

VINEYARD RIDGE LOT 91

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 3.01± ACRES









PROPERTY HIGHLIGHTS

3.01± ACRES in the sought-after Vineyard Ridge Subdivision

GATED HILL COUNTRY COMMUNITY

BEAUTIFUL LONG-RANGE RIDGE VIEWS

ELEVATED HOMESITE

with excellent privacy

ROLLING TERRAIN with ideal building site

WATER AND ELECTRICAL SERVICE IN PLACE

COMMUNITY WELL SYSTEM

UNDERGROUND UTILITIES

PAVED PRIVATE ROADS

WILDLIFE TAX EXEMPTION

for reduced property taxes

MINIMAL DEED RESTRICTIONS

THOUGHTFULLY DESIGNED

COMMUNITY protecting property values

ONE PRIMARY RESIDENCE PLUS

GUEST QUARTERS PERMITTED

ADDITIONAL BARN, WORKSHOP, OR STORAGE BUILDING ALLOWED

NATIVE WILDLIFE AND SCENIC HILL COUNTRY LANDSCAPE

APPROXIMATELY 15 MINUTES

to Fredericksburg

CONVENIENT ACCESS to wineries, restaurants, and shopping

IDEAL FOR A CUSTOM HOME

or weekend retreat

Excellent opportunity to build in

ONE OF GILLESPIE COUNTY'S

PREMIER ACREAGE COMMUNITIES

VINEYARD RIDGE LOT 91

3.01± ACRES | FREDERICKSBURG, TEXAS | GILLESPIE COUNTY

Set among the rolling hills of the Texas Wine Country, this exceptional 3.01± acre homesite offers the perfect balance of privacy, convenience, and breathtaking Hill Country scenery. Located within the highly sought-after gated community of Vineyard Ridge, Lot 91 is ready for its next owner with water and electrical service already in place, allowing you to focus on designing and building your custom Hill Country home.

The property's predominantly level terrain, complemented by gentle elevation changes, provides an outstanding homesite with beautiful long-range Hill Country views. Mature hardwoods and native vegetation enhance the natural landscape while creating a peaceful, private setting that feels removed from the hustle of everyday life. Community amenities include paved roads, underground utilities, and a central well system, offering modern infrastructure within a carefully planned rural community.

Whether you're planning a full-time residence, a weekend getaway, or a place to build lasting family memories, Vineyard Ridge offers an exceptional opportunity to enjoy the very best of the Texas Hill Country. Located just 15 minutes from historic Fredericksburg, you'll enjoy convenient access to award-winning wineries, acclaimed restaurants, boutique shopping, and countless outdoor attractions, all while returning home to the quiet beauty of Wine Country.



SCHEDULE A SHOWING TODAY

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