

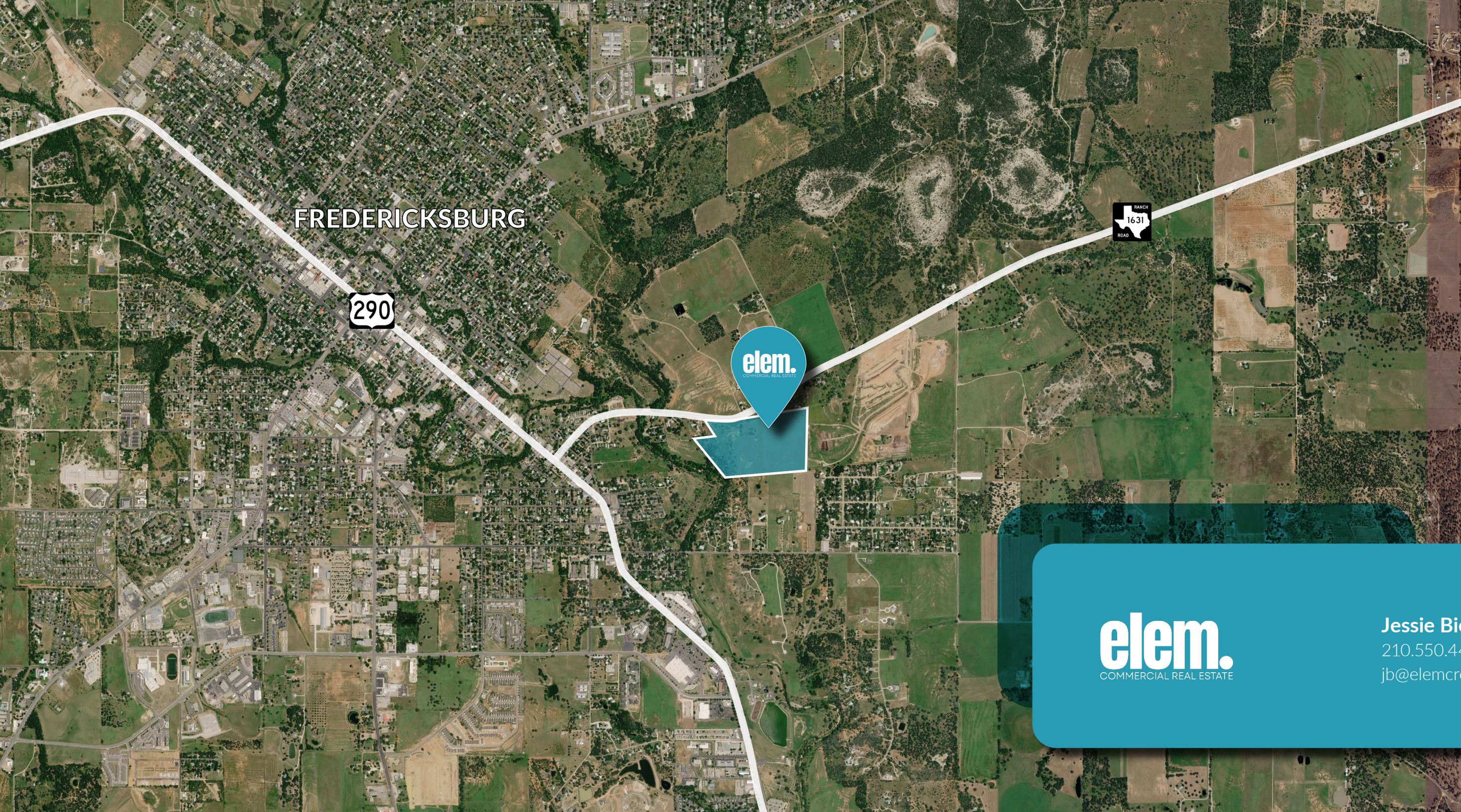
±54.47 ACRE DEVELOPMENT OPPORTUNITY

629 Ranch Rd 1631 TX | Fredericksburg, TX 78624

Prime Positioning Within Fredricksburg Growth Path

54.47 ac

elem.
COMMERCIAL REAL ESTATE



FREDERICKSBURG

290

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RANCH
1631
ROAD

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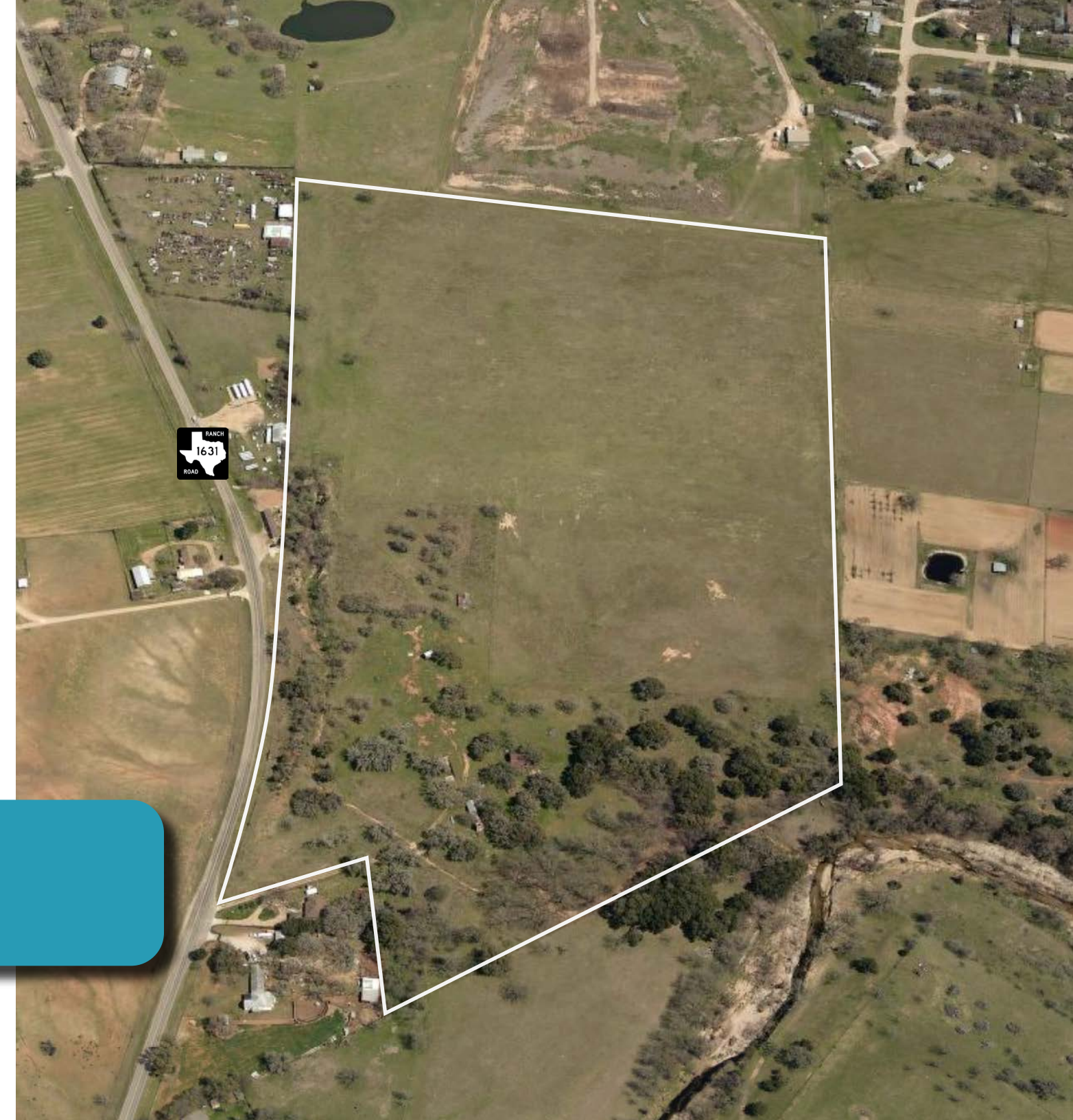
- executive summary.....4
- key highlights.....5
- flood plain map.....6
- utility map.....7
- location summary.....8



executive summary.

The ±54.47-acre property located at 629 Ranch to Market Road 1631 in Fredericksburg, Texas presents a rare opportunity to acquire a significant landholding within the natural path of growth of one of the Texas Hill Country's most sought-after communities. Situated along RM 1631, a key corridor connecting Fredericksburg to expanding residential and commercial development areas, the property offers investors and developers a compelling opportunity to capitalize on the city's continued outward expansion and long-term growth trajectory.

With approximately 54.47 acres of developable land, attractive frontage, and a location surrounded by the region's evolving residential landscape, the property offers a unique opportunity for residential subdivision development, estate-sized homesites, or a master-planned community concept. Large contiguous tracts along RM 1631 are increasingly scarce, making this offering particularly attractive for investors seeking a well-located asset with both immediate development potential and future annexation-driven upside.



±54.47
ACRES

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SALE PRICE

key highlights.



• Within Fredericksburg's growth path:
Located along RM 1631, the property is positioned in an area experiencing increasing residential expansion as Fredericksburg continues to grow beyond its historic core.



• Potential annexation opportunity:
Situated near the city's expanding sphere of influence, offering potential long-term benefits associated with future municipal growth and infrastructure expansion.



• Significant acreage offering:
±54.47 contiguous acres provide flexibility for residential subdivision development, estate homesites, or a phased master-planned community concept.



• Scarcity of large development tracts:
Large, undeveloped parcels in and around Fredericksburg continue to become increasingly limited, creating a rare opportunity to secure scale in a highly sought-after market.



• Proximity to Austin & San Antonio:
Located within reach of two of Texas' fastest-growing metropolitan areas, benefiting from continued migration and lifestyle-driven housing demand.



• Strong residential market fundamentals:
The Fredericksburg area continues to experience increasing home values, population growth, and demand from both primary residents and second-home buyers.

Fredericksburg at a glance.

Fredericksburg has emerged as one of the most desirable and dynamic growth markets in the Texas Hill Country, attracting new residents, investors, and visitors seeking a unique blend of small-town charm, natural beauty, and proximity to major metropolitan centers. Located approximately 70 miles from both Austin and San Antonio, the city benefits from continued migration trends, strong tourism activity, and increasing demand for residential housing throughout the region. Fredericksburg's nationally recognized wine industry, vibrant Main Street, outdoor recreation opportunities, and exceptional quality of life have transformed the community into a premier destination for both full-time residents and second-home buyers.



a constrained market.

As development opportunities within and around the city become increasingly limited, demand for well-located land suitable for residential expansion continues to grow. Areas along key transportation corridors, including RM 1631, are experiencing heightened interest as Fredericksburg expands beyond its historic core to accommodate future population growth. Supported by strong market fundamentals, rising property values, and long-term demographic trends favoring the Texas Hill Country, Fredericksburg offers developers a compelling opportunity to deliver new housing in a market characterized by sustained demand, limited supply, and exceptional long-term growth potential.

area demographics.



13,105
POPULATION
WITHIN 3 MILES



\$99,790
AVG. INCOME
WITHIN 3 MILES



17,102
DAYTIME POPULATION
WITHIN 3 MILES



10,900
EMPLOYEES
WITHIN 3 MILES

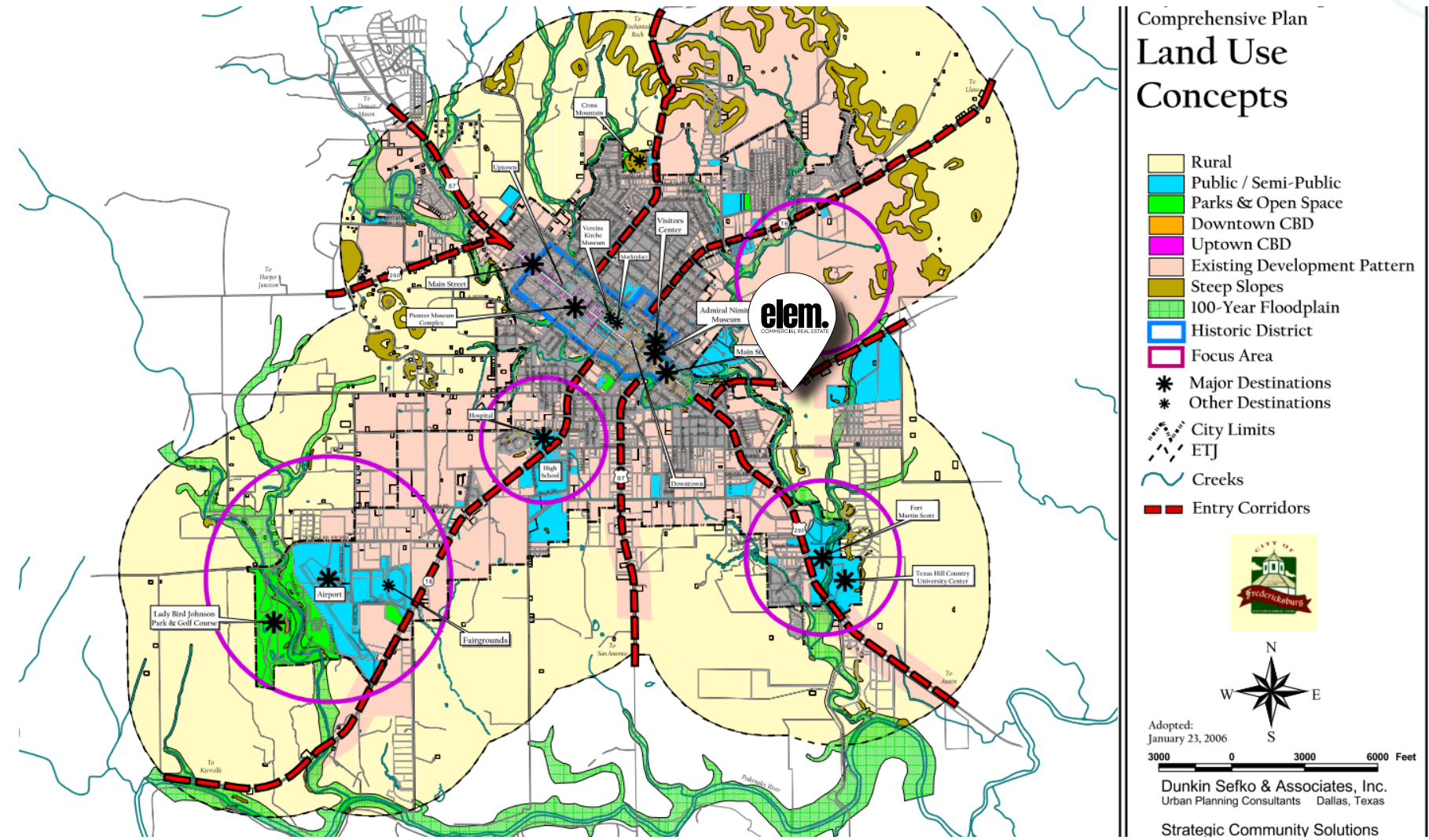
15,662
POPULATION
WITHIN 5 MILES

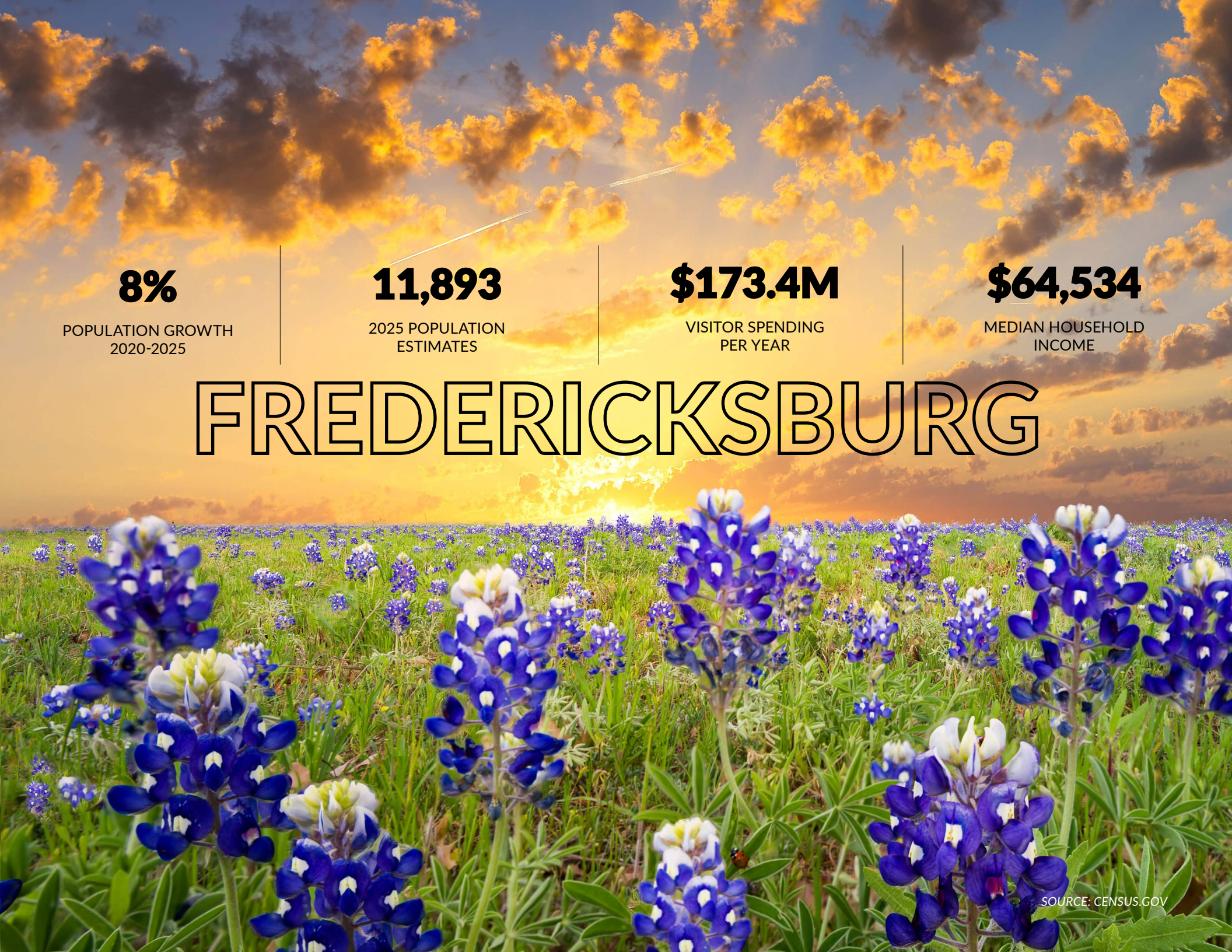
\$103,537
AVG. INCOME
WITHIN 5 MILES

19,764
DAYTIME POPULATION
WITHIN 5 MILES

12,800
EMPLOYEES
WITHIN 5 MILES

comprehensive plan.





8%

POPULATION GROWTH
2020-2025

11,893

2025 POPULATION
ESTIMATES

\$173.4M

VISITOR SPENDING
PER YEAR

\$64,534

MEDIAN HOUSEHOLD
INCOME

FREDERICKSBURG

SOURCE: CENSUS.GOV

local development.



The Waldorf Astoria Texas Hill Country (Opening 2027-2028)

The first Waldorf Astoria in Texas is under development on approximately 106 acres near downtown Fredericksburg. The project includes a luxury resort, branded residences, private villas, spa facilities, multiple dining venues, event space, and amenities led by Michelin-starred chef Dominique Crenn. The development represents a significant validation of Fredericksburg's emergence as a premier luxury tourism and lifestyle destination.

[learn more](#)



The Meuse Mixed-Use Development + Kimpton Hotel

The Meuse is a 22-acre mixed-use luxury district currently under construction that will feature approximately 70,000 square feet of retail, restaurants, entertainment, and a 210-room Kimpton hotel. Planned tenants include luxury and lifestyle brands, creating a new upscale commercial district that expands Fredericksburg's downtown experience. The project is expected to open in phases beginning in 2027.

[learn more](#)

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