

FOR SALE

HYE VISTAS RANCH

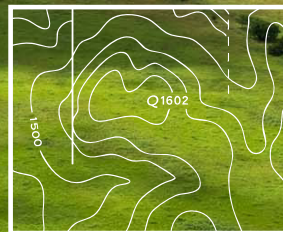
285 US-290, Hye, TX 78635

www.hyevistasranch.com

EASLEY GROUP
Residential • Ranch • Commercial RE

R RANCH
& LAND

WELCOME TO



HYE VISTAS
— RANCH —
ELEVATION 1602

COMPASS

CONTENTS

Pg 3	The Offering
Pg 4	Ranch History
Pg 5	Property Acres Overview
Pg 6-9	Property Overview
Pg 10-14	Location Overview
Pg 15	Contact



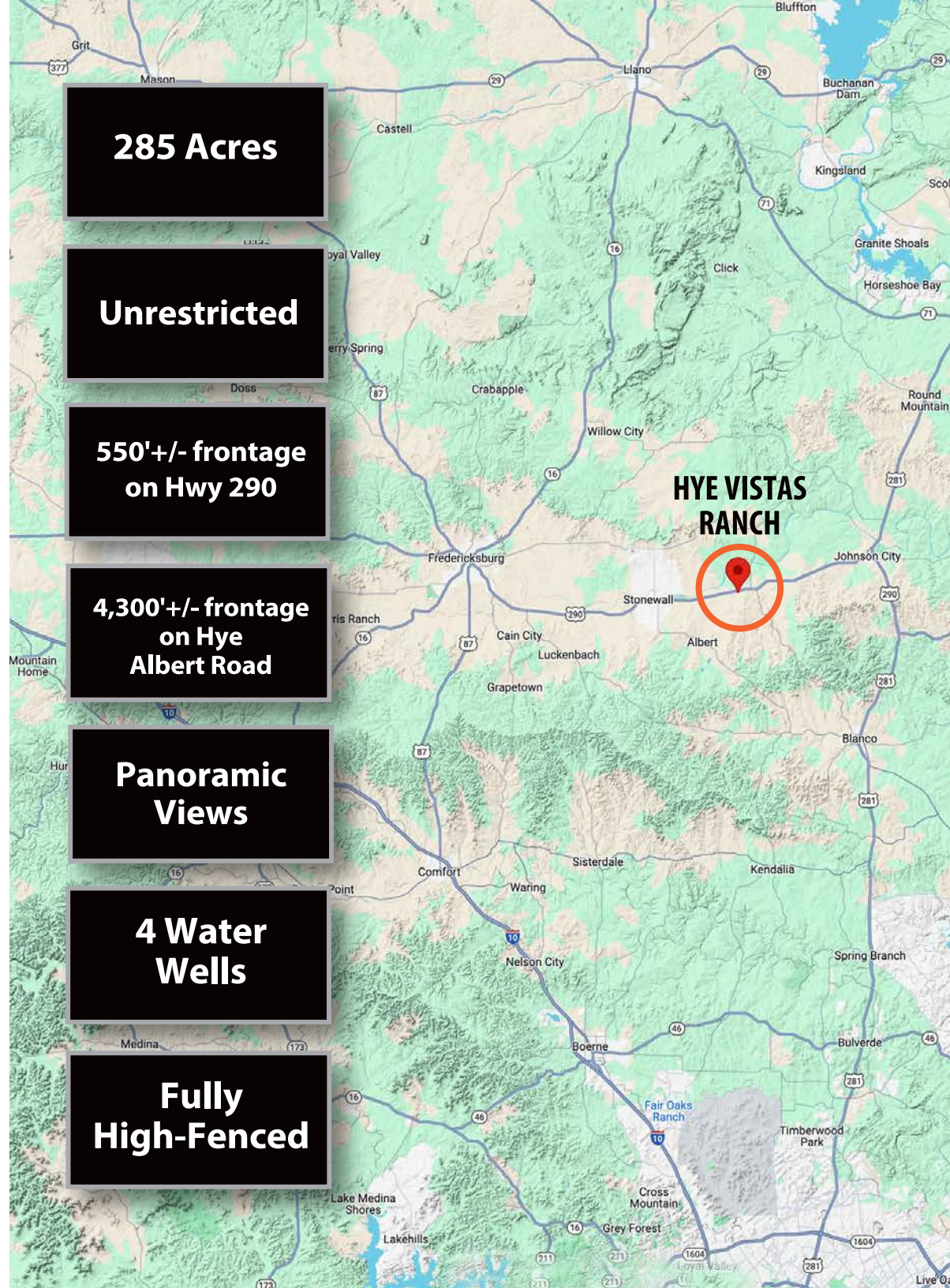
THE OFFERING

Available 285+/- Acres

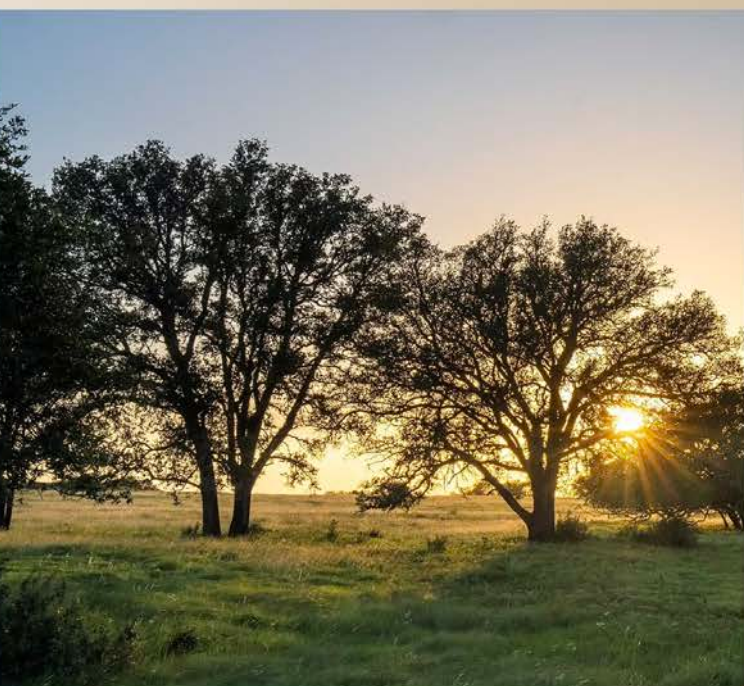
Hye Vistas Ranch offers 285 unrestricted acres in the heart of Texas Hill Country, where authentic ranch living meets exceptional investment potential. With over 200 feet of elevation change, the property showcases panoramic 360-degree views, gently rolling pastures, and majestic oaks, all fully enclosed by high fencing for privacy and wildlife management. Multiple dwellings and functional structures make this a true turnkey ranch, ready for recreation, livestock, or weekend retreats. With 550'+/- of frontage on Hwy 290 and 4,300'+/- along Hye Albert Road, and direct access to the Texas Wine Trail, the property also offers prime visibility and access for future development. Whether envisioned as a private ranch estate, luxury residential enclave, or hospitality destination, Hye Vistas Ranch delivers endless possibilities in one of Texas' most desirable locations.

PROPERTY SUMMARY

LOCATION:	285 US 290, Hye, TX 78635
SITE AREA:	285+/- Acres
FRONTAGE:	550'+/- on HWY 290 & 4,300'+/- on Hye Albert Road
ZONING:	Restrictions None
Area Wineries	60+
TRAFFIC:	6,154 for 2023
TOPOGRAPHY:	Development Friendly and Gently Rolling
UTILITIES:	Electric, On-site Septic, On-Site 4 Water Wells
FLOODZONE:	Unknown



1960

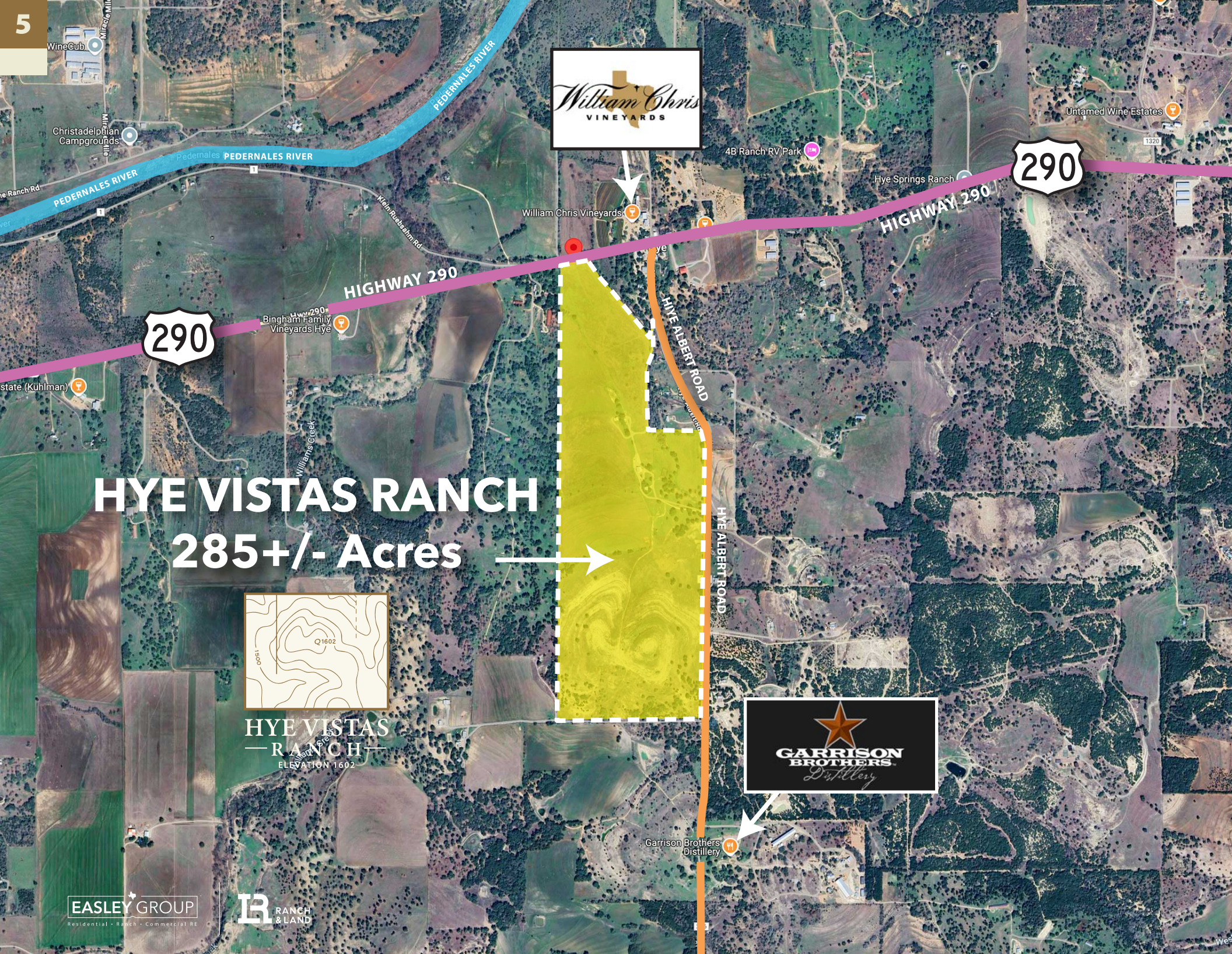


HYE VISTAS
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Ranch History

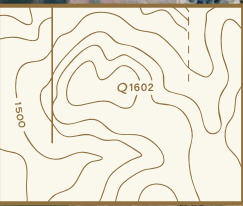
Hye Vistas Ranch was purchased by Allen Keller in 1960 and has been a family ranch ever since. Allen had a keen eye for premium land, developed from a full career of earth-moving and heavy construction. He recognized the immense potential of the property for managing livestock, enjoying recreational pursuits, and planting crops, thanks to the rich soil, natural slope, and diverse landscape.

Through the decades, the Ranch has provided our family with a beloved, legacy homestead with ample space and infrastructure to hunt a wide variety of native and exotic game, raise cattle, train horses, restore classic muscle cars, and enjoy countless sunsets over the infinite horizon.



HYE VISTAS RANCH

285+/- Acres



HYE VISTAS
— RANCH —
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PROPERTY OVERVIEW

Location Distances



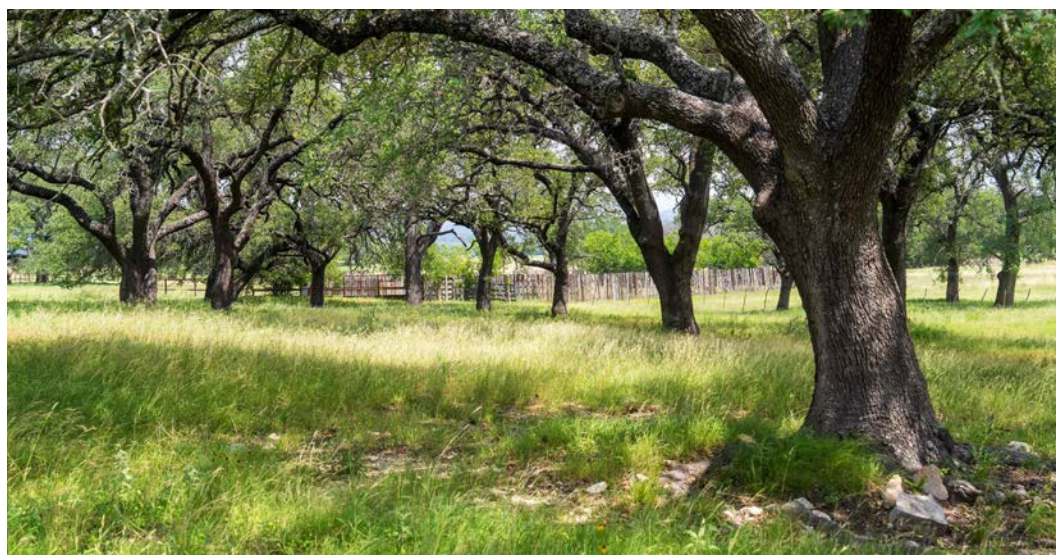
- FREDERICKSBURG: **25** Minutes
- JOHNSON CITY: **10** Minutes
- AUSTIN & SAN ANTONIO: **1** Hour

HYE VISTAS RANCH

PROPERTY OVERVIEW

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PROPERTY OVERVIEW

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LOCATION OVERVIEW

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



Welcome to Texas Wine Country

The map shows the route of Wine Road 290 through Texas Hill Country. It starts in Fredericksburg and goes east towards Johnson City and Hye, then south towards Boerne and San Antonio. Numbered markers 1 through 15 indicate the locations of various wineries. A yellow box highlights "HYE VISTAS RANCH" near marker 14. The map also shows major highways like 87, 16, 281, and 290, as well as landmarks like LBJ State Park and the Pedernales River.

Marker	Winery Name	Contact Info
1	Chisholm Trail Winery	(830) 990-CORK (2675) chisholmtrailwinery.com
2	FREDERICKSBURG WINERY	(830) 990-8747 fbgwinery.com
3	LOST STAR CELLARS	(830) 992-3251 lostdrawcellars.com
4	RANCHO PONTE VINEYARD	(830) 990-8555 ranchoponte.com
5	Fiesta Winery	(325) 628-3433 fiestawinery.com
6	FOUR POINT CELLARS	(830) 997-7470 fourpointwine.com
7	GRAPE CREEK VINEYARDS	(830) 644-2710 grapecreek.com
8	Torre di Pietra	(830) 644-2829 torredipietra.com
9	BECKER VINEYARDS	(830) 644-2681 beckervineyards.com
10	Hilmy Cellars	(830) 644-2482 hilmywine.com
11	Woodrose Winery	(830) 644-2539 woodrosewinery.com
12	PEDERNALES CELLARS	(830) 644-2037 pedernalescellars.com
13	William & Chris VINEYARDS	(830) 998-7654 williamchriswines.com
14	Hye MEADOW WINERY	(855) HYE-WINE hyemeadow.com
15	TEXAS HILLS Vineyard	(830) 868-2321 texashillsvineyard.com

Visit Us! WINE ROAD 290 WINEROAD290.COM

LOCATION OVERVIEW

📍 ATTRACTION ATTENDANCE

	2021	2022	2023
📍 Enchanted Rock State Natural Area	331,327	292,167	300,098
📍 Fredericksburg Theater Company	12,514	12,313	8,460
📍 LBJ National Historical Park (Ranch)	64,467	87,386	118,819
📍 LBJ State Park and Historic Site	80,395	80,562	78,392
📍 National Museum of the Pacific War	106,237	109,314	107,833
📍 Old Tunnel State Park	34,105	26,855	20,855
📍 Pioneer Museum, Vereins Kirche Museum, Historic County Jail	23,535	31,250	21,370
📍 Texas Rangers Heritage Center	7,516	5,675	4,940
📍 Wildseed Farms	375,000	422,000	325,000

84.31%

LBJ National Historical Park attendance increase 2021-2023

📈 GILLESPIE COUNTY ECONOMIC IMPACT

	2021	2022	2023
📈 Total Direct Travel Spending	182.7m	187.5m	187.8m
📈 Total Direct Earnings	44.4m	49.5m	51.3m
📈 Direct Tax Receipts (Local and State)	19.9m	20.1m	20.3m

📱 VISITFREDERICKSBURGTX.COM VISITATION

2021

👤 = 25,000 VISITORS

1,664,230

2021 unique web visitors

33,985 total Users to LoveFBGTX.com

2022

1,730,432

2022 unique web visitors

29,526 total Users to EclipseinFBGTX.com

2023

1,674,169

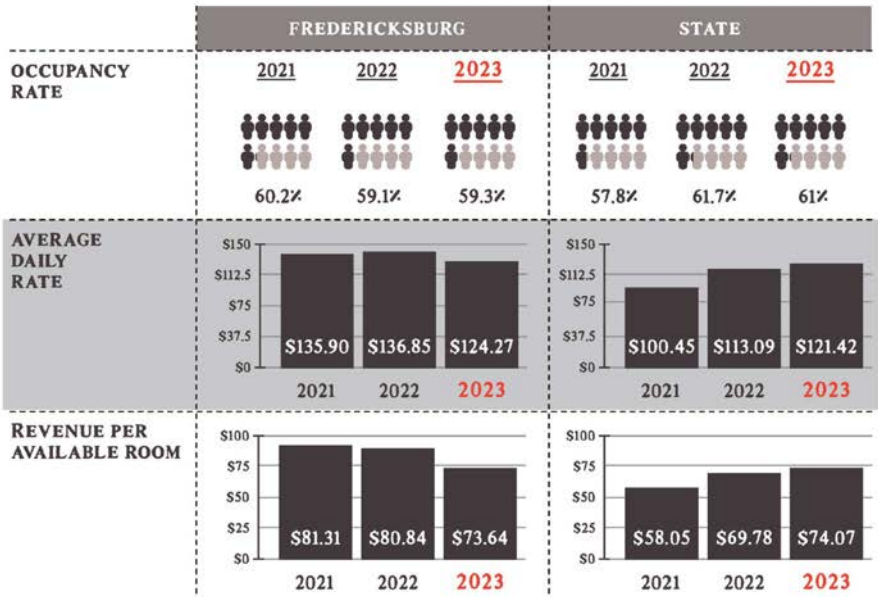
2023 unique web visitors

42,098 total Users (1,159,677 Mobile Users, 457,855 Desktop Users)

LOCATION OVERVIEW

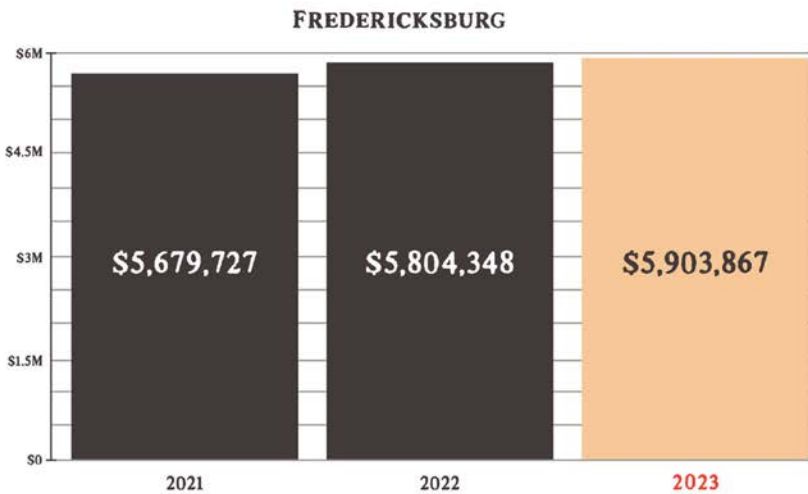
★★★ HOTEL PERFORMANCE*

FROM THE STR REPORT AND SOURCE STRATEGIES (DOES NOT INCLUDE SHORT-TERM RENTALS)



*HOTEL PERFORMANCE METRICS ARE ATTRIBUTABLE TO ALL HOTELS THAT REPORT INTO THE SMITH TRAVEL RESEARCH (STR) PLATFORM.

💰 LODGING OCCUPANCY TAX COLLECTION*

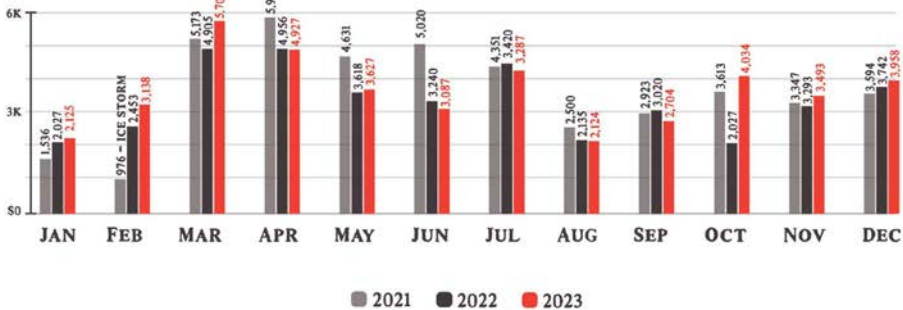


💰 SALES TAX COLLECTION*



*DATA REFLECTED ON THIS PAGE IS CURRENT 5/22/24

VISITOR INFORMATION CENTER VISITATION BY MONTH





Wine Country

HILL COUNTRY PRESS ARTICLES



Acclaimed Hill Country winery pours onto list
of the world's 100 best for 2022



Fredericksburg Is the New Aspen



Waldorf Astoria to make Texas debut



Hye Springs Ranch breaks
ground in Hill Country

CONTACT INFORMATION

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