



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	22.4 Acres
Zoning:	Special
Market:	Hill Country
Submarket:	Johnson City

PROPERTY OVERVIEW

Positioned in the heart of the Texas Hill Country, this exceptional ****22.4-acre development opportunity**** offers one of the most compelling outdoor hospitality sites currently available in Central Texas. Located along the scenic Pedernales River and just steps from historic downtown Johnson City, the property combines an irreplaceable natural setting with the infrastructure and entitlements that are nearly impossible to replicate today.

Surrounded by the renowned Texas Wine Trail, state parks, wedding venues, breweries, distilleries, and countless outdoor recreation destinations, the property sits in the center of one of Texas' fastest-growing tourism markets. Austin and San Antonio are both approximately one hour away, while Dallas and Houston are within an easy weekend drive, making the site an ideal destination for regional travelers.

The property benefits from ****special zoning through the City of Johnson City**** along with a fully executed ****Development Agreement****, significantly reducing entitlement risk and accelerating the path to construction. Major infrastructure is already in place, including ****city water, city sewer, fiber internet, and an installed lift station****, allowing the next owner to move directly toward development.

GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590





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2500 Bee Cave Rd, Ste 200, Bldg 3

COMPASS COMMERCIAL

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676 OLD RIVER CROSSING JOHNSON CITY

AERIAL OF
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POPULATION	10 MILES	25 MILES	50 MILES
Total Population	3,851	112,033	2,726,810
Average Age	50.8	46.5	38.3
Average Age (Male)	46.9	45.8	37.7
Average Age (Female)	53.4	46.3	38.8

HOUSEHOLDS & INCOME	10 MILES	25 MILES	50 MILES
Total Households	1,642	44,188	1,102,349
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$97,969	\$154,773	\$134,225
Average House Value	\$603,345	\$609,587	\$515,011

2023 American Community Survey (ACS)

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