



10 AC MAYER CREEK

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10.125± ACRES | FREDERICKSBURG, TEXAS | GILLESPIE COUNTY

Located just 4.37 miles north of Fredericksburg along Ranch Road 965, this 10.125± acre tract offers an exceptional opportunity to own a scenic slice of the Hill Country with outstanding convenience. Gently rolling terrain elevating from 1,800 to 1,820 feet provides beautiful views, with a blend of open pasture and mature hardwoods — including oaks and sycamores — creating an ideal setting for a future homesite, recreational escape, or long-term investment.

The property features **Mayer Creek**, a seasonal waterway that meanders through the acreage and enhances the land's character, wildlife habitat, and natural beauty. Scattered trees, open meadows, and soft elevation contours offer multiple build sites and usable acreage suitable for **grazing, residential construction, or recreational use**. Whether you envision a quiet country retreat, a small ranch operation, or a land hold near one of Texas' most sought-after towns, this tract provides rare versatility.

With **CTEC electric available, paved road frontage**, and private road access, essential infrastructure is already in place, making development straightforward. Its proximity to Fredericksburg — just minutes from Main Street, Enchanted Rock, and the surrounding wine corridor — adds significant value for future appreciation. A property of this size, location, and usability is increasingly hard to find in Gillespie County, making this a compelling opportunity for investors and end-users alike.

PROPERTY HIGHLIGHTS

10.125± ACRES just 4.37 miles north of Fredericksburg

PAVED FRONTAGE with private road access

ROLLING HILL COUNTRY TERRAIN with elevations from 1,800–1,820 ft

SEASONAL MAYER CREEK running through the property

Beautiful mix of **OAK TREES, SYCAMORES,** and **OPEN MEADOWS**

Multiple **PRIME BUILDING SITES** with scenic views

Suitable for **RESIDENTIAL USE, GRAZING, RECREATION,** or **INVESTMENT**

CTEC ELECTRICITY AVAILABLE

Quiet, natural setting just minutes from **MAIN STREET, WINERIES,** and **ENCHANTED ROCK**

Strong long-term **LAND APPRECIATION POTENTIAL** IN GILLESPIE COUNTY



SCHEDULE A SHOWING TODAY

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