



CANYONS LOT 7

GINNY TILLMAN, REALTOR®, GRI | CELL: 830-456-1235





FREDERICKSBURG REALTY TEXAS RANCH REALTY

Canyons Lot 7

Longview Dr | Fredericksburg, Texas 78624 | Gillespie County

5.19+/- Acres

\$149,000

Agent

Ginny Tillman

Property Highlights

- 5.19± acre cul-de-sac lot in **The Canyons at Longview** gated subdivision
- **Short-term rentals permitted**
- Up to **4 total structures per lot** allowed (guesthouse, cabin, barndominium, etc.)
- Minimum build size: **1,600 sq. ft. residence / 800 sq. ft. guest structures**
- **Ag-exempt** community for low property taxes
- Mature trees, Hill Country views & **multiple building sites**
- Paved roads, underground electricity (CTEC), & high-speed fiber internet
- Abundant wildlife: whitetail deer, turkey, and hogs
- Private recreational area with pavilion & pond
- Conveniently located 18 miles from Fredericksburg

Property Taxes:

\$6.07 ag exempt

\$3,802.20 w/o

\$1,000 HOA

Views, Wildlife & STR-Friendly

Canyons Lot 7 offers 5.19± acres in a private, gated subdivision just outside Fredericksburg. This property combines privacy with convenience, offering stunning Hill Country views, mature trees, and multiple building sites. The subdivision is ag-exempt and designed for those who value both natural beauty and modern amenities, with paved roads, underground electricity, and high-speed fiber internet.

Buyers will appreciate the flexibility: short-term rentals are permitted, and up to four total structures may be built per lot, including guesthouses, cabins, or barndominiums. Minimum building requirements call for 1,600 sq. ft. for a main residence and 800 sq. ft. for additional structures, ensuring a well-kept community while allowing creative use of the land.

Enjoy abundant wildlife including whitetail deer, turkey, and hogs, along with access to a scenic recreational area featuring a pavilion and pond. With its tranquil setting, strong building potential, and thoughtful subdivision guidelines, this lot is an exceptional opportunity to build a dream home, retreat, or income-producing property in Gillespie County.

MLS #: T98759A (Active) List Price: \$149,000 (103 Hits)

lot 7 -- Longview Dr Fredericksburg, TX 78624



Type: Rural Subdivision, Vacant Land
Best Use: Residential, Recreational, Vacation
Topography: Gentle Sloping, Gentle Sloping, Few Trees, Views
Surface Cover: Wooded/Native Pasture, Improved Grasses
Views: Yes
Apx \$/Acre: 0
Lot/Tract #: 7

Original List Price: \$190,000
Area: County-North
Subdivision: The Canyons
County: Gillespie
School District: Fredericksburg
Distance From City: 10-15 miles
Property Size Range: 6-10 Acres
Apx Acreage: 5.1900
Seller's Est Tax: 6.07
Showing Instructions: Call Listing Agent, Vacant, Gate Locked-Key
Days on Market 85

Tax Exemptions: **Taxes w/o Exemptions:** \$3,802.20 **Tax Info Source:** CAD **CAD Property ID #:** 186358 **Zoning:** None

Flood Plain: No **Deed Restrictions:** Yes **Easements:** None **Road Maintenance Agreement:** Yes

HOA: Yes **HOA Fees:** 1000.00 **HOA Fees Pd:** Yearly

Items Not In Sale:

Documents on File: Survey/Plat, Deed Restrictions, Legal Description, Aerial Photo

Water: None
Sewer: None
Utilities: CTEC Electric Available
Access/Location: State Road, County Road, Paved
Minerals: None

Improvements: None
Misc Search: None
Fence: None

TrmsFin: Cash, Conventional, FHA, VA Loan

Possessn: Closing/Funding

Excl Agy: No

Title Company: TBD

Attorney:

Refer to MLS#:

Location/Directions: Take US Highway 87 north from the Y on Main Street for 6 miles, right on FM 2323 for 6 miles, right on Schneider-Moellering Rd and left on Canyons Dr. look for sign

Owner: Brian and Kristen Swearingen

Legal Description: CANYONS, THE LOT 7, 5.19

Instructions:

Public Remarks: Canyons Lot 7 offers 5.19± acres in a private, gated subdivision just outside Fredericksburg. This property combines privacy with convenience, offering stunning Hill Country views, mature trees, and multiple building sites. The subdivision is ag-exempt and designed for those who value both natural beauty and modern amenities, with paved roads, underground electricity, and high-speed fiber internet. Buyers will appreciate the flexibility: short-term rentals are permitted, and up to four total structures may be built per lot, including guesthouses, cabins, or barndominiums. Minimum building requirements call for 1,600 sq. ft. for a main residence and 800 sq. ft. for additional structures, ensuring a well-kept community while allowing creative use of the land. Enjoy abundant wildlife including whitetail deer, turkey, and hogs, along with access to a scenic recreational area featuring a pavilion and pond. With its tranquil setting, strong building potential, and thoughtful subdivision guidelines, this lot is an exceptional opportunity to build a dream home, retreat, or income-producing property in Gillespie County.

Agent Remarks: Call LA for showings and gate code

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: Virginia Tillman (#:134)

Agent Email: ginny@fredericksburgrealty.com

Contact #: (830) 456-1235

License Number: 0614714

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

Lot 7, Longview

Gillespie County, Texas, 5.19 AC +/-



Google



Boundary

Justin Cop
P: 830-997-6531

www.fredericksburgrealty.com

257 West Main St.

The information contained herein was obtained from sources deemed to be reliable. Land of™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Texas, AC +/-



Gate



Boundary

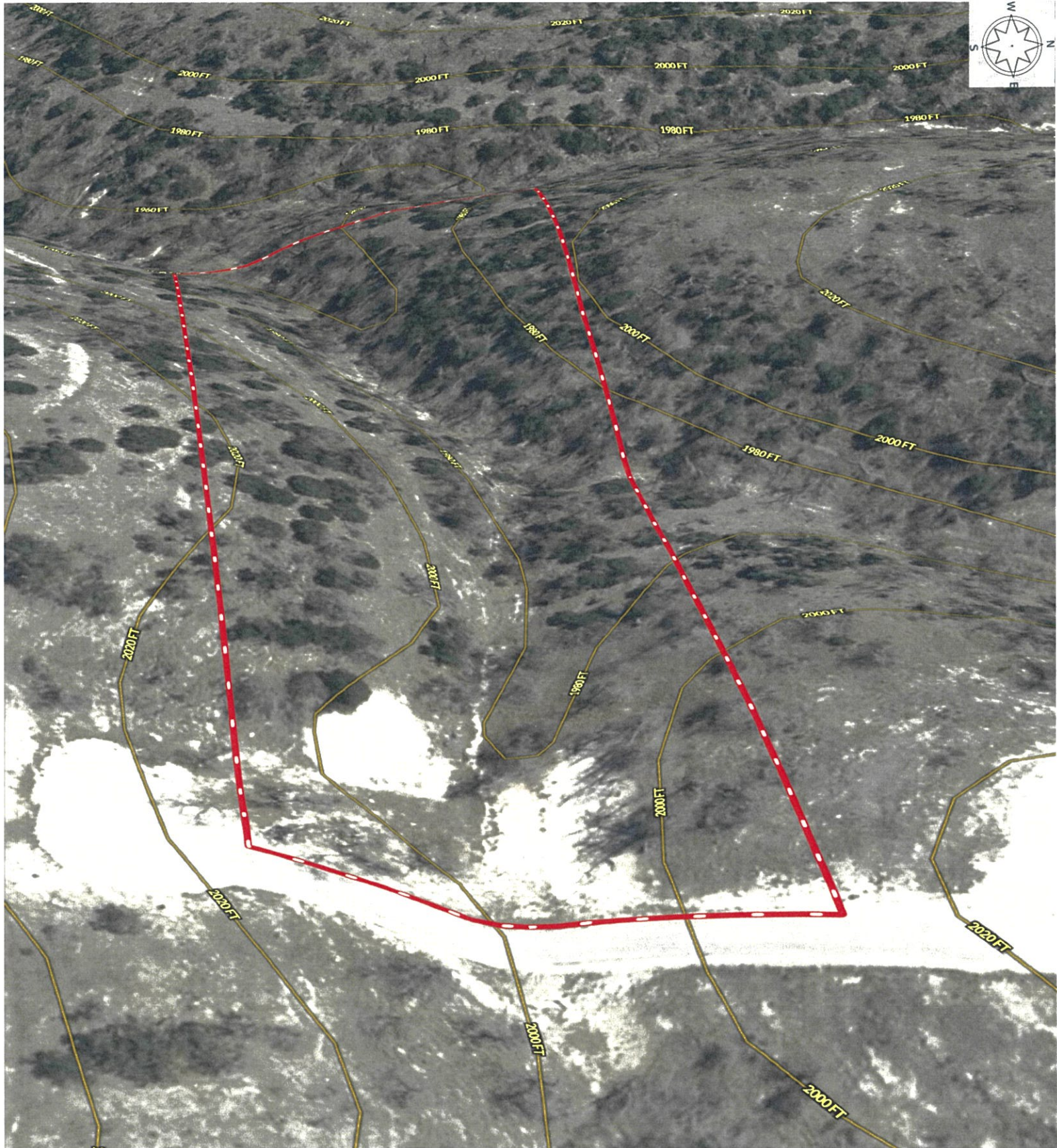
P 830-997-6531

257 West Main St.



Landall: "So far, company, no war order has appeared, even to the point of war on a major battle."

Texas, AC +/-



Gate



Boundary



The Canyons Subdivision - Lot 7
Texas, AC +/-



Gate Boundary

Justin Cop
P: 830-997-6531

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257 West Main St.

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The Canyons Subdivision - Lot 7
Texas, AC +/-



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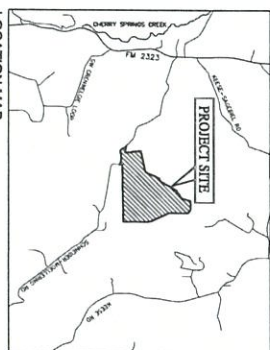
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257 West Main St.



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CH#	CH#			CH#		
	CH#	ALC LENGTH	SLA	CH#	CH#	CH#
C18	256.16	56662	275.37	31.32	31.34	201.4
C19	251.3	51414	279.24	32	24	221.4
C20	241.6	56663	279.27	31	24	241
C21	241.6	56664	279.27	31	24	241
C22	213.14	56665	279.27	31	46	221.4
C23	213.14	56666	279.27	31	46	221.4
C24	89.32	56667	279.27	34	46	80.32
C25	31.32	100002	317.47	31	27	31.34
C26	64.6	100003	274.63	36	27	54.6
C27	64.6	100004	274.63	36	27	54.6
C28	64.6	100005	274.63	36	27	54.6
C29	64.6	100006	274.63	36	27	54.6
C30	64.6	100007	274.63	36	27	54.6
C31	64.6	100008	274.63	36	27	54.6
C32	64.6	100009	274.63	36	27	54.6
C33	64.6	100010	274.63	36	27	54.6
C34	64.6	100011	274.63	36	27	54.6
C35	64.6	100012	274.63	36	27	54.6
C36	64.6	100013	274.63	36	27	54.6
C37	64.6	100014	274.63	36	27	54.6
C38	64.6	100015	274.63	36	27	54.6
C39	64.6	100016	274.63	36	27	54.6
C40	64.6	100017	274.63	36	27	54.6
C41	64.6	100018	274.63	36	27	54.6
C42	64.6	100019	274.63	36	27	54.6
C43	64.6	100020	274.63	36	27	54.6
C44	64.6	100021	274.63	36	27	54.6
C45	64.6	100022	274.63	36	27	54.6
C46	64.6	100023	274.63	36	27	54.6
C47	64.6	100024	274.63	36	27	54.6
C48	64.6	100025	274.63	36	27	54.6
C49	64.6	100026	274.63	36	27	54.6
C50	64.6	100027	274.63	36	27	54.6
C51	64.6	100028	274.63	36	27	54.6
C52	64.6	100029	274.63	36	27	54.6
C53	64.6	100030	274.63	36	27	54.6
C54	64.6	100031	274.63	36	27	54.6
C55	64.6	100032	274.63	36	27	54.6
C56	64.6	100033	274.63	36	27	54.6
C57	64.6	100034	274.63	36	27	54.6
C58	64.6	100035	274.63	36	27	54.6
C59	64.6	100036	274.63	36	27	54.6
C60	64.6	100037	274.63	36	27	54.6
C61	64.6	100038	274.63	36	27	54.6
C62	64.6	100039	274.63	36	27	54.6
C63	64.6	100040	274.63	36	27	54.6
C64	64.6	100041	274.63	36	27	54.6
C65	64.6	100042	274.63	36	27	54.6
C66	64.6	100043	274.63	36	27	54.6
C67	64.6	100044	274.63	36	27	54.6
C68	64.6	100045	274.63	36	27	54.6
C69	64.6	100046	274.63	36	27	54.6
C70	64.6	100047	274.63	36	27	54.6

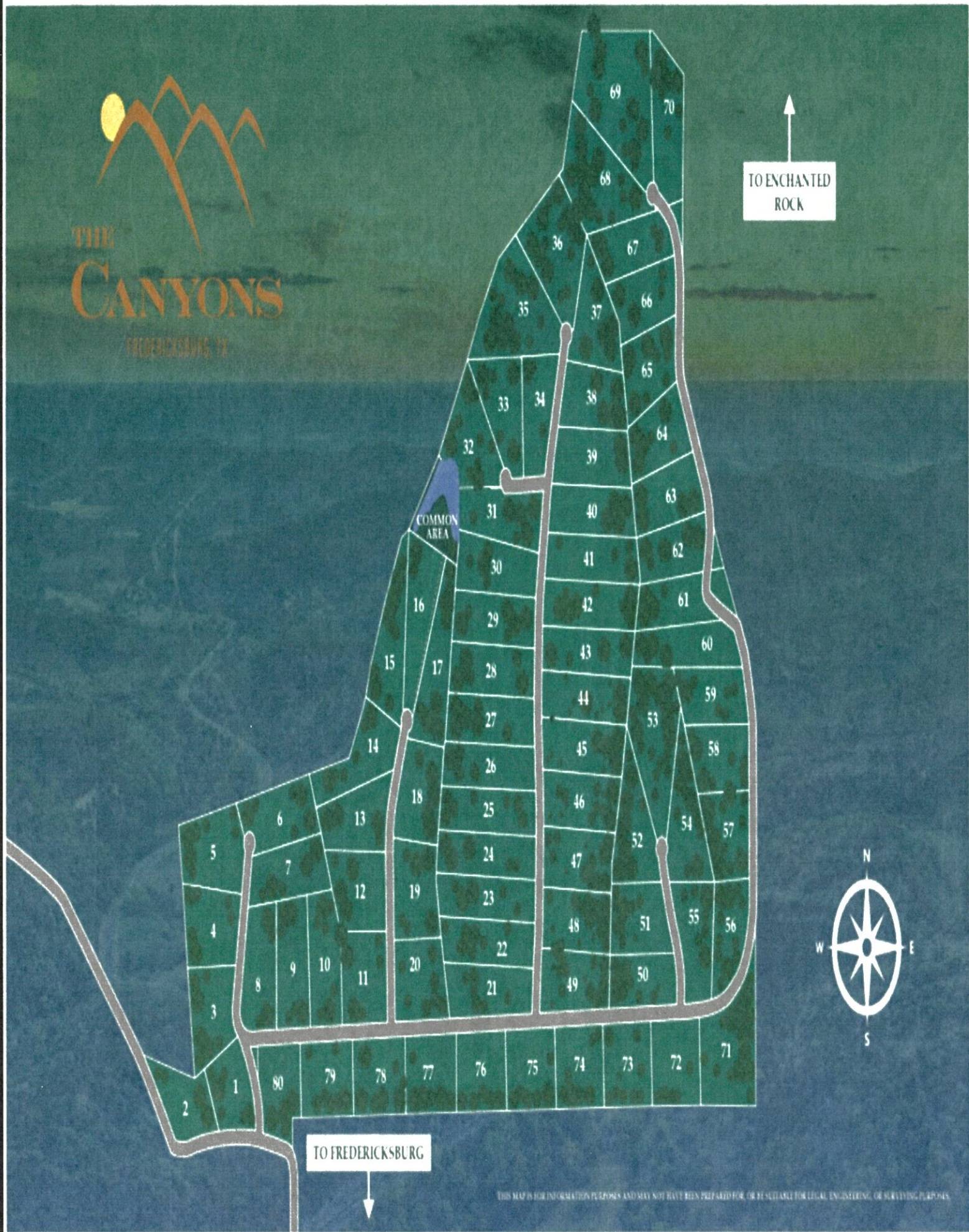


<p align="center">PRELIMINARY PLAT FOR</p>	<p align="center">THE CANYONS</p>	<p align="center">4/13/14 added</p>	<p align="center">1799 KENNEDY BOULEVARD, BOX 10, HENDERSCOTING, GULLAKE COUNTY, IOWA</p>	<p align="center">OWNER</p>	<p align="center">LAND SURVEYING HOLDINGS, LLC</p>	<p align="center">ENGINEER</p>	<p align="center">VEI CONSULTING ENGINEERS</p>	<p align="center">MDS LAND SURVEYING</p>	<p align="center">DATE: 04/03/2021</p>
					<p align="center">201 EAST WASHINGTON, SUITE 200 DANVER, NC 28838</p>	<p align="center">(704) 891-1850 Fax: (704) 895-8751</p>	<p align="center">ENGINEERING CONSULTANTS & SPECIALISTS 1000 S. HUNTER AVE. SUITE 100 DANVER, NC 28838</p>	<p align="center">SURVEYOR CONTACT: 417 BOGNER BOB WALKER, PLS. 100 S. HUNTER AVE. SUITE 100 DANVER, NC 28838</p>	<p align="center">FILE NO.: 20107 SHEET: PP (1 OF 2)</p>



THE CANYONS

FREDERICKSBURG, TX



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

Gillespie CAD Property Search

2025 values are now certified!

Property ID: 186358 For Year 2025

Property Details

Account		
Property ID:	186358	Geographic ID:
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	LONGVIEW DR TX	
Map ID:	2-L	Mapsco:
Legal Description:	CANYONS, THE LOT 7, 5.19	
Abstract/Subdivision:	S0244	
Neighborhood:	(F200) FBG HWY 87 NORTH	
Owner		
Owner ID:	340807	
Name:	SWEARINGEN, BRIAN M & KRISTEN S	
Agent:		
Mailing Address:	12504 MULBERRY CREEK CT AUSTIN, TX 78732	
% 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:	\$0 (+)
Agricultural Market Valuation:	\$363,300 (+)

Market Value:	\$363,300 (=)
Agricultural Value Loss: ⓘ	\$362,720 (-)
Appraised Value: ⓘ	\$580 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$580
Ag Use Value:	\$580

2025 values are now certified!

Information provided for research purposes only, for current ownership research you are able to change the search year to 2026. 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: SWEARINGEN, BRIAN M & KRISTEN S

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$363,300	\$580	\$1.56	
HUW	HILL CNTRY UWCD	\$363,300	\$580	\$0.03	
SFB	FREDBG ISD	\$363,300	\$580	\$4.48	
WCD	GILLESPIE WCID	\$363,300	\$580	\$0.00	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$363,300	\$580	\$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: \$6.07

Estimated Taxes Without Exemptions: \$3,802.20

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	5.19	226,076.40	0.00	0.00	\$363,300	\$580

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$363,300	\$580	\$580	\$0	\$580
2024	\$0	\$363,300	\$540	\$540	\$0	\$540
2023	\$0	\$363,300	\$540	\$540	\$0	\$540
2022	\$0	\$363,300	\$500	\$500	\$0	\$500

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/21/2021	WDVL	WARRANTY DEED VENDORS LIEN	LANDSTAR HOLDINGS LLC	SWEARINGEN, BRIAN M & KRISTEN S	20218223		

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:

09/18/2025



Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	GILLESPIE COUNTY	0.268500	\$363,300	\$540	\$1.45	\$1.45	\$0.00	\$0.00	\$0.00	\$0
2024	HILL CNTRY UWCD	0.004800	\$363,300	\$540	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0
2024	FREDBG ISD	0.773100	\$363,300	\$540	\$4.17	\$4.17	\$0.00	\$0.00	\$0.00	\$0

2024	GILLESPIE WCID	0.000174	\$363,300	\$540	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2024 Total:	1.046574			\$5.65	\$5.65	\$0.00	\$0.00	\$0.00	\$0
2023	GILLESPIE COUNTY	0.279600	\$363,300	\$540	\$1.51	\$1.51	\$0.00	\$0.00	\$0.00	\$0
2023	HILL CNTRY UWCD	0.004700	\$363,300	\$540	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0
2023	FREDBG ISD	0.775400	\$363,300	\$540	\$4.18	\$4.18	\$0.00	\$0.00	\$0.00	\$0
2023	GILLESPIE WCID	0.000176	\$363,300	\$540	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2023 Total:	1.059876			\$5.72	\$5.72	\$0.00	\$0.00	\$0.00	\$0
2022	GILLESPIE COUNTY	0.332600	\$363,300	\$500	\$1.66	\$1.66	\$0.00	\$0.00	\$0.00	\$0
2022	HILL CNTRY UWCD	0.005100	\$363,300	\$500	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0
2022	FREDBG ISD	0.960800	\$363,300	\$500	\$4.80	\$4.80	\$0.00	\$0.00	\$0.00	\$0
2022	GILLESPIE WCID	0.000184	\$363,300	\$500	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2022 Total:	1.298684			\$6.49	\$6.49	\$0.00	\$0.00	\$0.00	\$0