

\$4,250,000 - 13502 Us Hwy 290, Stonewall

MLS® #1896636

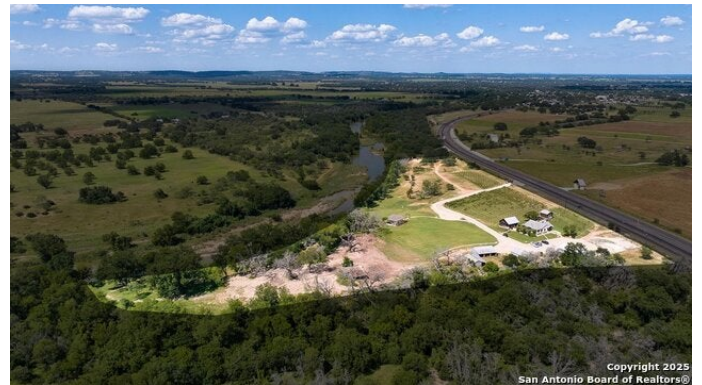
\$4,250,000

Bedroom, Bathroom, 3,417 sqft

Commercial on 0.00 Acres

N/A, Stonewall, TX

Nestled between the celebrated Highway 290 Wine Trail and the scenic Pedernales River, Arrowhead Creek Vineyard offers 14 acres in one of America's most visited wine regions. The property features 2.5 acres of mature Tannat and Mourvedre vines, a beautifully restored 1800s tasting room, and multiple event spaces including the Legacy Lounge, Ice House with outdoor kitchen, and a 1,200 sq. ft. riverside pavilion overlooking a natural amphitheater. With over 1,100 feet of Highway 290 frontage, 1,400+ feet of Pedernales River frontage, premium water rights, and a location just one hour from Austin and San Antonio, the estate is perfectly positioned for weddings, corporate retreats, artisan markets, and live music events. The established infrastructure and natural beauty make it ideal for a boutique winery, craft brewery, artisan distillery, or premier hospitality venue in the heart of Texas Wine Country. Premium Hill Country Location - 14 acres on the renowned Highway 290 Wine Trail with over 1,100 feet of highway frontage and 1,400+ feet of Pedernales River frontage, ensuring unmatched visibility and natural beauty. Established Vineyard - 2.5 acres of mature Tannat and Mourvedre vines producing up to 4 tons per acre annually, supported by fertile river valley soils and a state-of-the-art irrigation system. Turnkey Hospitality Infrastructure - Includes a 1,517 sq. ft. renovated 1800s tasting room, 1,225 sq. ft. Legacy Lounge, 675 sq. ft. Ice House with



outdoor kitchen and bar, and a 1,200 sq. ft. riverside pavilion with natural amphitheater setting for weddings, corporate retreats, and live music events. Diverse Revenue Potential - Ideal for wine production, craft brewery, distillery operations, luxury weddings, corporate events, artisan markets, and private celebrations. Premium Water Rights - Over 1,400 feet of Pedernales River frontage plus additional live water sources for irrigation, production, and scenic value. Strong Tourism Market - Located in the heart of Texas Wine Country, the region attracts 1.7 million visitors annually, ranked as the second most visited wine destination in the U.S. Accessibility - Just 10 minutes to Fredericksburg, 1 hour to Austin or San Antonio, and within 4 hours of Houston and Dallas. Fully Serviced - Equipped with commercial septic, underground utilities, and public water access, providing a ready-made foundation for expansion.

Built in 1950

Essential Information

MLS® #	1896636
Price	\$4,250,000
Square Footage	3,417
Acres	0.00
Year Built	1950
Type	Commercial
Sub-Type	Multi-Use
Status	Active

Community Information

Address	13502 Us Hwy 290
Area	3100
Subdivision	N/A
City	Stonewall
County	Gillespie

State	TX
Zip Code	78671

Amenities

Amenities	Exterior Lighting, Inside Storage, Outside Storage, Public Restroom, Sprinkler System
Utilities	Electricity, Water, Septic, Gas
Parking Spaces	50

Interior

Heating	Central
Cooling	Central
# of Stories	1.0
Stories	1

Exterior

Roof	Metal
Construction	Wood, Stone

School Information

District	Fredericksburg
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Additional Information

Date Listed	August 29th, 2025
Days on Market	58
Zoning	OCL

Listing Details

Listing Agent	Lisa Grove
Listing Office	Phyllis Browning Company

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