

ASSET VALUATION (NO INCOME)

September 2nd, 2025

Property Type: Compound; Building 1: Venue + House; Building 2: Main House + Guest House

Address: 700-700B Ledge Rock Road, Wimberley, Texas 78676

Note: This valuation does not consider income

Single-Family Residence / Estate Valuation

This scenario values the property as a primary residence for a single family or multi-generational living, utilizing the second home as a guest house, separate living quarters, or additional entertainment space.

House 1 + House 2 (5,000 sq ft)

Unique property. Value per sq ft calculated as an average between the recently sold properties in the area, accounting for age and current state of the improvements to the land.

Challenges:

- The size of this property is significantly over the average size of less than 5000 sq ft.
- Most sold properties in the area were built by builders, using different grade materials.
- There is no price for unique craftsmanship, therefore, this feature will not be taken into consideration for this valuation.

The median listing price per square foot for homes in Wimberley, TX, was \$310 in July 2025, while the median home sale price per square foot was \$239 as of July 2025, according to Realtor.com and Redfin respectively. Luxury homes range \$530-\$581 per sq ft depending on craftsmanship level.

Conservative Estimate for House 1 + House 2

$\$239/\text{sqft} \times 5,000 \text{ sq ft} = \$1,195,000$

$\$300/\text{sqft} \times 5,000 \text{ sq ft} = \$1,500,000$

Venue + House 3 (3,600 sq ft, 2024 Build)

New builds in Wimberley range \$239-\$300+/sqft for lower-end materials, \$350-\$439 for average builds, and \$530-\$581 for premium or custom builds.

Adjusted Estimate (2024 Build, Cypress Wood, Premium)

$\$300/\text{sqft} \times 3,600 \text{ sq ft} = \$1,080,000$

$\$350/\text{sqft} \times 3,600 \text{ sq ft} = \$1,260,000$

Land & Amenities (5 acres, 2 wells, pond, high lot)

Raw land in the 'low flood risk' area in Wimberley with wells and a pond on 5 acres is highly significant. Comparable acreage often ranges \$100k-\$200k+/acre. The two wells and pond add between \$150,000-\$250,000+.

Estimated Land Value: \$500,000 – \$750,000

Section	Details
House 1 + House 2 (5,000 sq ft)	\$239-\$300/sqft → \$1,195,000 – \$1,500,000
Venue + House 3 (3,600 sq ft, 2024 Build)	\$300-\$350/sqft → \$1,080,000 – \$1,260,000
Land & Amenities (5 acres)	\$100k-\$150k/acre → \$500,000 – \$750,000
Total Estimated Range	\$2,775,000 – \$3,510,000

Notes & Considerations:

Values reflect market conditions as of late 2025. This valuation excludes income potential and focuses on replacement cost and comparable sales only.