

REPUBLIC RANCHES^{LLC}

Our Legacy is in the Land

WINE TRAIL LAND WITH TURNKEY IMPROVEMENTS

30± Acres | \$2,850,000 | Blanco County, Hye, TX

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DESCRIPTION

Texas Hill Country Wine Trail Opportunity | 30+ acres in Hye with Established Tasting Room & Winery

Located just north of Highway 290 between Johnson City and Fredericksburg, this 30± acre property presents a rare opportunity to acquire a fully improved site currently operated as a winery and tasting room in one of the most visited wine destinations in the United States. Strategically positioned along the renowned Texas Wine Trail between Johnson City and Fredericksburg, this property's location benefits from consistent year-round tourism traffic and is surrounded by other acclaimed wineries, breweries, and distilleries.

The land itself is level, highly usable, and thoughtfully configured with guest accessibility and future expansion in mind. Picturesque views of rolling topography, groves of mature oak trees and native grasses create a beautiful backdrop that enhances the visitor experience and adds to the property's long-term appeal.

Currently home to an established winery operation, the property features a newly remodeled 2,200± SF tasting room and event space, a 2,000± SF guest house currently operating as a short-term rental, and two metal buildings totaling over 3,000± SF, along with a 3,200± SF covered work area. Additional infrastructure includes a high-volume (84 GPM) water well with a split chlorination system, a properly sized septic system, a covered RV pad with electric hookups, a 10'x20' storage building, underground electricity, and improved driveways with extensive parking areas.

This versatile property offers multiple avenues for income generation, including continuing winery and tasting room operations by leasing the facilities to other producers, expanding the hospitality and event offerings, or planting a vineyard to further enhance the property's appeal.

Surrounded by other well-established destinations such as William Chris Vineyards, Ron Yates Winery, and Garrison Brothers Distillery, this prime location provides a strong foundation for long-term success. ***This offering includes the land and real estate assets only*** - a unique investment opportunity for hospitality operators, winemakers, or strategic investors seeking a foothold in the desirable Hill Country wine and hospitality industry.

ASSOCIATE CONTACT

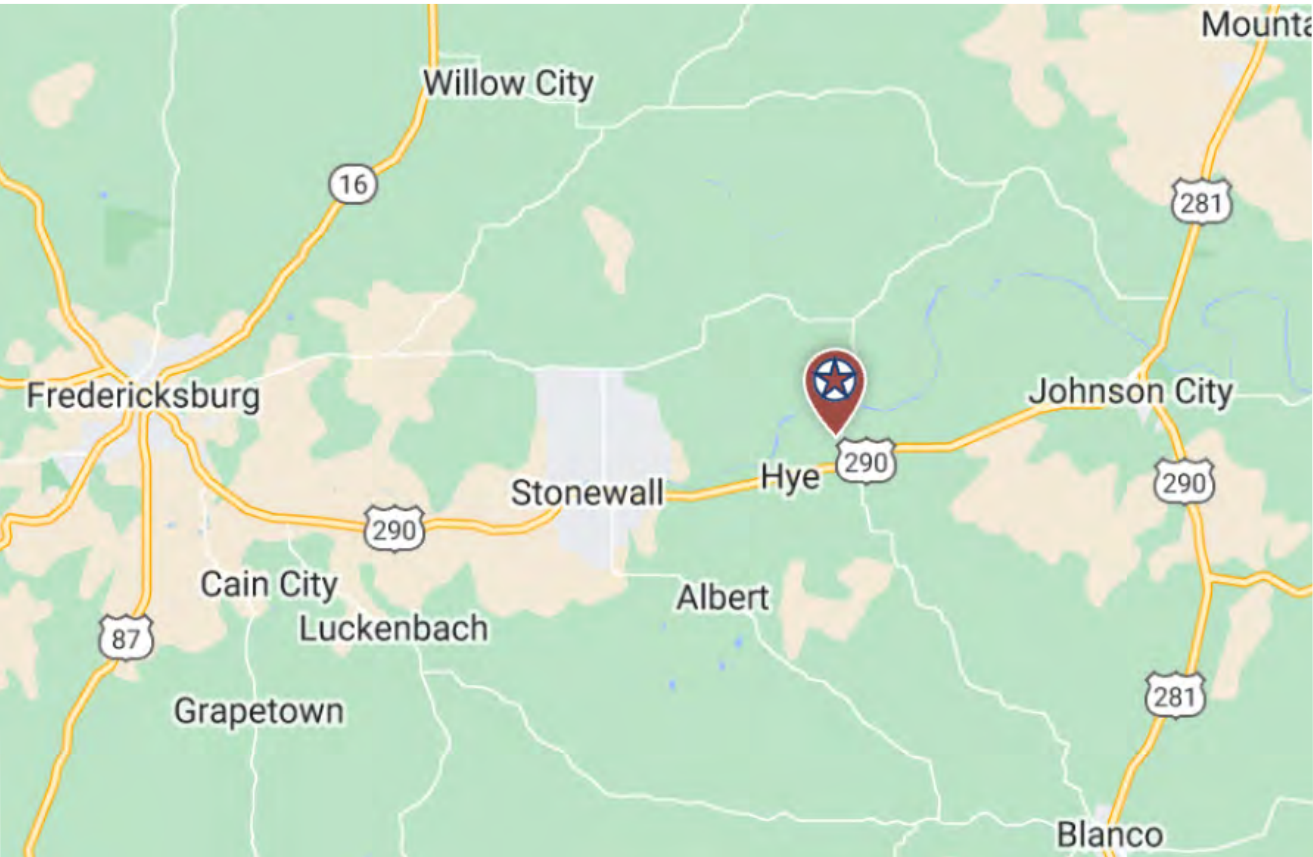
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Co-Listed with Republic Commercial Land & Brokerage



LOCATION

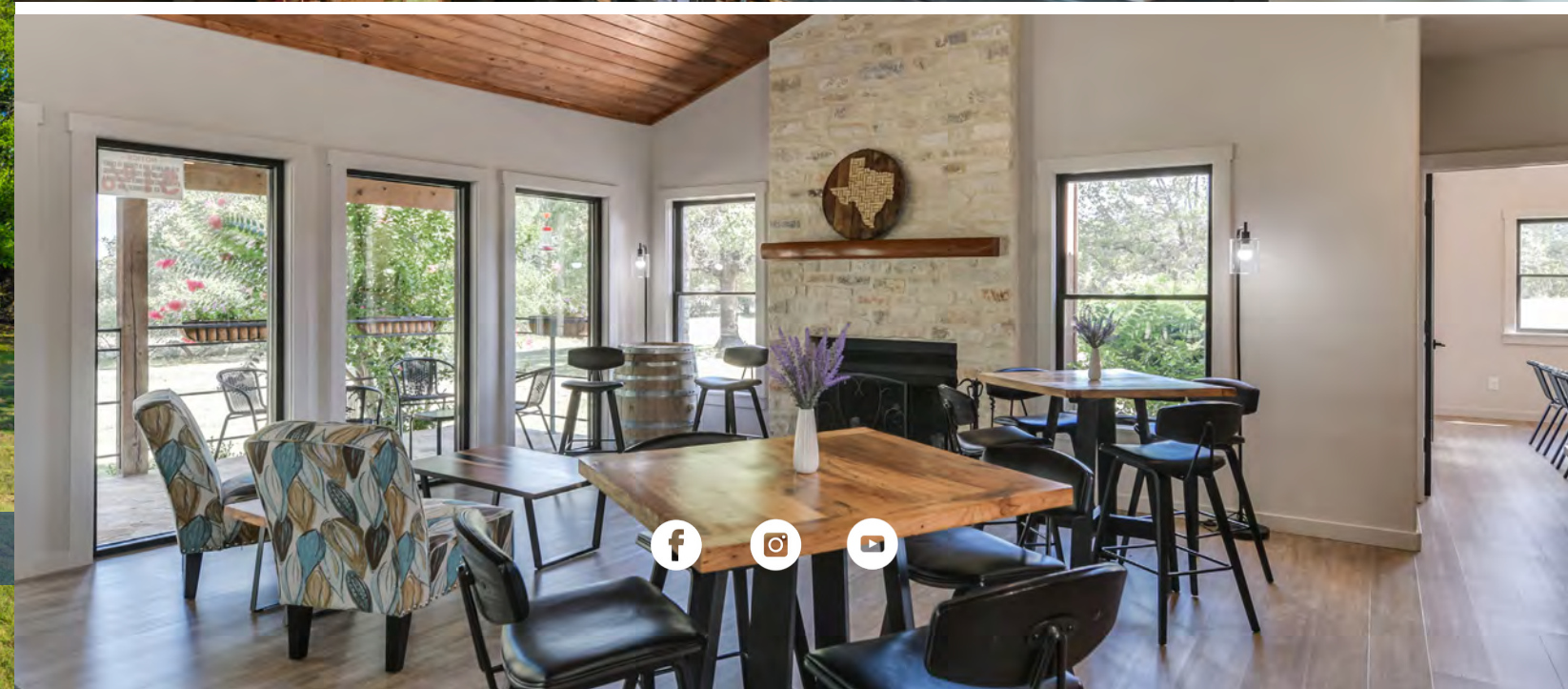
Located on Sandy Road (RR 1320) just north of Hwy 290 between Johnson City and Fredericksburg.



AREA ATTRACTIONS

Some of the notable wineries in the area include William Chris Vineyards, Portree Cellars, Sandy Road Vineyard, Vinovium, Hye Meadow Winery, Ron Yates Wines, Lewis Wines, and many others. Additionally, the area is home to many other visitor attractions such as Garrison Brother's Distillery, Walden Retreats, Bamberger Ranch Preserve, and several resorts and Bed & Breakfasts.





IMPROVEMENTS

Tasting Room: 2,200± SF recently remodeled event space with bar area and commercial kitchen.

- New construction with spray foam insulation.
- Commercial kitchen with high-temp dishwasher.
- Four guest bathroom stalls.
- Private gathering space for small groups.

Guest House: 2,000± SF secondary home, ideal for short-term rentals.

- Two bedrooms and two bathrooms. Currently sleeps 6-8 guests comfortably.
- Full kitchen, dining area, living room, and laundry room.
- Covered patio with pergola and fans.

Winery Building: 40'x50' insulated metal building on concrete slab (built in 2021)

- 18' ceilings with roll-up door.
- 3,200± SF covered concrete crush pad with drainage.
- Currently used as a wine production facility housing bulk wine in stainless steel tanks and barrels.

Storage Building: 20'x30' insulated metal building on concrete slab.

- 12' ceiling and custom decorative roll-up door.
- Currently used for case goods storage and wine lab.

Water: 84 GPM water well with split system chlorination system, UV filtration, and water softener.

Additional Features:

- Covered RV pad with electric hookups
- 10'x 20' detached storage building
- Improved gravel driveways and guest parking areas
- Large stone BBQ pit used for large gatherings.
- 500-gallon propane tank
- 3-phase electric service in place
- Underground electric to buildings


Create your own signature destination in the heart of Texas Wine Country.



INVESTMENT HIGHLIGHTS

- 30 acres of turnkey real estate in the heart of the exploding Texas Hill Country Hwy 290 wine corridor.
- Immediate income opportunities from tasting room, events, and short-term rental.
- Room to expand hospitality improvements or plant a vineyard.
- Turnkey infrastructure in place for new ownership.
- Land has an active wildlife management plan.






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.

11-2-2015



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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Designated Broker of Firm:	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	
Regulated by the Texas Real Estate Commission		Information available at www.trec.texas.gov	
IABS 1-0			

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; Colorado; Louisiana; Arkansas; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.

An aerial photograph of a vast, green landscape with scattered trees and a few buildings. A large, white, five-pointed star is superimposed over the center of the image. The star is surrounded by a circular border containing the text "REPUBLIC RANCHES, LLC" in a serif font. The background shows a dirt road winding through the trees, a small pond, and a few buildings in the distance.

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