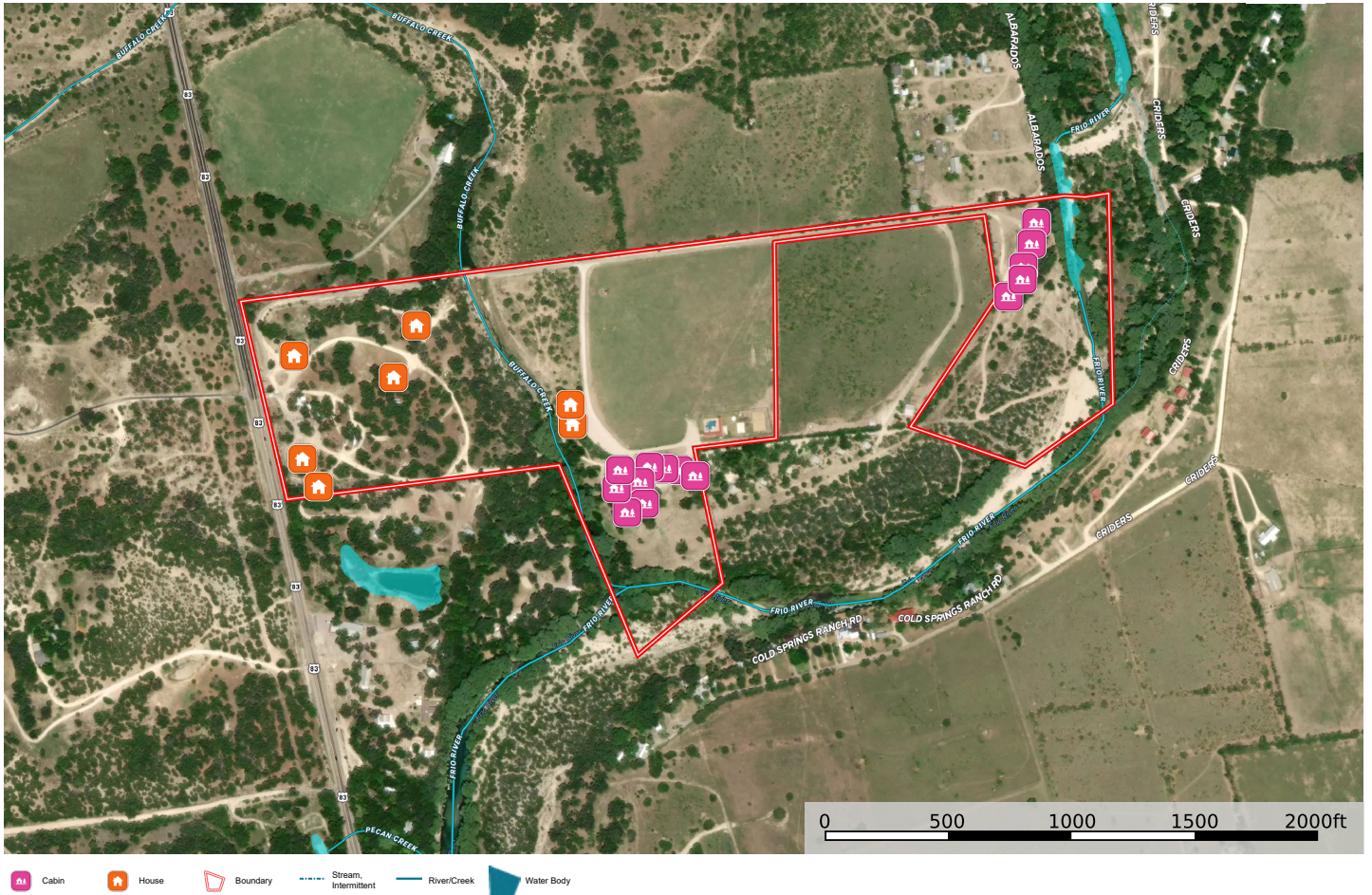
See broker.



60± Acres
Uvalde and Real Counties

MAP

[Click here to view map](#)



60± Acres
Uvalde and Real Counties



**60.21± ACRES UVALDE AND REAL COUNTIES
7070 SOUTH US HWY 83
CONCAN, TX 78838**



This property has frontage on HWY 83, in between Leakey and Concan. This property is 7+/- miles from Leakey, 10+/- miles from Concan, 92+/- miles from San Antonio, 170+/- miles from Austin, 287+/- miles from Houston.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

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