

**REDUCED 25K to \$826,500 Texas Hill Country Pedernales River 29 acres 950' riverfront on US 290 By LBJ Park 3% BBC**

**YouTube: <http://www.youtube.com/watch?v=zoRyNTo3bhg>**

**Newplans property website with Chat: <http://u.newplans.com/77FB3>**

**Incomparable Hill Country wooded river front luxury home site or perfect weekend getaway. 29+ acres. 950' on Pedernales River. Private 1.2 mile easement access from US 290. Near to LBJ National Park. Spectacular bird and wildlife watching paradise. Up to 4 impressive and private home sites. Distinguished schools. Less than 1 hour to Austin. 1 hour to San Antonio. Extremely affluent Census Tract with very high % of \$1M+ homes and \$1M+ net worth households. \$826,500. Teri Davis, Broker Associate, Farm & Ranch Team Leader. 3% BBC.**

## **CONTACT**

**Call Teri Davis, Broker Associate, Land & Ranch Team Leader, at 979.830.5303 or [teri.davis@southwestpartnersre.com](mailto:teri.davis@southwestpartnersre.com) to set up an appointment or answer questions.**

## **3% BUYER BROKER COMMISSION**

**Buyer Broker/Realtor does NOT have to accompany their buyer to ANY showings to earn commission. Property visits must be accompanied by either the Listing agent or the Buyer Agent. Appointment required, please contact Listing Agent for access information.**

## **HIGHLIGHTS**

**REDUCED \$25K. 29+ acres 950' Pedernales River front, great home sites with private river access, beautiful views, heavily wooded**

**Near LBJ National Park, excellent restrictions, any owned mineral and surface rights convey, \$635 taxes, wildlife exempt, \$826,500 3% BBC**

**Outstanding schools with small classes in the acclaimed Johnson City ISD just 9 MI away in Johnson City**

**Extremely affluent Census Tract with very high % of \$1M+ homes and \$1M+ net worth households**

**21 MI to Fredericksburg, 33 MI to Marble Falls, 34 MI to Dripping Springs, 43 MI to west Kerrville and 49 MI south to Boerne**

49 MI to Austin, 64 MI to San Antonio and located in the Austin DMA, one of the top 3 US regional economies

## FRANCHISE BRAND SITES

Century 21: <http://www.century21.com/property/9998-us-290-hwy-johnson-city-tx-78636-REN006100172>

Coldwell Banker: <http://www.coldwellbanker.com/property/ren/TX/78636/56593838>

Realty Executives: [http://realtyexecutives.com/tx/johnson-city/48191833-mls-2362786-9998\\_us\\_290\\_hwy\\_78636](http://realtyexecutives.com/tx/johnson-city/48191833-mls-2362786-9998_us_290_hwy_78636)

Re/Max:

<http://www.remaxtexas.com/remaxtx/modules/internet/search/includes/mapsearch/listingpopup.asp?mlsid=3201&mlsnumber=2362786>

## MLS SITES

Austin MLS (ABOR):

<http://www.austinhomesearch.com/Search/Details.aspx?li=313362&or=5&cp=1>

Houston other than residential MLS (Commgate):

<http://www.commgate.com/index.cfm?fuseaction=property.detailFS&ln=216357>

Houston residential MLS (HAR): <http://www.har.com/32509204>

South Central Texas MLS (TXLS): <https://txls.com/texas-real-estate/9998-U-S-290-Johnson-City-TX-78636/73525>

## REAL ESTATE SITES

HGTV Front Door: <http://www.frontdoor.com/listing/924-3yd-abortx-2362786/9998-us-290-hwy-johnson-city-tx-78636>

Texas Alliance of Land Brokers: <http://texaslandbrokers.org/prop1555.html>

Harmon Homes: <http://www.harmonhomes.com/real-estate/homes-for-sale/Texas/Johnson-City/detail/53228197>

Homes.com:

[http://www.homes.com/listing/170195372/9998\\_Us\\_290\\_Hwy\\_JOHNSON\\_CITY\\_TX\\_78636](http://www.homes.com/listing/170195372/9998_Us_290_Hwy_JOHNSON_CITY_TX_78636)

**Homes & Land:**

[http://www.homesandland.com/Real\\_Estate/TX/City/Johnson\\_City/ListingId/19918567.html](http://www.homesandland.com/Real_Estate/TX/City/Johnson_City/ListingId/19918567.html)

**Lands of America:** <http://www.landsofamerica.com/land-for-sale/29-acres-in-Blanco-County-Texas/id/1097044>

**Lands of Texas:** <http://www.landsoftexas.com/land-for-sale/29-acres-in-Blanco-County-Texas/id/1097044>

**Land & Farm:**

[http://www.landandfarm.com/property/Farms\\_Ranch\\_Acreage\\_Johnson\\_City\\_TX-535180/](http://www.landandfarm.com/property/Farms_Ranch_Acreage_Johnson_City_TX-535180/)

**LoopNet:** <http://www.loopnet.com/lid/17724002>

**LoopNet dedicated website viewable by anyone:** <http://www.crelisting.net/Tap6uxe7w>

**The Real Estate Book:** <http://www.realestatebook.com/Homes/USA/TX/Johnson-City/9998-US-290-HWY/113-5905950>

**SOCIAL MEDIA SITES**

**Blogger Blogspot YouTube:**

<http://globalsouthwestpartnersre.blogspot.com/2012/06/texas-hill-countr-950-on-pedernales.html>

**Blogger Blogspot Newplans dedicated property website with Chat:**

[http://globalsouthwestpartnersre.blogspot.com/2012/07/teri-davis-southwest-partners-texas\\_08.html](http://globalsouthwestpartnersre.blogspot.com/2012/07/teri-davis-southwest-partners-texas_08.html)

**Facebook:** <http://www.facebook.com/TexasHillCountry29AcresRiverfront>

**Google +:** <https://plus.google.com/106590716022090028194>

**Linked In:** [http://lnkd.in/hHbf\\_R](http://lnkd.in/hHbf_R)

**Pinterest:** <http://pinterest.com/swprealestate/pedernales-riverfront-retreat>

**Word Press YouTube:** <http://globalpartnersre.wordpress.com/2012/06/27/texas-hill-countr-950-on-pedernales-river-29-acres-us-290-next-to-lbj-park-9-mi-w-of-johnson-city-850k-3-bbc-httpyoutu-bezorynto3bhg/>

**Word Press Newplans dedicated property website with Chat:**

<http://globalpartnersre.wordpress.com/2012/07/08/teri-davis-southwest-partners-texas->

[hill-country-riverfront-29-acres-close-to-austin-san-antonio-850k-us-httpyoutu-bezorynto3bhg-httpu-newplans-com77fb3-2/](http://hill-country-riverfront-29-acres-close-to-austin-san-antonio-850k-us-httpyoutu-bezorynto3bhg-httpu-newplans-com77fb3-2/)

## **SOCIAL MEDIA SITES WITH PRICE REDUCTION UPDATES**

**Blogger Blogspot YouTube:**

<http://globalandsouthwestpartnersre.blogspot.com/2012/08/youtube-reduced-25k-to-826500-texas.html>

**Blogger Blogspot Newplans dedicated property website with Chat:**

<http://globalandsouthwestpartnersre.blogspot.com/2012/08/newplans-reduced-25k-to-826500-texas.html>

**Blogger LoopNet flyer:**

[http://globalandsouthwestpartnersre.blogspot.com/2012/08/reduced-25k-to-826500-texas-hill\\_25.html](http://globalandsouthwestpartnersre.blogspot.com/2012/08/reduced-25k-to-826500-texas-hill_25.html)

**Facebook:**

<http://www.facebook.com/media/set/?set=a.417716141596957.81934.401149696586935&type=1>

**Google +:**

<https://plus.google.com/u/0/b/106590716022090028194/106590716022090028194/posts>

**Linked In:** <http://lnkd.in/84qXtU>

**Word Press YouTube:** <http://globalpartnersre.wordpress.com/2012/08/25/reduced-25k-to-826500-texas-hill-country-29-acres-950-pedernales-riverfront-on-us-290-by-lbj-park-3-bbc-httpyoutu-bezorynto3bhg/>

**Word Press Newplans dedicated property website with Chat:**

<http://globalpartnersre.wordpress.com/2012/08/27/newplans-reduced-25k-to-826500-texas-hill-country-29-acres-950-pedernales-riverfront-on-us-290-by-lbj-park-3-bbc-httpu-newplans-com77fb3/>

**Word Press LoopNet flyer:** <http://globalpartnersre.wordpress.com/2012/08/25/loopnet-reduced-25k-to-826500-texas-hill-country-29-acres-950-pedernales-riverfront-on-us-290-by-lbj-park-3-bbc/>

## **PROPERTY SITES**

**Newplans photo gallery with Chat:**

[http://output.newplans.com/Outputs/Project\\_15166/gallery.html](http://output.newplans.com/Outputs/Project_15166/gallery.html)

**Newplans interactive with Chat:**

**[http://output.newplans.com/Outputs/Project\\_15166/interactive.html](http://output.newplans.com/Outputs/Project_15166/interactive.html)**

**Pedernales Riverfront Retreat offering narrative:**

**<https://docs.google.com/open?id=0ByakRIW7NS1dU3o2MnV0Vk5PQU0>**

**Google map: <http://goo.gl/maps/OaJk>**

**Bing map: <http://binged.it/OBJ27N>**

## **PROPERTY DESCRIPTION**

At the end of a 1.2 mile private drive originating at US 290 is your picture perfect Texas Hill Country home site directly on the Pedernales River with over 950' of river frontage. It is nestled between ancient massive oaks and is framed by a historic stone wall built by German settlers and quarried on site.

The suggested home site maximizes a 180 degree private river view. The home site benefits from an estimated 40' elevation above the river enhancing the stunning distant Hill Country views and spectacular sunsets.

The owner commissioned plans for a beautiful custom home with multiple terraces maximizing the river and Hill Country views. We have included some of the plans to highlight the potential use of this property for a luxury estate home site. The site is a classic Hill Country property and also lends itself to a more rustic use. It would make a wonderful weekend place with just a cabin and a mown path down to your own private place on the banks of the river where you can fish, swim and have a bar-b-que.

Less than 1 mile to the LBJ National Park and Ranch, the area bustles with an extraordinary range of wildlife. Many species of deer, over 40 documented species of birds and even Bald Eagles call the area home.

Because of the river rock outcroppings, the Pedernales contributes the harmonious sounds of running water to the soothing sounds of nature that immerse the property. The population in the local property area has characteristics that outperform Boerne, Fredericksburg, Marble Falls and even Austin in many key categories. For example, it has the highest average home values, highest % \$1M+ homes, highest average net worth and highest % net worth over \$1M.

The location has excellent family stability factors including highest % homes with NO mortgage, highest % couples married and living together combined with lowest % couples married but separated. And, very highly regarded Johnson City schools! If you are looking for the best home site, location, demographics, schools and access in the Texas Hill Country, act fast! We don't expect this offering to last!

## **PROPERTY DATA**

**Acreage:** 29.05 acres (2 tracts of 14.525 acres) per Appraisal District

**Pedernales River frontage:** 951' EST.

**Elevations:** 1,309' to 1,377' EST.

**% densely wooded:** 74% EST.

**In City Limits?** No

**County:** Blanco

**School district:** Johnson City Independent School District

**Minerals:** Seller will convey all owned surface and mineral estate

**Electric:** Pulled to site with meter on-site but not plugged in

**Access and Utility Easement:** From US 290 easement provides access road and utility easement approximately 1.2 MI to property line

**Note:** "EST." denotes our estimates

## **EXCELLENT PROTECTIVE RESTRICTIONS**

(a) Single family homes ONLY, no more than 2-stories tall and minimum 1,200 SF living space (normally referred to as HVAC - air conditioned space)

(b) New construction ONLY including garages, carports, sheds, or other structures

(c) All structures must be of equal construction and architectural design as residence

(d) No more than 4 homes in total on the two tracts

(e) No trailer, mobile home, camper, prefab structure, basement, tent or other structure be used as a temporary or permanent dwelling and if on property, MUST be in an enclosed structure

(f) No rubbish, debris, garbage, vehicles that are not in running condition allowed

See Deed for details and additional restrictions

**LEGAL DESCRIPTION** (Property references are being confirmed with Blanco County Appraisal District)

(a) **R20436:** Cross reference # 8810012152001: ABS A0260 SURVEY 406 T. HAYES, ACRES 16.0

(b) **R22507:** Cross reference # 8810012011801: ABS A0201 SURVEY 241 N.W. FAISTON, ACRES 14.525

## **TAXES**

**Taxes:** \$635 in 2011

**Tax Valuation:** Exemptions - Agricultural and Wildlife per Seller

## **SCHOOL DISTRICT AND SCHOOLS ATTENDED**

High performing school district and schools attended based on Texas Education Agency (TEA) Accountability Ratings and Great schools evaluations. Small classes and very high performing Elementary and Middle Schools.

(a) **TEA ratings:** School district is "Recognized", Elementary is "Exemplary", Middle School is "Recognized" and High School is "Acceptable".

(b) **GreatSchools:** Elementary and Middle School are "Distinguished" with GreatSchools ranking of 8 of 10 and 9 of 10

## **LOCATION**

**Very near LBJ National Historic Park Ranch Unit:** 1 MI E of Park Entrance

**Quick access to Johnson City:** 9 MI W of Johnson City providing excellent entertainment, shopping, dining, services and schools

**Hill Country:** 21 MI west to Fredericksburg, 33 MI north to Marble Falls, 34 MI east to Dripping Springs, 43 MI to west Kerrville and 49 MI south to Boerne

**Easy Interstate access:** 40 MI to I-10 at Comfort and 56 MI to I-35 in Austin

**Austin & San Antonio access:** 49 MI to Austin and 64 MI to San Antonio

**In the Austin Designated Market Area (DMA).** The Austin DMA is considered one of the top 3 US regional economies and the most livable and preferred US metro area by many national published polls

## **AREA POPULATION**

**Summary:** Census Tract (defined below) in which this property lies outperforms all Benchmarks (defined below) in many key categories:

- (a) Highest home values and % \$1M+ homes
- (b) Highest avg. net worth and % \$1M+ net worth
- (c) Highest % with NO mortgage and lowest % mortgage leverage indicators
- (d) Highest % single family detached homes and % homes for occasional use
- (e) Lowest % vacant homes for rent
- (f) Highest % married and together and lowest % married and separated

\*Census Tract - The US Census Bureau defines them as "...designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions, census tracts average about 4,000 inhabitants". For this site, due to sparse full-time populations in these geographic areas, we selected the Census Tract with 1,409 residents as the base-line.

**Benchmarks** – The Census Tract compared to: Johnson City, Fredericksburg, Marble Falls, Boerne and Blanco County, Austin, Travis County, Texas & the US.

## **CCIM REPORTS AND LISTING ANALYSIS**

This property has been analyzed using data from the Certified Commercial Investment Member (CCIM) Institute. The CCIM institute consists of recognized experts in the commercial and investment real estate industry including brokers, appraisers, developers, institutional investors, commercial lenders, attorneys and other allied professionals, and provides econometric and demographic data for its member's use. We, as a company, use the data to provide information to our customers to assist in their buying and selling decisions. Unless otherwise noted, all source data for analyses are from the CCIM Institute. Details about the source data and reports are available upon request.

## **SCHOOL LINKS**

Johnson City ISD: <http://johnsoncity.tx.schoolwebpages.com>

Johnson City ISD Greatschools site: <http://www.greatschools.org/texas/johnson-city/Johnson-City-Independent-School-District/>

## **TAX LINKS**

20436: [http://propaccess.trueautomation.com/clientdb/Property.aspx?prop\\_id=20436](http://propaccess.trueautomation.com/clientdb/Property.aspx?prop_id=20436)

22507: [http://propaccess.trueautomation.com/clientdb/Property.aspx?prop\\_id=22507](http://propaccess.trueautomation.com/clientdb/Property.aspx?prop_id=22507)

## **AREA LINKS**

LBJ National Park: <http://www.nps.gov/lyjo/index.htm>

Texas Hill Country dot com: <http://www.texas-hill-country.com/>  
Pedernales River Handbook of Texas:  
<http://www.tshaonline.org/handbook/online/articles/rnp03>

Johnson City Wikipedia: [http://en.wikipedia.org/wiki/Johnson\\_City,\\_Texas](http://en.wikipedia.org/wiki/Johnson_City,_Texas)

Pedernales River in Wikipedia: [http://en.wikipedia.org/wiki/Pedernales\\_River](http://en.wikipedia.org/wiki/Pedernales_River)

## **DIRECTIONS**

From Johnson City, it is 9.3 MI

- (1) Travel west on US 290 for 8 MI to Ranch RD 1320
- (2) Continue west on US 290 for about 1.3 MI
- (3) Our sign is on your right at the easement road entrance



- (4) Turn right (north) on the easement road for about 1.2 MI
- (5) The property starts at the interior gate and sign

**From Fredericksburg, it is 20.5 MI**

- (1) Travel east on US 290 for 19.5 MI through the LBJ National Historic Park
- (2) Continue east once you leave the park for another 0.8 MI
- (3) Our sign is on your left at the easement road entrance
- (4) Turn left (north) on the easement road for about 1.2 MI
- (5) The property starts at the interior gate and sign

**From Marble Falls, it is 32.2 MI**

- (1) Travel south on US 281 S for 22.9 MI to Johnson City
- (2) Travel west on US 290 for 8 MI to Ranch RD 1320
- (3) Continue west on US 290 for about 1.3 MI
- (4) Our sign is on your right at the easement road entrance
- (5) Turn right (north) on the easement road for about 1.2 MI
- (6) The property starts at the interior gate and sign

**DISCLOSURES & COPYRIGHTS**

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**CONTACT**

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