



RESORT AND SPA

23670 STATE HIGHWAY 16 NORTH
MEDINA, TEXAS 78055



The Resort is for sale for \$4,500,000. The sale would include some of the equipment currently on the property minus only a few personal items belonging to the owner. The property encompasses three (3) houses, the main Hacienda with 10 guest rooms and a large multi-room suite, Spa, pool, all kitchen and laundry equipment, furnishings, some of the grounds equipment.

Escondida Resort and Spa is a one of a kind location.

122.5 acres

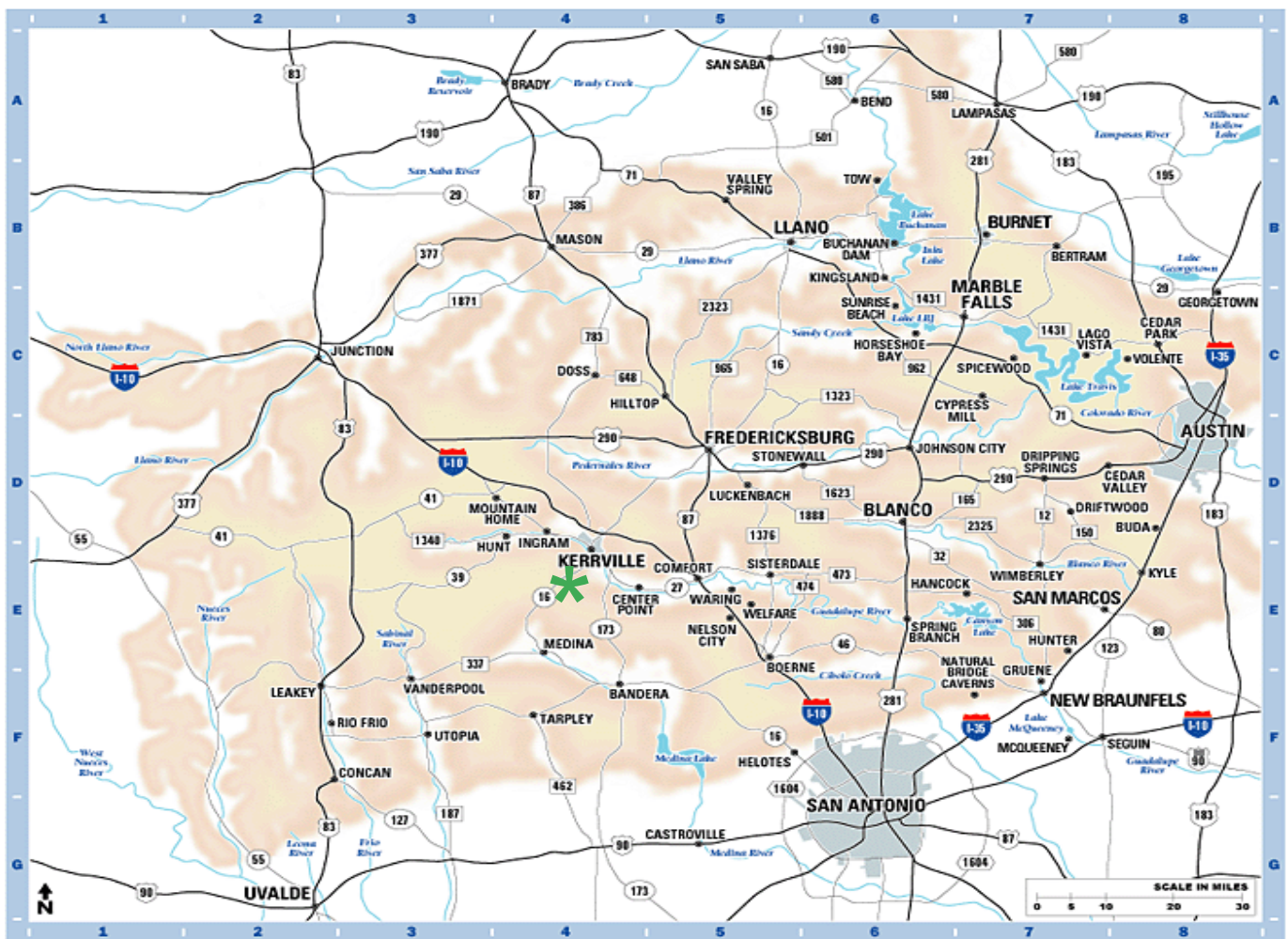
Main Lodge

Hilltop Road

The Resort is part of 122.5 acres of beautiful Texas Hill Country. Along with a spring fed creek and stunning hilltop views, with native Texas hardwoods, native and exotic wildlife and great walks.

The Texas Hill Country is one of the most distinctive and most visited areas in the state. Escondida is an hours drive from Fredericksburg, one and a half hour drive from San Antonio and two hours from Austin. The Kerrville Community Airport accommodates most private jets with available overnight hanger facilities.

Peterson Regional Medical Center is an award winning mid market health provider.



ESCONDIDA RESORT AND SPA HISTORY

The current owners have owned the property since 2019. The lodge consists of a hacienda built in Colonial Mexico style and a two-story addition which enhances the original hacienda house and includes ten (10) large guest rooms with baths, offices, kitchen and a commercial laundry facility. An enclosed courtyard surrounded by arched walkways, is highlighted by a large rustic fountain. A spa building is located across the creek which includes a swimming pool.



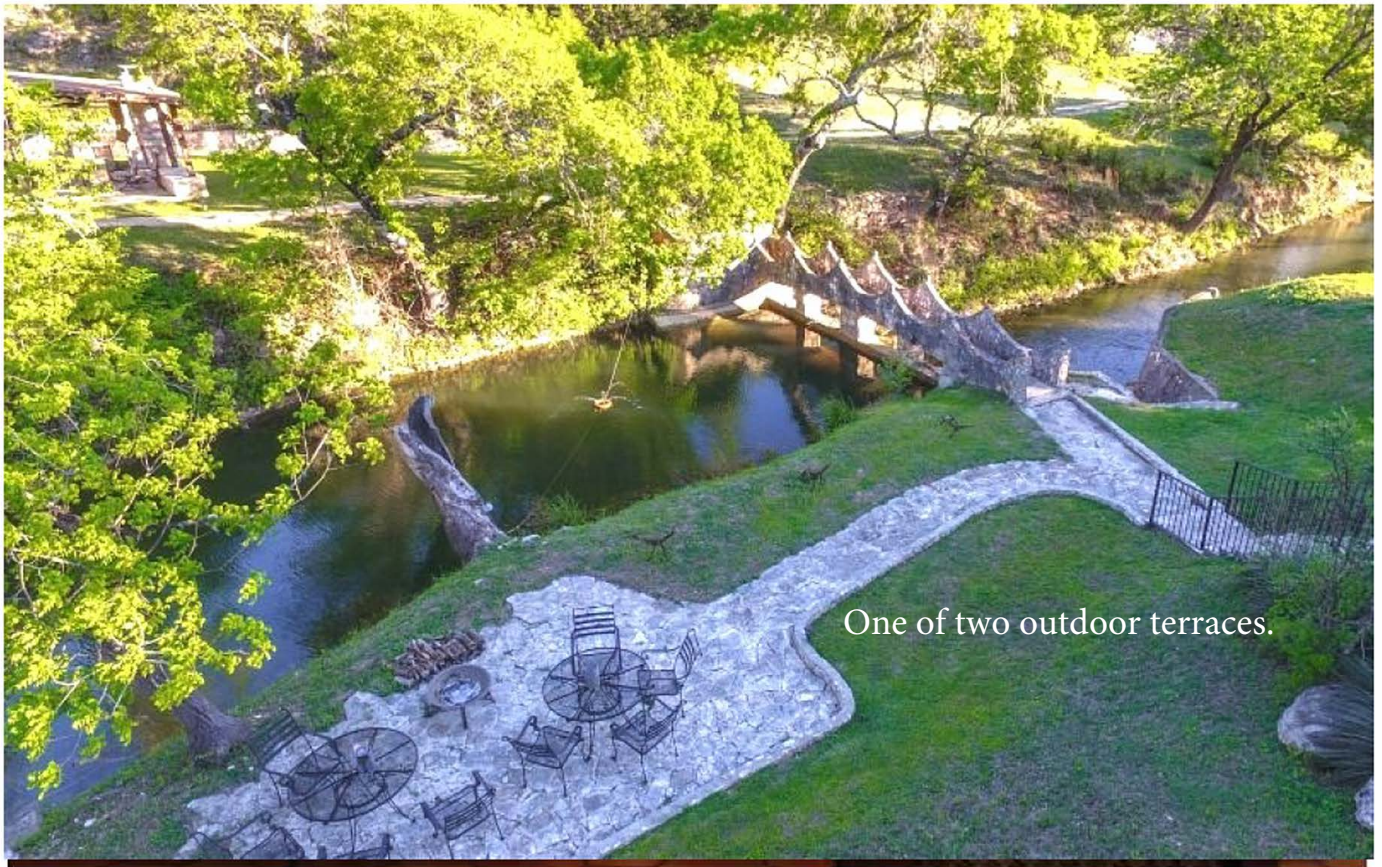
ESCONDIDA RESORT AND SPA FEATURES AND STRUCTURES

Escondida Resort and Spa includes 10 guest rooms with baths, a large multi-room owner's suite, three (3) homes, and an oversized three (3) car garage for equipment storage.

It also includes an on-site laundry and a commercial kitchen that has been renovated with a pantry, dishwasher room and a restroom for kitchen staff and guests.

There are two dining rooms and two living areas, both with fireplaces. An outdoor kitchen with a large outdoor dining terrace overlooks the creek, pool, spa, and hills.







There are two large, comfortable living areas perfectly staged for gathering.



Guest bedroom with custom ensuite bath.



Guest bedroom with en suite bath and fireplace.



A manager's home is located at the resort which is a three-bedroom, two-bath house. The three-car garage is located near this home and used to store equipment. Some of the equipment will be included in the sale.

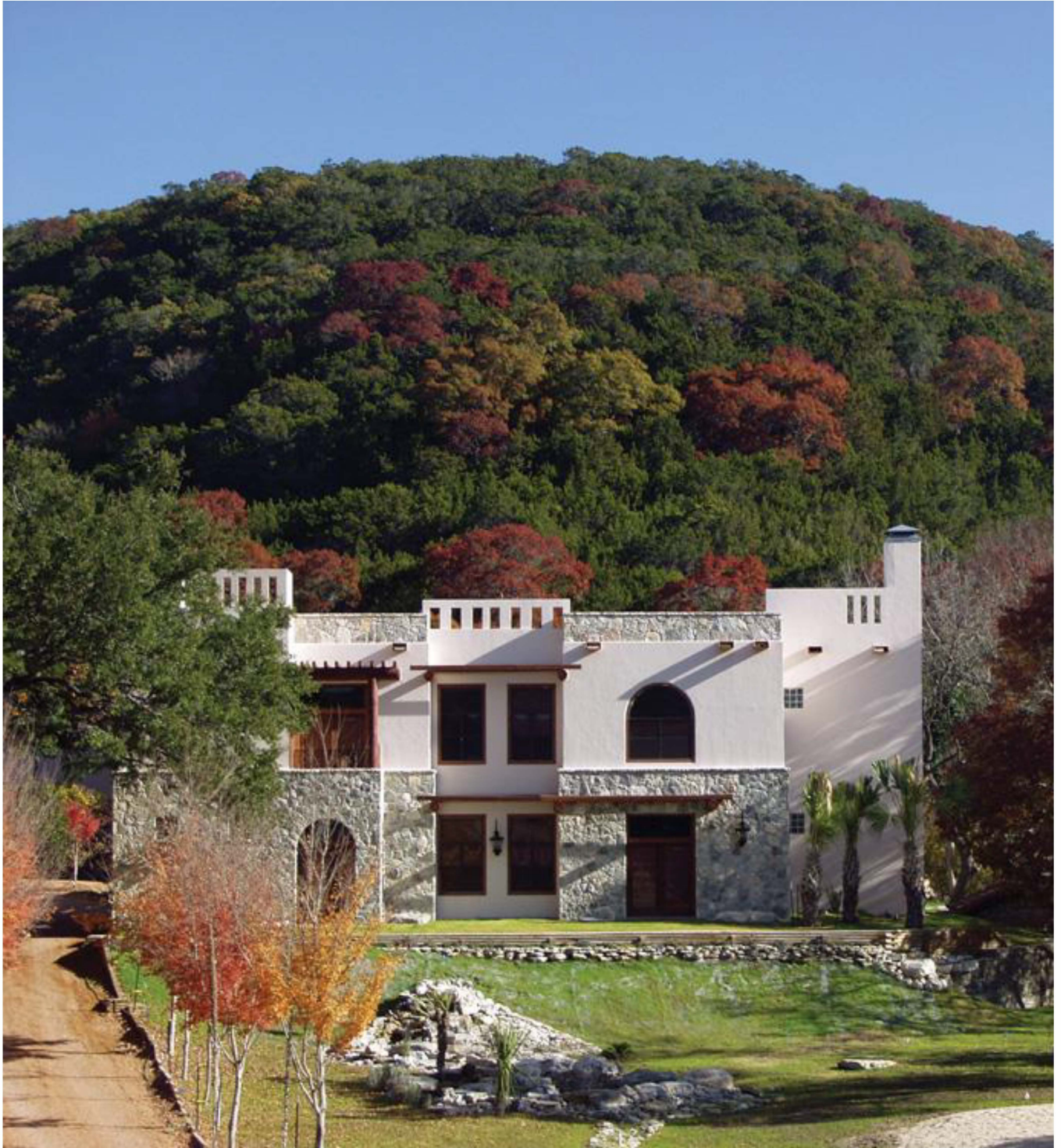
The property is home to herds of whitetail deer and a herd of wild Mouflon Sheep among other wildlife. There are also Axis deer and wild turkeys. The acreage is high-fenced, but hunting of the wildlife has not been allowed.

Many natural springs on the property support the creek that flows north to south. The creek has deep areas behind a number of dams that fill with average rainfall. Access to the spa and swimming pool is provided by a rock foot bridge over the creek.



Looking from West to East.







Escondida Resort

TEXAS HILL COUNTY / ESCONDIDA RESORT AND SPA

Escondida Resort and Spa is located between Kerrville and Bandera, Texas, on 122.5 acres. The resort is situated on State Highway 16 North, a two-lane switchback road that goes through some of the highest hills in the Texas Hill Country.

The Texas Hill Country is a geographic region located in the Edwards Plateau at the crossroads of West Texas, Central Texas, and South Texas. Given its location, climate, terrain, and vegetation, the Texas Hill Country could be considered the very beginning or end of the American Southwest or the American Southeast, depending on which direction one is traveling.

The region is notable for its karst topography and tall rugged hills of limestone or granite. Many of the hills rise to a height of 400-500 feet above the surrounding plains and valleys. The Texas Hill Country also includes the Llano Uplift and the second-largest granite dome in the United States, Enchanted Rock. Native vegetation in the region includes various yucca, prickly pear cactus, desert spoon, and wildflowers. The predominant trees in the region are Ashe Juniper, Red Oak and Texas Live Oak.

Bound on the east by the Balcones Escarpment, the Texas Hill Country reaches into the far northern portions of San Antonio and the western portions of Austin. As a result of springs discharging water stored in the Edwards Aquifer, several cities such as Austin, San Marcos, and New Braunfels were settled at the base of the Balcones Escarpment. **The region's economy is one of the fastest growing in the United States.**

