



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

\$134,000

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: \$134,000 (200 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: 214

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 **Improvements:** None
Sewer: None **Misc Search:** None
Utilities: CTEC Electric Available **Fence:** None
Access/Location: State Road, County Road, Paved
Minerals: 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 +/-



Boundary

Justin Cop
P: 830-997-6531

www.fredericksburgrealty.com

257 West Main St.



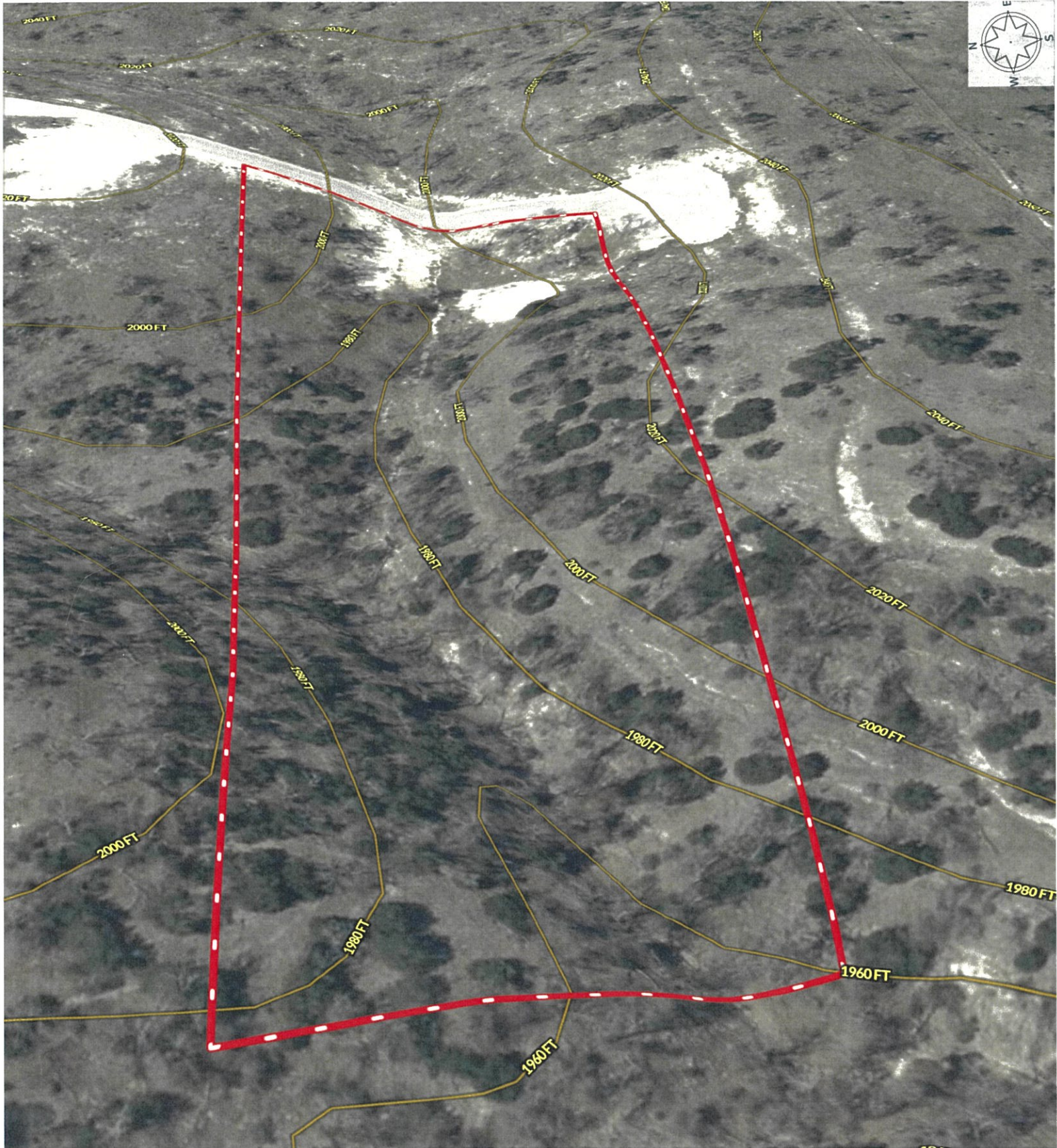
The information contained herein was obtained from sources deemed to be reliable. Land of™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Google

0 100 200 300 400ft
Imagery ©2025 Airbus, Maxar Technologies

The Canyons Subdivision - Lot 7

Texas. AC +/-



Gate



Boundary

Justin Cop

P. 830-997-6531

www.fredericksburgrealty.com

257 West Main St.



This information is provided for informational purposes only and is not intended to be used as a substitute for professional advice. The information is provided as a service to our clients and is not intended to be used as a substitute for professional advice.

The Canyons Subdivision - Lot 7

Texas, AC +/-



 Gate
 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 id.™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

The Canyons Subdivision - Lot 7

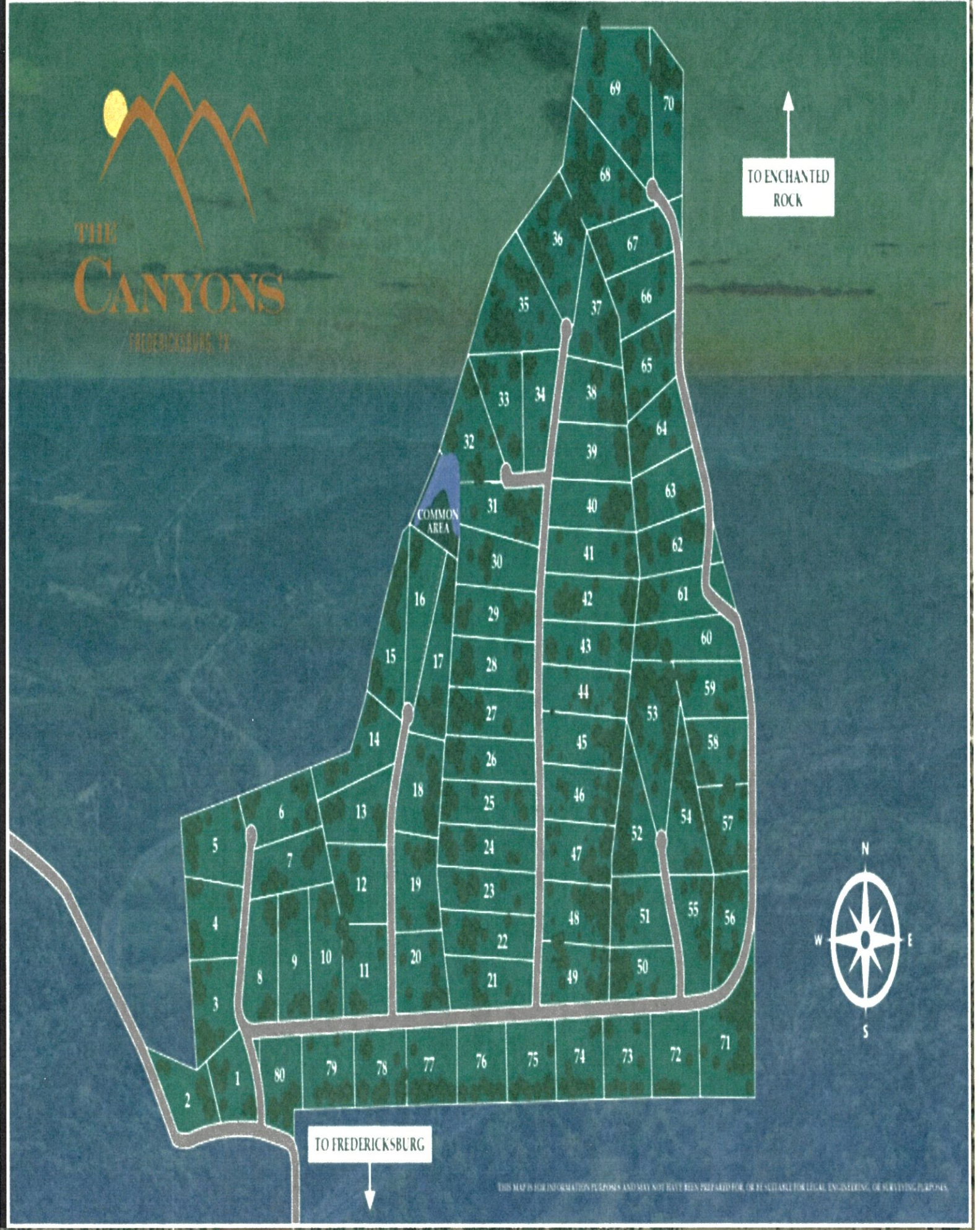
Texas, AC +/-





THE CANYONS

FREDERICKSBURG, TX



↑
TO ENCHANTED
ROCK

COMMON
AREA



↓
TO FREDERICKSBURG

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
-----------------------	---------------	--------------------------	--------------------------------	-------------------

Estimated Tax Due

If Paid:

09/18/2025

17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amor D
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