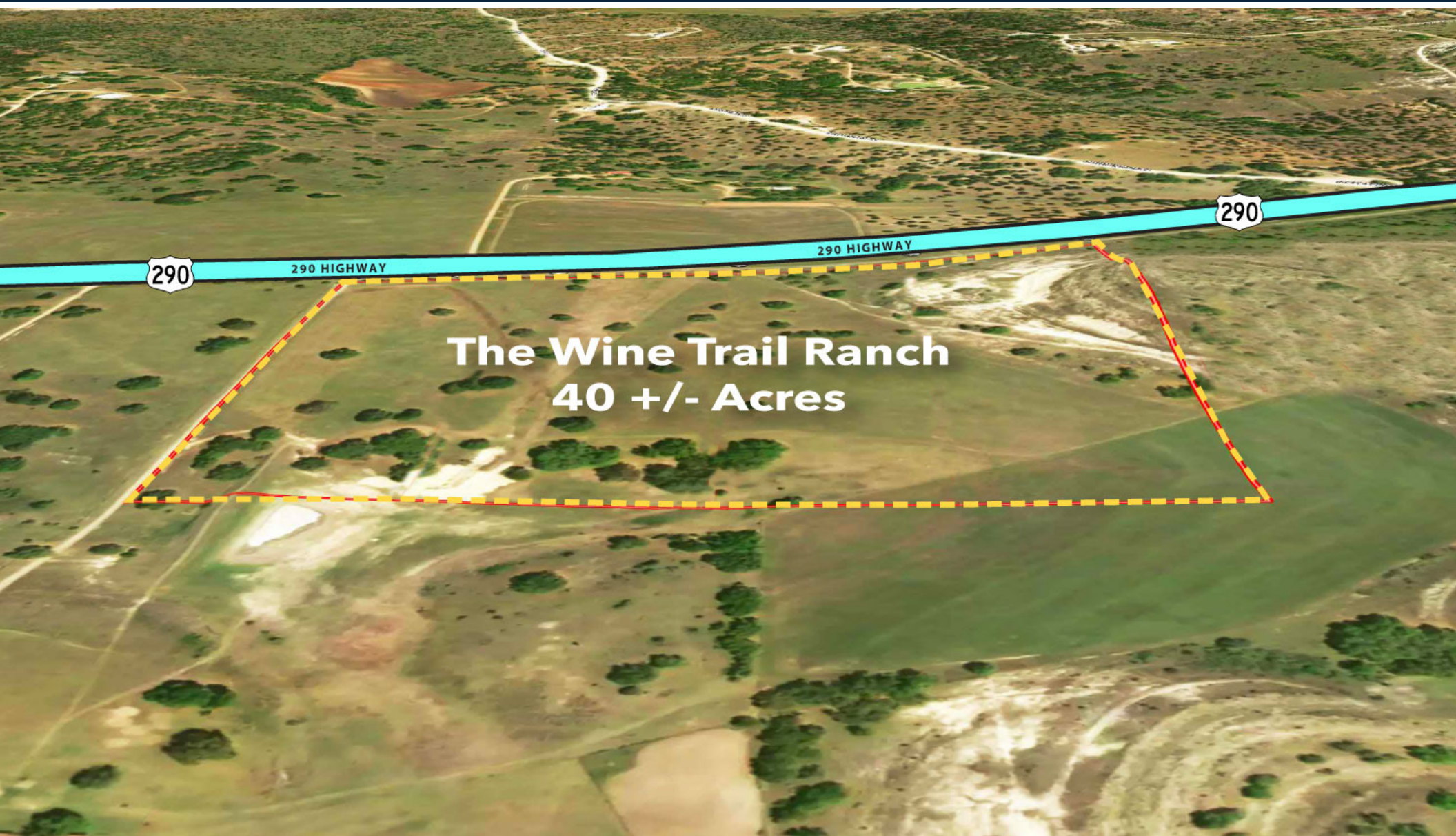


FOR SALE

The Wine Trail Ranch
5541 W Hwy 290, Johnson City TX



Adam Fike | 512.574.4155 | adam@dovetailcre.com



The Wine Trail Ranch
40 +/- Acres

CONTENTS

Pg 3 The Offering

Pg 4 - 8 Location Overview

Pg 9 - 11 Property Overview

Pg 12 Contact



THE OFFERING

Available 40+/- Acres

40+/- acres located on the booming Texas Wine Trail. With 1,440'+/- of frontage on Hwy 290 this site is an incredible location for your next business venture. Located in the heart of the Texas Hill Country and the Texas Wine Region, this site is surrounded by wineries and has excellent visibility. The property is completely unrestricted and has a very developable shape and development-friendly topography, as well as excellent groundwater in the vicinity. This would be an exceptional site for a hospitality venture and or winery/tasting room or other commercial use. Just 20 minutes from Fredericksburg, 5 minutes from Johnson City and less than 1 hour drive to Austin and San Antonio, this site can serve whatever you can imagine.

PROPERTY SUMMARY

LOCATION:	5541 W Hwy 290, Johnson City TX
SITE AREA:	40+/- Acres
FRONTAGE:	HWY 290
ZONNING:	None
Area Wineries	60+
TRAFFIC:	+/- 7,000 VPD
TOPOGRAPHY:	Development Friendly, Flat, and Gently Rolling
AVE HH INCOME (5-Miles):	-
UTILITIES:	Electricity available, well & septic needed
FLOODZONE:	No

40+/- Acres

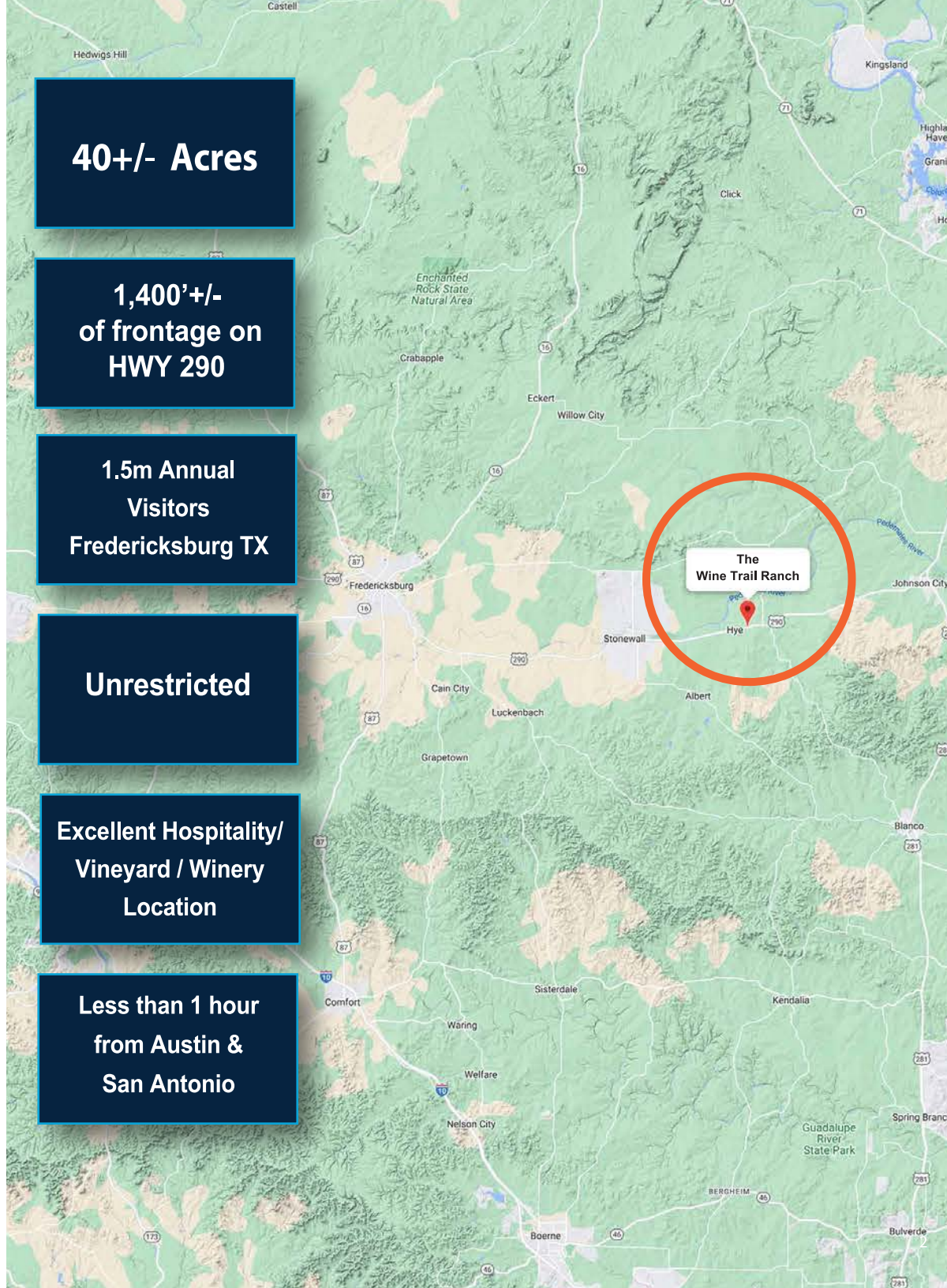
**1,400'+/-
of frontage on
HWY 290**

**1.5m Annual
Visitors
Fredericksburg TX**

Unrestricted

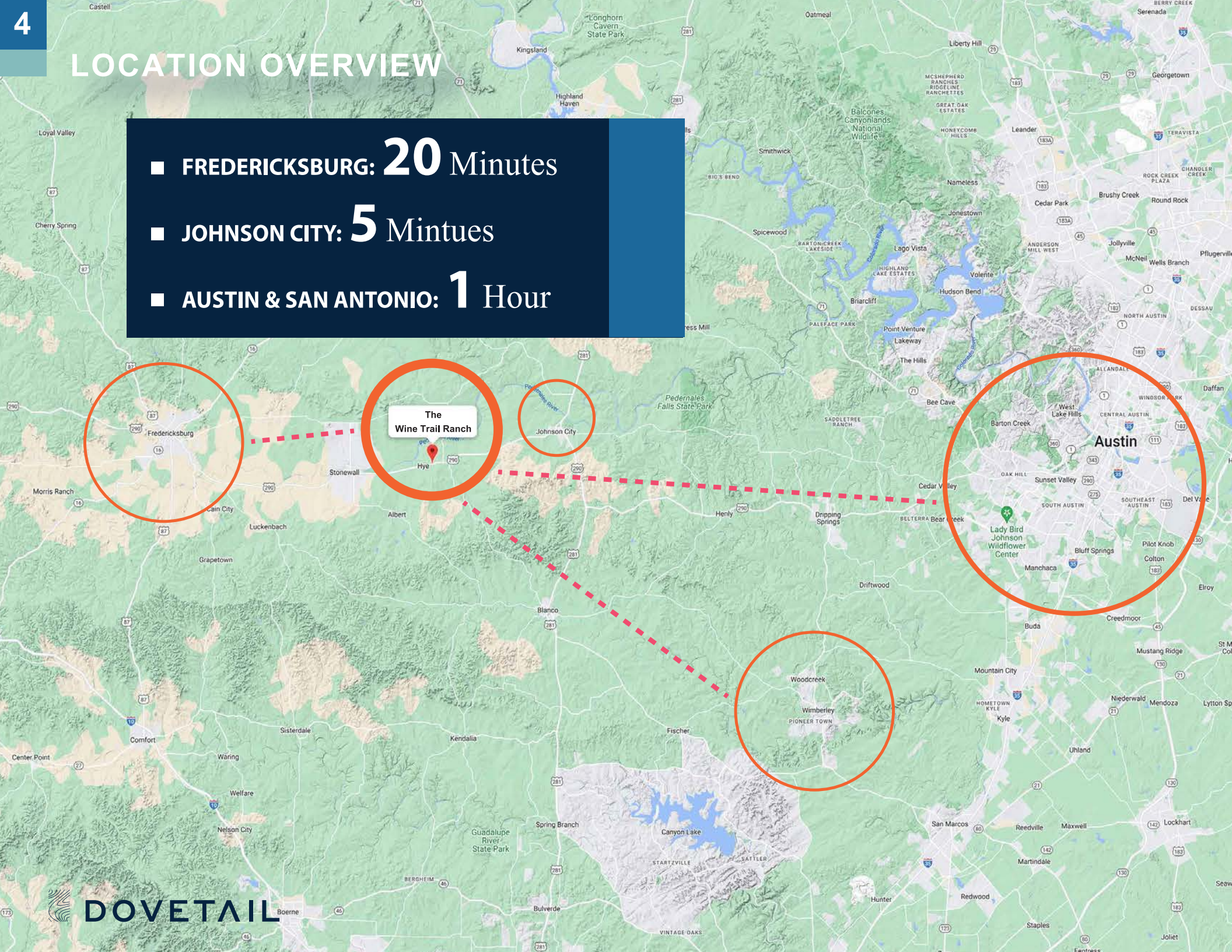
**Excellent Hospitality/
Vineyard / Winery
Location**

**Less than 1 hour
from Austin &
San Antonio**



LOCATION OVERVIEW

- FREDERICKSBURG: 20 Minutes
- JOHNSON CITY: 5 Minutes
- AUSTIN & SAN ANTONIO: 1 Hour



LOCATION OVERVIEW

Johnson City Texas is the gateway

to Texas Hill Country Wineries,

Distilleries, Breweries, Restaurants,

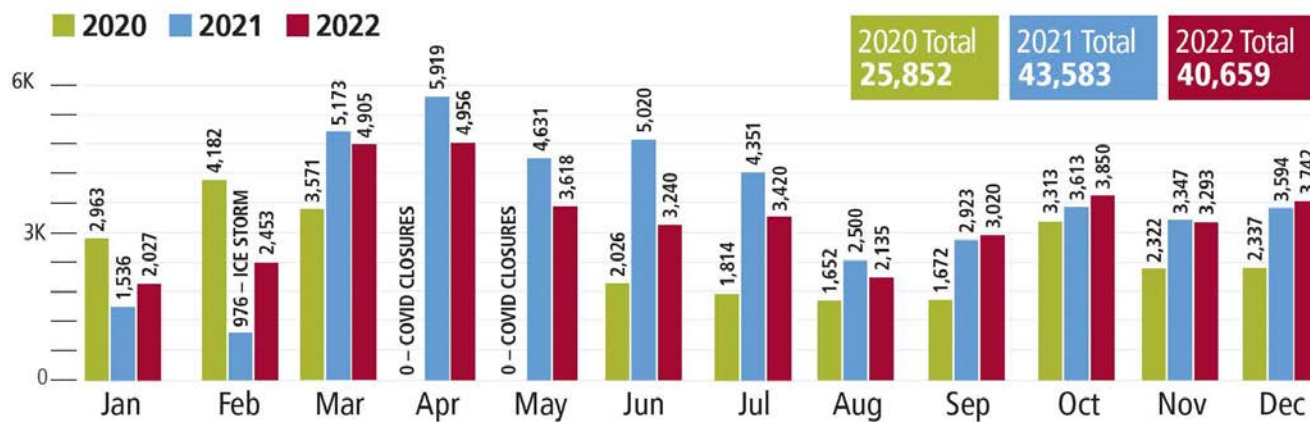
Shopping, Unique Places to Stay



LOCATION OVERVIEW



Visitor Information Center Visitation by Month (Fredericksburg)

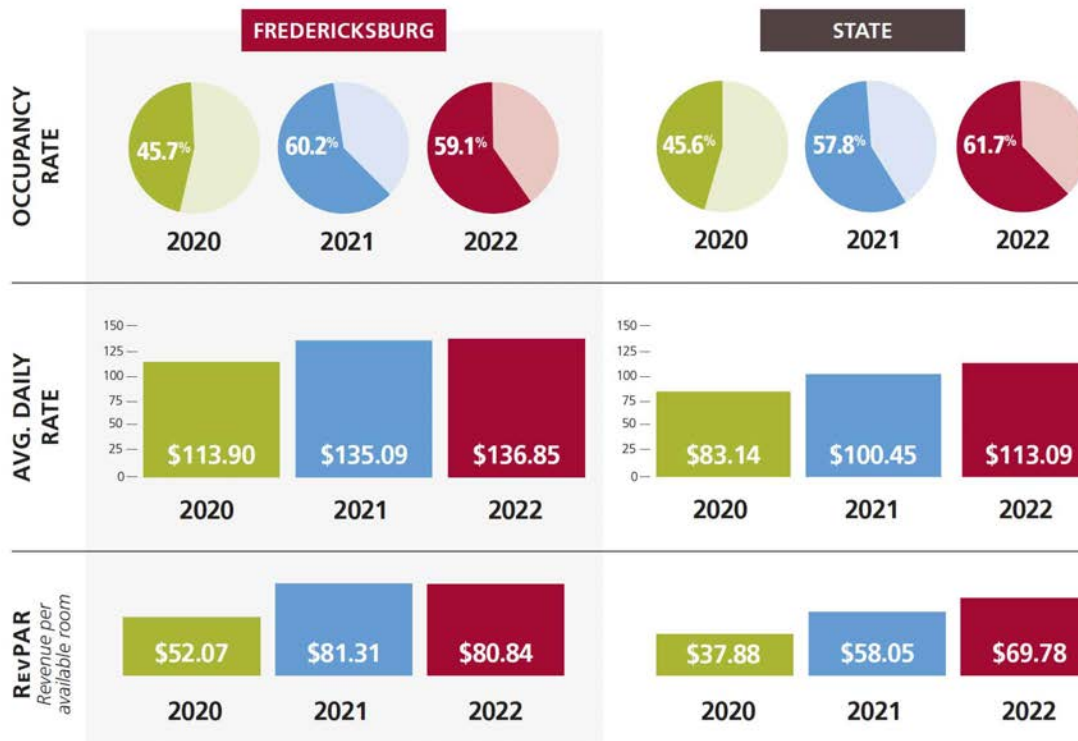


LOCATION OVERVIEW

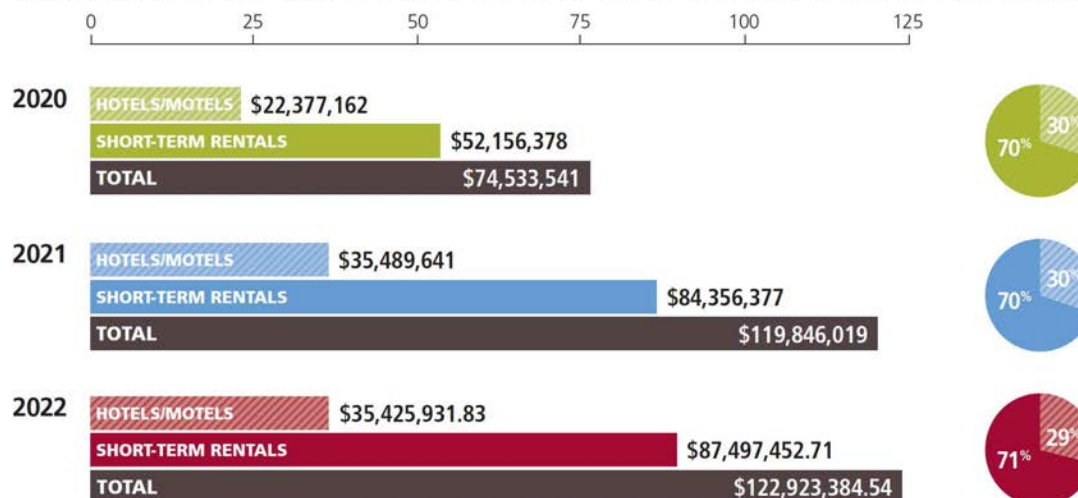
Wine Country

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



DIRECT TAX RECEIPTS (BOTH LOCAL AND STATE):
2020: \$13.9 million
2021: \$19.9 million
2022: \$20.1 million



TOTAL DIRECT EARNINGS:
2020: \$31.6 million
2021: \$44.4 million
2022: \$49.5 million



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

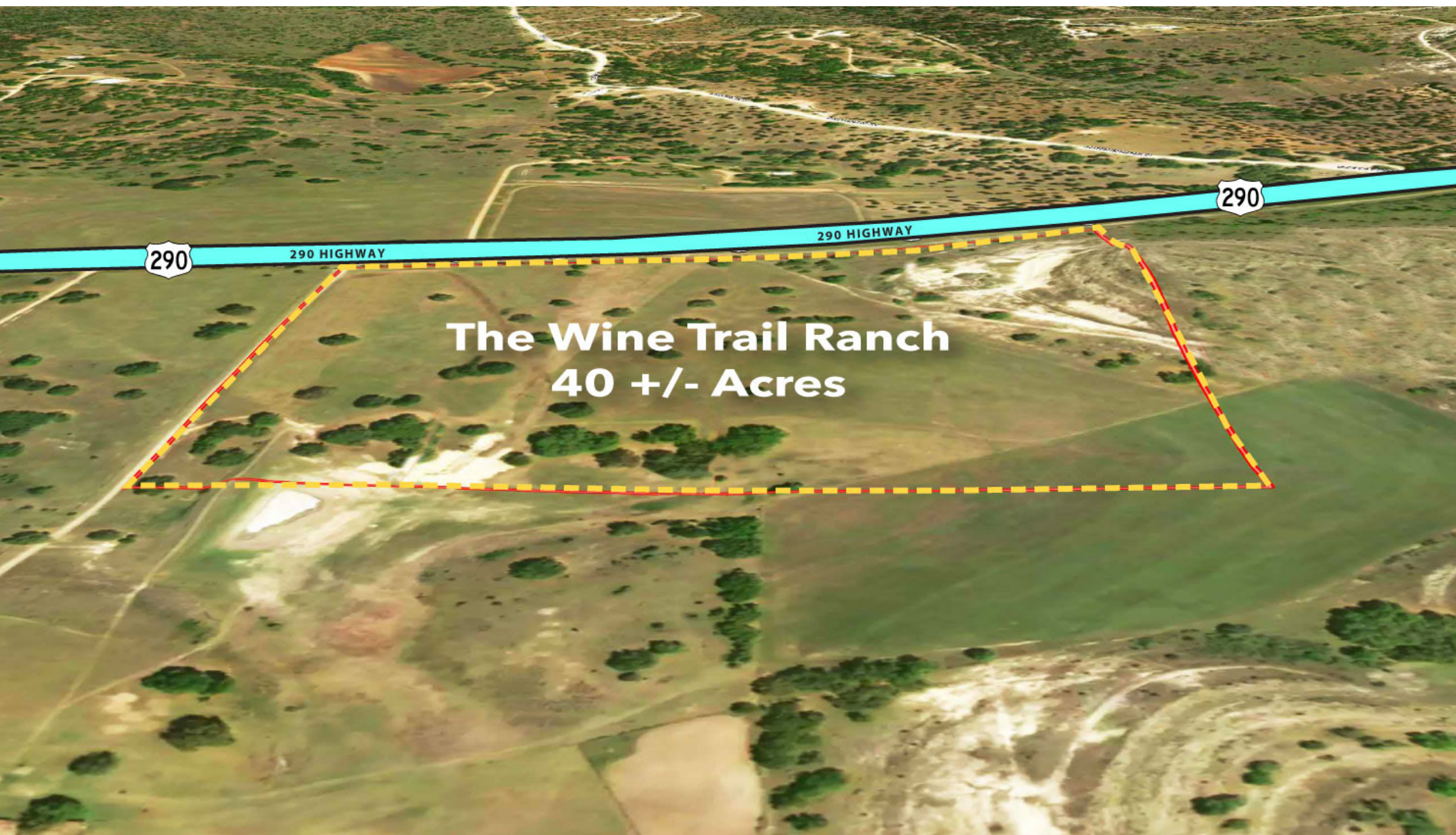
2022
1,730,432
UNIQUE WEB VISITORS

PROPERTY OVERVIEW



40+/- Acres - Unrestricted
1,400'+/- Hwy 290 Frontage

**The Wine
Trail Ranch**



CONTACT INFORMATION



Adam Fike

Commercial Advisor
Dovetail Commercial Real Estate

P: 512.574.4155

E: adam@dovetailcre.com

