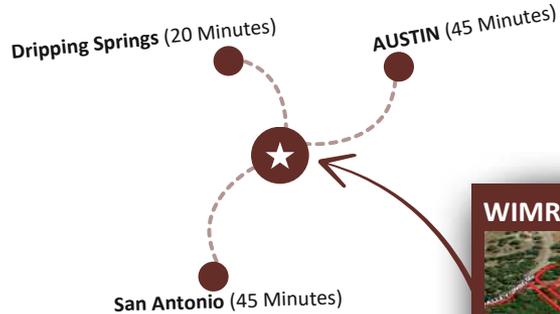


48 Platted Lots in Wimberley Springs Community

Investment Opportunity

EXTREMELY MOTIVATED SELLER



Wimridge Development LLC
WIMBERLEY, TX

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dmtx
REALTY GROUP TEXASLAND kw
Top 1% Realtor in Texas

Wimberley Springs Executive Summary

Located in the Wimberley Ridge Woodcreek Section of Wimberley Springs, 48 fully entitled and platted lots are available. Each lot ranges in size from .25-.33 acres and provides gorgeous views of the Texas Hill Country. The development will include roads, water, wastewater, underground electrical services/lot, sewer, cable and a flexible HOA. Water and wastewater is provided by Aqua Texas, with water tap fees just under \$2,600/lot and electrical utilities provided by Pedernales Electric Coop.

Wimberley is located just 35 minutes from Austin and is minutes away from Dripping Springs, Driftwood and Fredericksburg. Not only does Wimberley include some of the highest rated schools throughout Central Texas, but the low tax rates, local amenities, sportsplex, and Hays County Ascension Seton Hospital nearby prove Wimberley to be the ideal community living experience within the Texas Hill Country.

Pricing:

\$165,000.00 per ready to build lot.

UTILITY PROVIDERS

WATER: AQUA TEXAS
 SEWER: AQUA TEXAS
 ELECTRIC: FEDERNALES ELECTRIC COOPERATIVE

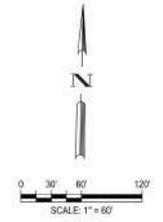
FROM FIRM PANELS:
 NO PORTION OF THE LOT IN THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 480390219F, EFFECTIVE 9/02/2005.

SCHOOL DISTRICT:
 WIMBERLEY ISD

GENERAL SITE PLAN NOTES

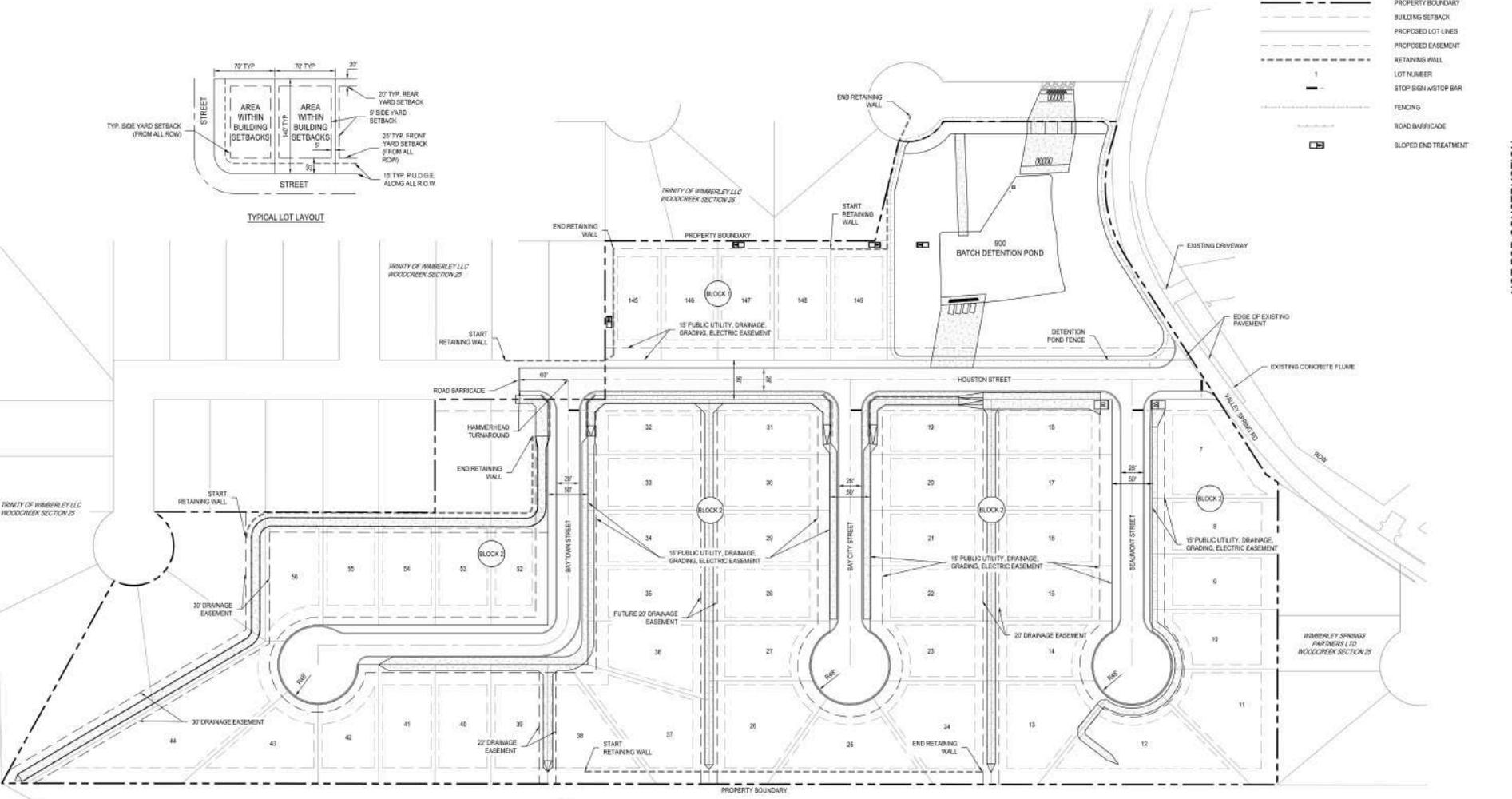
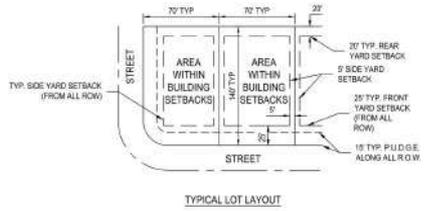
1. THIS DEVELOPMENT SHALL COMPLY WITH THE HAYS COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL AND THE DEVELOPMENT MANUAL.
2. THIS SITE PLAN SHALL MEET THE HAYS COUNTY STORM WATER REQUIREMENTS.
3. ALL ROADS WILL BE PUBLICLY OWNED.
4. ELECTRIC SERVICE TO BE PROVIDED BY FEDERNALES ELECTRIC COOPERATIVE.
5. SANITARY SEWER SERVICE IS TO BE PROVIDED BY AQUA TEXAS.
6. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE, OF ANY EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES IS SUBJECT TO AND SHALL NOT COMPLECT WITH THE TERMS AND CONDITIONS OF IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO THE UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF HAYS COUNTY OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
7. ALL STREETS WITHIN THE WIMBERLEY RIDGE SUBDIVISION WILL BE BUILT TO THE HAYS COUNTY SPECIFICATIONS AND SHALL BE DEDICATED TO THE COUNTY UPON COMPLETION AND ACCEPTANCE.
8. TYPICAL SETBACKS & EASEMENTS APPLY TO ALL LOTS EXCEPT WHERE NOTED OTHERWISE.
9. CORNER LOTS WITH THE REAR YARD ADJACENT TO A FRONT YARD ARE SUBJECT TO A 35-FOOT SIDE BUILDING SETBACK.
10. A 15' P.U.D.E. WILL BE DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED ON PLANS.
11. THE FRONT BUILDING SETBACK LINE ON ALL PUBLIC ROADS SHALL BE 25 FEET FROM THE EDGE OF THE RIGHT-OF-WAY.
12. CONTRACTOR SHALL REFER TO THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL INVESTIGATION REPORTS PREPARED BY ALPHA TESTING.

PROJECT SUMMARY	
SINGLE-FAMILY RESIDENTIAL LOTS	48
ROADS (LF)	2,228 LF
ROADS (AC)	1.34 AC
OPEN SPACE/DETENTION LOTS	1.87 AC
DENSITY (LOTS/ACRE)	2.33
TOTAL ACREAGE	20.96



LEGEND

	PROPERTY BOUNDARY
	BUILDING SETBACK
	PROPOSED LOT LINES
	PROPOSED EASEMENT
	RETAINING WALL
	LOT NUMBER
	STOP SIGN W/STOP BAR
	FENCING
	ROAD BARRICADE
	SLOPED END TREATMENT



BLACK FAMILY PARTNERSHIP, LTD
 4500 S N ENGLAND DRIVE

NOT FOR CONSTRUCTION

This Plan is for Engineering Purposes Only



OVERVIEW

Wimberley, Texas is a short distance to Austin, Dripping Springs, San Marcos and San Antonio.

LOCAL AMENITIES

Wimberley Town Square offers various dining experiences, unique apparel, gift shops and an H-E-B grocery store, making Wimberley a top tourist attraction for the Texas Hill Country.

OUTDOOR ENTHUSIAST

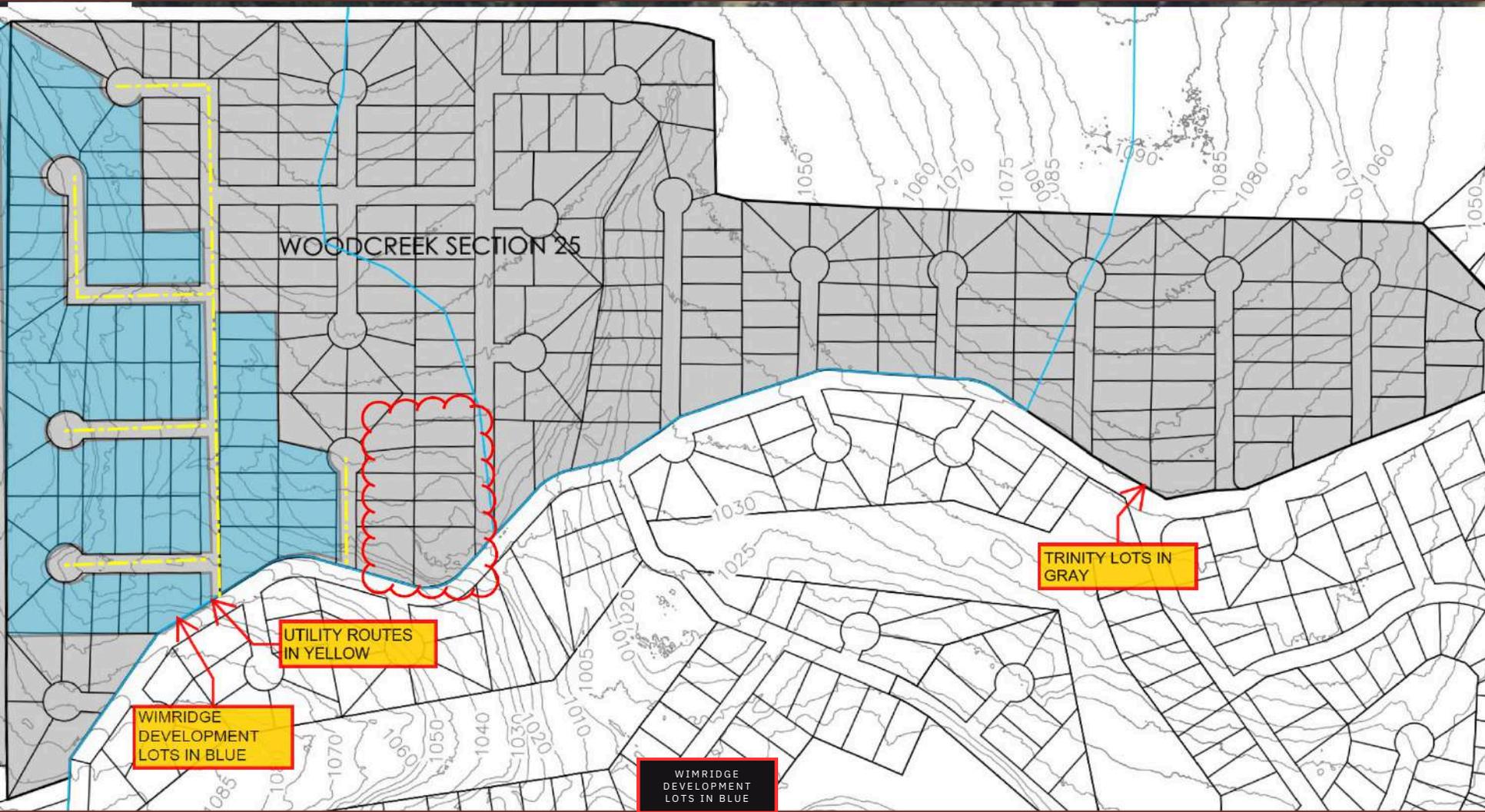
The Hill County offers some of the best-rated vineyards, (landing #3 on the 2021 USA Today 10 Best Readers) abundant hike and bike trails, sportsplex, and the well-known Jacobs Well and Blue Hole Watering Holes.

BEST RATED SCHOOLS

WISD has been rated among several top A schools with 97% of students receiving their high school diplomas on time or earlier in 2023. The average SAT test score at WISD in 2023 was 1128 compared to the national average of 1028 for high school seniors taking the exam. The average ACT score in 2023 was 22.9 compared to the national average of 19.5.

LOW PROPERTY TAXES

Wimberley Springs property taxes are 1.79%



WOODCREEK SECTION 25

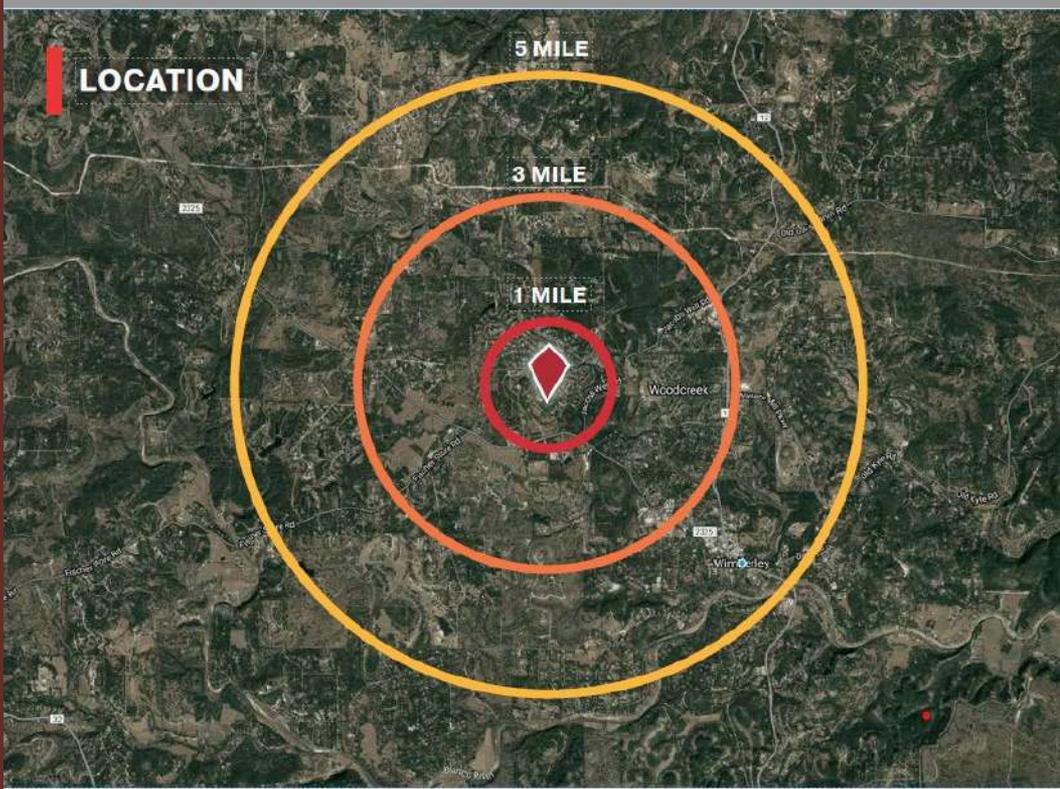
WIMRIDGE
DEVELOPMENT
LOTS IN BLUE

UTILITY ROUTES
IN YELLOW

WIMRIDGE
DEVELOPMENT
LOTS IN BLUE

TRINITY LOTS IN
GRAY

AREA OVERVIEW



	2 MILES	5 MILES	10 MILES
POPULATION			
2022 Population	7,778	11,685	25,684
2027 Population Projection	9,166	13,771	30,793
HOUSEHOLDS			
2022 Households	3,334	4,959	10,626
2027 Household Projection	3,929	5,842	12,729
HOUSEHOLD INCOME			
Avg Household Income	\$90,820	\$100,135	\$109,716
DAYTIME EMPLOYMENT			
Total Employees	2,913	3,707	5,605
Total Businesses	519	652	972



Wimberley, TX

Essence OF THE
Hill Country



WIMRIDGE DEVELOPMENT



The Texas Triangle

The development is located in the Texas Triangle, also known as the "Texaplex", a region of Texas that contains the state's five largest cities. This region is just one of the eleven mega-regions found in the United States. These vital areas share many economic and cultural ties.

WIMBERLEY, TEXAS



WIMRIDGE DEVELOPMENT



Jacob's Well Natural Area



Jacob's Well Elementary School



Wimberley High School



Blue Hole Regional Park



Canyon Lake, TX (20 min)



Wimberley Square (3 min)



San Marcos, TX (30 min)



[CLICK TO VIEW](#) **land id.**



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Scan to join our email list and view
our off market properties.



KELLERWILLIAMS

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