

Texas Wine Country Jellystone Park Camp-Resort™

**35+ Acre Hospitality & Redevelopment Opportunity -
10618 US-290, Fredericksburg, TX 78624**

In the heart of the Texas hill country

OFFERING MEMORANDUM
PREPARED BY UNITED FOUR &
ASSOCIATES - DO NOT CONTACT
SELLER DIRECTLY



CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum (the “Memorandum”) has been prepared by United Four & Associates, Inc. (“Broker”), with Gavin Barth acting as the exclusive listing agent and Mohammad Siddique as the sponsoring broker, exclusively for the purpose of marketing the referenced real property (the “Property”). United Four & Associates, Inc. is the sole authorized representative of the Owner in connection with the marketing, negotiation, and potential sale of the Property. No other broker or intermediary is authorized to represent the Owner, the Property, or business unless expressly approved in writing by the Owner and United Four & Associates, Inc.

The information contained herein has been obtained from sources deemed reliable, including the Owner and third parties; however, Broker makes no representations or warranties, express or implied, as to the accuracy or completeness of the information provided. Any projections, opinions, assumptions, estimates, or forward-looking statements contained in this Memorandum are for illustrative purposes only and are subject to change without notice. No assurance is given that any anticipated results, performance, or developments will be achieved.

This Memorandum is not intended to be, nor shall it be construed as, an offer to sell or a solicitation of an offer to buy an interest in real property in any jurisdiction where such offer or solicitation would be unlawful. The Property may be withdrawn from the market or modified at any time without notice, and the Owner reserves the right to reject any and all offers in its sole discretion.

Prospective purchasers are advised and encouraged to conduct their own independent investigations and due diligence concerning all aspects of the Property, including but not limited to physical condition, environmental matters, zoning and land use, legal compliance, financial performance, tax implications, and suitability for the purchaser’s intended use. Neither the Owner nor United Four & Associates, Inc. shall have any obligation to update or correct the information contained herein.

By receipt of this Memorandum, the recipient acknowledges that they have not relied upon any representation or warranty made by the Owner, Broker, or their respective agents or affiliates except as may be expressly set forth in a fully executed purchase and sale agreement. Any such agreement shall contain provisions expressly disclaiming reliance on statements not included therein.

This Memorandum is confidential and is provided solely for the purpose of evaluating a potential transaction involving the Property.

Distribution to third parties without the prior written consent of United Four & Associates, Inc. is prohibited. Acceptance of this Memorandum constitutes acknowledgment of the foregoing terms and conditions.

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Property Overview

United Four & Associates, Inc is proud to present the opportunity to acquire Texas Wine Country Jellystone Park™.

The offering is structured to accommodate a wide range of Purchasers. Purchasers may acquire the asset as a turn-key operating resort business, benefiting from existing infrastructure, location, brand recognition, and diversified revenue streams, or pursue a redevelopment or expansion strategy by leveraging the property's scale, zoning, and underutilized land. Existing plans, utilities, access roads, and hospitality infrastructure materially reduce development timelines and lower risk compared to ground-up projects.



Project highlights

- **Fredericksburg Market Advantage-** Gillespie county reported \$175 million in visitor spending in 2024, making it a strong location for hospitality.
- **Established business & brand-** 75 locations spanning the U.S & Canada, with diverse revenue streams from camping, cabins, retail, and paid activities.
- **Onsite gas station-** Provides ancillary revenue and traffic capture, with 740,000 visitors as of may 2025.
- **Multiple revenue streams-** Existing revenue streams include rv pads, gas station, luxury cabins, and a snack shack.
- 10 Acres of raw land included for expansion opportunity
- **Texas Location** - offers a tax-advantaged ownership structure with no state income tax and a pro-business regulatory environment in the 9th largest economy in the world.
- **Texas tourism Industry-** Per the Texas travel alliance in 2024, the travel industry had a \$199.5 billion impact on the Texas economy.
- **Fredericksburg-** now ranks #2 in wine tourism revenue nationwide, trailing only Napa Valley, California.

THE TEXAS WINE COUNTRY: A NEW FRONTIER FOR LUXURY

The Texas Hill Country, centered in Fredericksburg, has evolved into a global powerhouse, now ranking as the #2 wine tourism destination in the United States, trailing only Napa Valley. Spanning over 9 million acres, the Texas Hill Country AVA is the third-largest viticultural area in the nation, contributing over \$24 Billion in annual economic impact to the state. Fredericksburg serves as the "Epicenter" of this growth, drawing over 2 million annual visitors who are increasingly seeking premium, stay-and-play experiences. In 2025, the region saw a staggering 26% year-over-year increase in in-destination spending, signaling a definitive market shift from casual day-trippers to high-net-worth "stay-over" tourists. With institutional players like the Waldorf Astoria and Kimpton now planting flags in the 290 corridor, Fredericksburg is no longer just a weekend getaway—it is a sophisticated hospitality market with proven demand for world-class, integrated resort redevelopment.



Subject property



Fredricksburg 10.8 miles west

Location Overview-Fredericksburg, TX

Fredericksburg, a historic city in Texas Hill Country with roughly 11,700 residents, is a premier destination for tourism and the state's thriving wine industry. The city's unique combination of cultural attractions, wineries, and boutique hospitality creates consistent demand for residential, retail, and service-oriented properties.

The population is stable, with a median age in the early 50s, reflecting a strong retiree presence, while steady growth and rising household incomes support local consumer spending. Fredericksburg's housing remains relatively affordable compared with larger Texas metros, enhancing its appeal to both residents and investors.

Ongoing city investments in infrastructure, utilities, and community amenities bolster quality of life and long-term market value. Strategic access via U.S. Highway 87 and State Highway 16 ensures connectivity for visitors, residents, and businesses alike. A combination of tourism-driven economic activity, stable homeownership, and proactive municipal planning makes Fredericksburg a highly attractive market for multifamily, retail, hospitality, and service-oriented investments, offering reliable cash flow and long-term appreciation potential.



Economic Drivers

Fredericksburg's economy is anchored by a diverse mix of industries that provide both stability and long-term growth potential. Tourism and hospitality are central drivers, fueled by the city's historic charm, cultural attractions, and the thriving Texas Hill Country wine industry. These sectors support hotels, restaurants, retail, and service oriented businesses, creating significant employment and visitor spending. The wine industry has expanded rapidly, with over 80 wineries in the surrounding region, positioning Fredericksburg as a premier destination for wine tourism in Texas. This growth stimulates related sectors, including specialty retail, food and beverage, and events management, reinforcing the city's economic base. Retail trade and local services continue to play a key role, serving both residents and the hundreds of thousands of annual visitors. Small businesses, boutiques, and national chains contribute to a vibrant downtown and regional economy.

Together, these sectors tourism, hospitality, wine production, and retail create a balanced economic foundation that supports employment, attracts investment, and positions Fredericksburg for sustained development and long-term market resilience.



- Total Population: ~11,766
- Median Age: 53.6 years
- Median Household Income: \$57,474
- Employed Population: ~5,075 workers
- Homeownership Rate: 59%
- Median Property Value: \$442,800



Improvements made

108 Total RV sites
15 Cottages and Cabins
13 Total tent sites

- Snack shack Concession
- Coin operated laundry
- Event hall
- Pool & Water park
- Convenience store
- Jumping Pillow & Arcade
- Valero Gas Station



- Pull Thru RV Sites (13)
- Creekside Back-In Sites (19)
- Meadow Back-In Sites (21)
- Garden Back-In RV Sites (36)
- Wine row (13)
- Studio (1)
- Cottage (1)
- Family lodge (2)
- Bungalow (2)
- Bunk Bungalow (1)
- Sunday House (1)
- 1 Bedroom Park model (1)
- 2 Bedroom park model (5)
- Covered Wagon Room (1)







Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date