

\$199,000 - 5112 Us Highway 290 197, Fredericksburg

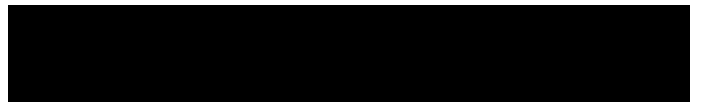
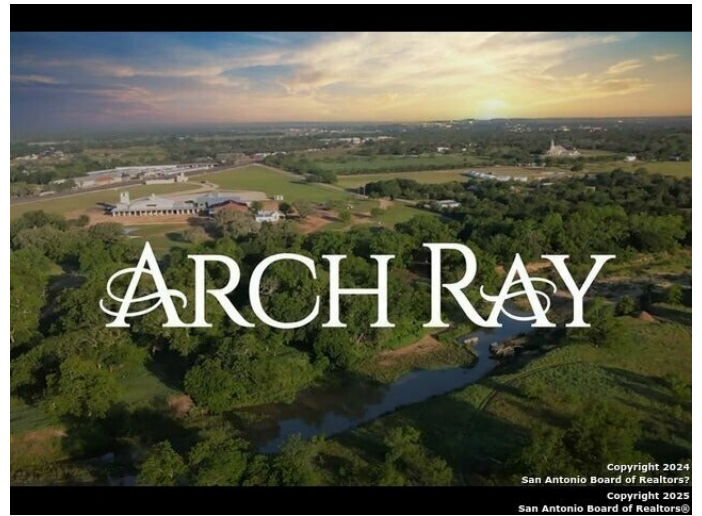
MLS® #1843314

\$199,000

Bedroom, Bathroom,
Land on 0.21 Acres

Arch Ray Resort, Fredericksburg, TX

This is a rare opportunity to own an income producing property or family property this close to the Fredericksburg Wine Trail and Main St. Located outside the city limits allowing for Airbnb use with river access to the Pedernales. Arch Ray Resort is an exciting new development with onsite amenities to include Arch Ray Winery, Ogle Brewery, Paul Bee Distillery, fiber internet, community center, restaurant and amphitheater that will host live music throughout the year with resort-style pool and lazy river coming soon. Use as your primary residence, short term rental, or Hill Country getaway. This offering is an RV and cabin lot within the brand new gated Arch Ray resort. The .2-acre lot includes all utility hook-ups in place and ready including water, sewer, power and internet. RV pad size is 20 feet by 70 feet. You also have the option of building a two bedroom cabin on the lot which offers a great option to have a two-bedroom home to live in or rent out, as well as a large covered or enclosed parking space for your RV. Best of all, short-term rentals are allowed, and Arch Ray even offers its own TurnKey Property Management company on site to take care of all the STR tasks for you. Select from several floorplan options and build now or in the future. While staying on the property, you can have a meal and bottle of wine delivered right to your front door from the restaurant. Also, a golf cart bridge over the river for the community is in the works. There are no HOA dues currently, dues will start when community



is 65% built out. Owning a lot makes you a member of Arch Ray Resort providing discounts, free concert tickets and benefits from the amenities this community has to offer. Developer can build for you, or you can use your own builder.

Essential Information

MLS® #	1843314
Price	\$199,000
Acres	0.21
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	5112 Us Highway 290 197
Area	3100
Subdivision	Arch Ray Resort
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	Clubhouse, Playground/Park, Neighborhood Pool, Controlled Access, Stream/River, Lake
Utilities	Water System, Electric, Sewer System
Has Pool	Yes

Exterior

Lot Description	Improved
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School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	February 18th, 2025
Days on Market	254
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Aaron Jistel
Listing Office	ListingSpark

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