

2387 US Hwy 290

FREDERICKSBURG, TX

UNRESTRICTED

5.86 +/- ACRES

2 MILES FROM
DOWNTOWN
FREDERICKSBURG

COMMERCIAL INVESTMENT



KRISTA UPHAM

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OVERVIEW



2387 US Hwy 290 is a great commercial real estate investment opportunity with a prime location and 2 miles to Fredericksburg main street with current cash flow.

Prime location for Mobile Home or RV Park with access to HWY 290 West out of Fredericksburg as well as 2 other points of ingress/egress. With a convenient location and large upside potential, this property fits any investors portfolio



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LISTING DETAILS

COMMERCIAL

PROPERTY
SUBTYPE

2

NUMBER OF
CURRENT
HOMES

5.758

ACERAGE

MARKETING FACTORS + AREA RESEARCH

FREDERICKSBURG, TX

Fredericksburg mixes its historic past and small-town ambiance for those seeking an area where natural beauty abounds and quality of life is valued. Also known as Fritztown, Fredericksburg has become a major tourist destination.

Situated along Highway 290 about 75 miles northwest of San Antonio, the city's popularity is based on the establishment of many quaint shops offering antique and eclectic shopping in the historic downtown section.

Its proximity to the amenities and conveniences of the seventh-largest city in the nation make Fredericksburg a wonderful place to live, work and play.

GILLESPIE

COUNTY

11,072

POPULATION

47.1

MEDIAN
AGE



LOCATION DETAILS

FREDERICKSBURG, TEXAS

Fredericksburg is only a short distance north of San Antonio, off US Hwy 87. The delightful small-town ambiance enlivens the spirit and warms the heart.

Fredericksburg is centrally located to some of the most sought-after destinations in the Texas Hill Country.

- 20 min from Comfort
- 45 min from Boerne
- 25 min from Kerrville
- 1 hour to San Antonio
- 1 hour and 30 min to Austin
- 1 hour and 20 min to San Marcos



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VISUAL ELEMENTS





KRISTA UPHAM

REALTOR®

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Krista Upham, a Texas hill country native, was raised in an authentic Texas ranching family. Upon graduation from Texas A&M University in 1998, Krista launched her real estate career in the Houston and San Antonio markets, gaining valuable experience in the commercial real estate sector.

In 2000, Krista and her family moved back to the heart of the Hill Country where she continues to provide outstanding service to the many landowners, investors and families. She proudly represents in her specialized areas of commercial, farm and ranch, and residential real estate. With her team and network of attorneys, engineers, lenders and appraisers, Krista ensures maximum potential for each property she represents.

Krista has been married to Chad Upham for 22 years. Chad is a real estate and oil and gas attorney practicing in Boerne. They have 2 daughters who are active in showing horses and livestock. Outside of real estate, Krista enjoys showing horses, playing golf with her husband, spending time outdoors and traveling.

EDUCATION & EXPERIENCE

Texas Real Estate Agent – Year 1999 - Present | BBA Ag Marketing - Texas A&M University
-1998 Commercial Real Estate Sales background 1999 – 2005 | Ranch, Residential and
Commercial Real Estate Transactions 1999-2021

PROFESSIONAL ASSOCIATIONS & MEMBERSHIPS

Top Producer 2021, Realtors Land Institute (RLI), Texas Alliance of Land Broker, Institute for
Luxury Home Marketing, National Association of Realtors (NAR), Texas Association of Realtors
(TAR), San Antonio Board of Realtors (SABOR), Hill Country Board of Realtors, Certified Luxury
Home Marketing Specialist, Accredited Buyer Representative



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