



ARCH RAY – 165

KRISTA M. BENNETT, REALTOR®, GRI | CELL: 830-998-0633





Arch Ray - 165

Resort CT | Fredericksburg, Texas 78624 | Gillespie County

0.20+/- Acres

\$210,000

Agent

Krista Bennett

Property Highlights

- 0.087± acre RV lot in Arch Ray on the River
- Located on Hwy 290, just minutes to downtown Fredericksburg
- CTEC electric on site
- Water, sewer, power, and fiber internet hookups available
- Resort-style living in a gated riverfront community
- 50,000 sq ft amenity complex with:
 - Arch Ray Winery, Distillery & Brewery
 - 1894 Farm-to-Table Restaurant
 - Living Tree Amphitheater with live music events
- Future amenities:
 - Resort-style pool, community center, laundry, and general store
- Riverfront park access on the Pedernales River
- Located along the Texas Wine Trail
- Ideal for personal use or short-term rental investment

Property Taxes:

\$2,259.35

Positioned on a spacious 0.20± acre lot within the highly desirable Arch Ray River Resort, this property offers an unbeatable blend of Hill Country charm, upscale amenities, and investment potential. Whether used as your personal getaway or a lucrative short-term rental, the location and amenities create an ideal balance between relaxation and entertainment.

As an owner, you'll be part of an exclusive riverfront community along the Pedernales River, where wine country living meets resort-style leisure. With direct access to an evolving 50,000 sq ft amenity complex and exciting future additions on the way, this property is perfectly suited for those looking to invest in both lifestyle and value.

As part of the exclusive Arch Ray Resort, you'll have access to a one-of-a-kind 50,000 sq ft amenity complex featuring the Arch Ray Winery, Paul Bee Distillery, Ogle Brewery, the 1894 Farm-to-Table Restaurant. Entertainment options abound with the Living Tree Amphitheater hosting live music events under the stars. Future amenities include a resort-style pool, a community center, laundry facilities, and a convenient general store. The resort also offers beautiful views, riverfront access to the Pedernales, and direct placement along the famed Texas Wine Trail.

MLS #: T98449A (Active) List Price: \$210,000 (22 Hits)

165 -- Resort Ct Fredericksburg, TX 78624



Type: Rural Subdivision
Best Use: Residential, Recreational, Investment
Topography: Level
Surface Cover: Native Pasture
Views: Yes
Apx \$/Acre: 0
Lot/Tract #: 165

Original List Price: \$210,000
Area: County-Southeast
Subdivision: ARCH RAY CONDO RV & CABIN COMMUNITY
County: Gillespie
School District: Fredericksburg
Distance From City: Less than 6 miles
Property Size Range: < 1 Acre
Apx Acreage: 0.2000
Seller's Est Tax: 2259.30
Showing Instructions: Vacant
Days on Market: 5

Tax Exemptions: **Taxes w/o Exemptions:** \$0.00 **Tax Info Source:** **CAD Property ID #:** 191232 **Zoning:** None

Flood Plain: No **Deed Restrictions:** Yes **Easements:** None

HOA: Yes **HOA Fees:** 260.00 **HOA Fees Pd:** Monthly

Items Not In Sale:

Documents on File: Survey/Plat, Deed Restrictions

Land	
Leases	Cropland
Rangeland/Pasture	Fenced

Water: Community, Well
Sewer: Community Sewer
Utilities: City Electric-On Property
Access/Location: US Highway, Private Road
Minerals: None

Improvements: None
Misc Search: None
Surface Water: None
Fence: None

TrmsFin: Cash, Conventional **Possessn:** Closing/Funding **Excl Agy:** No

Title Company: Hill Country Titles **Attorney:** **Refer to MLS#:**

Location/Directions: From courthouse Head East on Hwy 290 approximately 4.5 miles, Arch Ray RV Resort entrance will be on your left just after Arch Ray Resort(winery).

Owner: TOBIAS, ANNA LISA

Legal Description: ABS A9008 ARCH RAY CONDO RV & CABIN COMMUNITY (UNREC) ABST 106, TRACT 165

Instructions: Show anytime, please don't disturb guests

Public Remarks: Positioned on a spacious 0.20± acre RV unit within the highly desirable Arch Ray River Resort, this site offers an unbeatable blend of Hill Country charm, upscale amenities(coming soon), and investment potential. Whether used as your personal RV getaway or a lucrative short-term rental, the location and amenities create an ideal balance between relaxation and entertainment. As an owner, you'll be part of an exclusive riverfront community along the Pedernales River, where wine country living meets resort-style leisure. With direct access to an evolving 50,000 sq ft amenity complex and exciting future additions on the way, this property is perfectly suited for those looking to invest in both lifestyle and value. Entertainment options abound with the Living Tree Amphitheater hosting live music events under the stars. Future amenities include a resort-style pool, a community center, laundry facilities, and a convenient general store. The resort also offers beautiful views, riverfront access to the Pedernales, and direct placement along the famed Texas Wine Trail.

Agent Remarks:

Withdraw Comments:

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Office Broker's Lic #: 9003085

Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Krista Bennett (#:127)
Agent Email: krista@fredericksburgrealty.com
Contact #: (830) 998-0633
License Number: 0622568

Information Herein Deemed Reliable but Not Guaranteed
 Central Hill Country Board of REALTORS Inc., 2007

ARCH RAY RESORT

- COME BE A PART OF OUR TEXAS FAMILY LEGACY -



LEGEND

- Cabin Sites
- Premium Sites
- Deluxe Sites
- Golf Cart/Hiking trail
- Pool
- Clubhouse
- Shower Suites & Laundry Facilities
- Sports Courts
- The Living Tree Amphitheater
- Fiesta Winery & Ogle Brewery
- 1894 Ranch to Table Restaurant
- Paul Bee Distillery
- 2-way Golf Cart/Pedestrian Bridge
- Future Hotel

THIS MAP IS FOR INFORMATION PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR, OR BE SUITABLE FOR LEGAL ENGINEERING, OR SURVEYING PURPOSES.



 Boundary

Property ID: 191232 For Year 2025

Property Details

Account		
Property ID:	191232	Geographic ID: A0106-0029-000000-00
Type:	R	Zoning: 517825
Property Use:		Condo:
Location		
Situs Address:	165 RESORT CT TX	
Map ID:	9-O	Mapsco:
Legal Description:	ABS A9008 ARCH RAY CONDO RV & CABIN COMMUNITY (UNREC) ABST 106, TRACT 165	
Abstract/Subdivision:	A9008	
Neighborhood:	(F600) FBG 290 EAST & SE	
Owner		
Owner ID:	346784	
Name:	TOBIAS, ANNA LISA	
Agent:		
Mailing Address:	1284 CHOLLA RD # 699 COMSTOCK, TX 78837	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$244,720 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$244,720 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$244,720 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$28,840 (-)
Assessed Value:	\$215,880
Ag Use Value:	\$0

2025 values are preliminary and subject to change prior to certification.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: TOBIAS, ANNA LISA

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$244,720	\$215,880	\$579.64	
HUW	HILL CNTRY UWCD	\$244,720	\$215,880	\$10.36	
SFB	FREDBG ISD	\$244,720	\$215,880	\$1,668.97	
WCD	GILLESPIE WCID	\$244,720	\$215,880	\$0.38	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$244,720	\$215,880	\$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: \$2,259.35

Estimated Taxes Without Exemptions: \$2,561.18

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RURAL SUBDIVISION LOT	0.20	8,755.56	0.00	0.00	\$244,720	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$244,720	\$0	\$244,720	\$0	\$215,880
2024	\$0	\$179,900	\$0	\$179,900	\$0	\$179,900

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/6/2023	SWD	SPECIAL WARRANTY DEED	ARCH RAY DEVELOPMENT LLC	TOBIAS, ANNA LISA	20234035		

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
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Estimated Tax Due

If Paid:

08/06/2025



Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorn Fe
2024	GILLESPIE COUNTY	0.268500	\$179,900	\$179,900	\$483.03	\$483.03	\$0.00	\$0.00	\$0.00
2024	HILL CNTRY UWCD	0.004800	\$179,900	\$179,900	\$8.64	\$8.64	\$0.00	\$0.00	\$0.00
2024	FREDBG ISD	0.773100	\$179,900	\$179,900	\$1,390.80	\$1,390.80	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	0.000174	\$179,900	\$179,900	\$0.31	\$0.31	\$0.00	\$0.00	\$0.00
	2024 Total:	1.046574			\$1,882.78	\$1,882.78	\$0.00	\$0.00	\$0.00