

\$1,190,000 - 485 Ranch Road 1631, Fredericksburg

MLS® #1908036

\$1,190,000

Bedroom, Bathroom,
Land on 10.50 Acres

OUT/GILLESPIE COUNTY, Fredericksburg,
TX

Unrestricted Land in the Heart of Fredericksburg! Discover this rare opportunity to own 10.50 acres of unrestricted land tucked away just a 1/2 mile from the vibrant energy of Fredericksburg's Main Street. Situated in the ETJ and joining the eastern perimeter of the City of Fredericksburg, this property offers a perfect balance of privacy, convenience, and endless potential. Whether you're searching for a homesite close to town, a commercial investment, or a unique hospitality venture, this tract provides the flexibility to bring your vision to life. This property is located less than one mile from the National Museum of the Pacific War, one of Fredericksburg's most visited attractions. The close proximity to downtown's shopping, dining, wineries, and cultural landmarks makes it ideal for development with maximum visibility and accessibility. At the same time, its tucked-away setting allows for privacy and seclusion when desired. For investors or developers, this location is prime: along the corridor conceptually planned for the Mulberry Road extension noted in the City of Fredericksburg's 2020 Traffic Impact Study. This forward-looking infrastructure planning could increase long-term connectivity and enhance the property's value. Potential uses include, but are not limited to, a spacious 10+ acre private homesite just steps from Main Street, combining peaceful Hill Country living with in-town convenience. A boutique hotel,



B&B compound, or other hospitality project, capitalizing on Fredericksburg's thriving tourism industry. A winery, tasting room, or vineyard, perfectly suited to the region's wine culture. A commercial office or warehouse development, benefitting from the proximity to downtown and major attractions. Or a mixed-use concept, blending residential and commercial potential to maximize return on investment. If desired, it could potentially be annexed into the city, allowing for expanded infrastructure access and municipal services. This optional flexibility makes it appealing to a wide range of buyers and investors. With its unbeatable location less than a mile from Main Street, its flexible status in the ETJ, and its completely unrestricted use, this 10.50-acre tract is a true rarity in Fredericksburg's competitive real estate market. Properties with this combination of proximity, scale, and freedom are seldom available. Whether you are envisioning your dream homestead, a one-of-a-kind hospitality venue, or a commercial investment, this property is ready to deliver. Don't miss the chance to secure a prime piece of Fredericksburg real estate.

Essential Information

MLS® #	1908036
Price	\$1,190,000
Acres	10.50
Type	Land
Sub-Type	Rural
Status	Active

Community Information

Address	485 Ranch Road 1631
Area	3100
Subdivision	OUT/GILLESPIE COUNTY
City	Fredericksburg

County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	Other - See Remarks
Utilities	Well Allowed, Electric, Other

Exterior

Lot Description	Undeveloped
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School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	September 16th, 2025
Days on Market	44
Zoning	NONE

Listing Details

Listing Agent	Adam Carroll
Listing Office	Fore Premier Properties

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