



ARCH RAY – 304R

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





Arch Ray - 304R

4584 E Hwy 290 | Fredericksburg, Texas 78624 | Gillespie County

0.087+/- Acres

\$116,000

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:

\$940.04

TBD HOA Monthly

RV Lot with Premium Resort Amenities

Welcome to Arch Ray Unit 304R — a rare opportunity to own a premium 0.087± acre RV unit in the heart of the Texas Hill Country. Located just minutes from downtown Fredericksburg and situated within the highly desirable Arch Ray RV Resort community, this property offers the perfect blend of natural beauty, resort-style amenities coming soon, and long-term investment potential.

This versatile unit offers year-round enjoyment for you or your guests, ideal for a personal retreat, part-time living, or a high-occupancy short-term rental. The unit includes CTEC electric on site and access to full hookups including water, sewer, and fiber internet, making extended stays both comfortable and convenient.

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 #: U98397A (Active) List Price: \$116,000 (34 Hits)

4584 E US Hwy 290 Fredericksburg, TX 78624



Type: Other-See Remarks
Best Use: Recreational, Investment, Vacation
Topography: Level
Surface Cover: Other-See Remarks
Views:
Apx \$/Acre: 0
Lot/Tract #: 304R

Original List Price: \$116,000
Area: County-Northeast
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: 0.0870
Seller's Est Tax: 940.04
Showing Instructions: Call Listing Agent, No Sign, Special Instructions
Days on Market 56

Tax Exemptions:	Taxes w/o Exemptions: \$0.00	Tax Info Source:	CAD Property ID #: 194377	Zoning: None
Flood Plain: Yes	Deed Restrictions: Yes	Easements: Electric Service	Road Maintenance Agreement:	
HOA: Yes	HOA Fees: 0.00	HOA Fees Pd: Monthly		
Items Not In Sale:				
Documents on File: Deed Restrictions				

Water: Community
Sewer: Other
Utilities: CTEC Electric on Property
Access/Location: Highway, Private
Minerals: None

Improvements: Other-See Remarks
Misc Search: Swimming Pool
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: Texas S4 Holdings LLC

Legal Description: ABS A9012 ARCH RAY COMMUNITY RV & CABIN CONDO PH. 2 (UNREC), TRACT 304R, 0.087 ACRES

Instructions: Show anytime, please respect guests privacy.

Public Remarks: Welcome to Arch Ray Unit 304R — a rare opportunity to own a premium 0.087± acre RV unit in the heart of the Texas Hill Country. Located just minutes from downtown Fredericksburg and situated within the highly desirable Arch Ray RV Resort community, this property offers the perfect blend of natural beauty, resort-style amenities coming soon, and long-term investment potential. This versatile unit offers year-round enjoyment for you or your guests, ideal for a personal retreat, part-time living, or a high-occupancy short-term rental. The unit includes CTEC electric on site and access to full hookups including water, sewer, and fiber internet, making extended stays both comfortable and convenient. 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 and the 1894 Farm-to-Table Restaurant. You'll enjoy exclusive savings with 15% off all merchandise, beverages, and fine dining at the renowned 1894 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.

Agent Remarks: *HOA fees are TBD. <https://archrayresortsales.com>

Withdraw Comments:

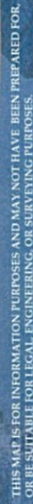
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Office Broker's Lic #: 9003085			

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

- COME BE A PART OF OUR TEXAS FAMILY LEGACY -





0 20 40 60 80ft

 Boundary  Boundary  Stream, Intermittent  River/Creek  Water Body

Arch Ray - 304R
Texas, AC +/-



Boundary Boundary Stream, Intermittent River/Creek Water Body

Justin Cop
P: 830-997-6531

www.fredricksburgrealty.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.



Property ID: 194377 For Year 2025

Property Details

Account		
Property ID:	194377	Geographic ID: A0387-0032-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	4584 E US HWY 290 TX	
Map ID:	9-O	Mapsco:
Legal Description:	ABS A9012 ARCH RAY COMMUNITY RV & CABIN CONDO PH. 2 (UNREC), TRACT 304R, 0.087 ACRES	
Abstract/Subdivision:	A9012	
Neighborhood:	(FE) EAST OF CITY, NEAR CITY	
Owner		
Owner ID:	350102	
Name:	TEXAS S4 HOLDINGS LLC	
Agent:		
Mailing Address:	1304 TERRACE VIEW DR CEDAR PARK, TX 78613	
% 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:	\$89,820 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$89,820 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$89,820 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$89,820
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: TEXAS S4 HOLDINGS LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$89,820	\$89,820	\$241.17	
HUW	HILL CNTRY UWCD	\$89,820	\$89,820	\$4.31	
SFB	FREDBG ISD	\$89,820	\$89,820	\$694.40	
WCD	GILLESPIE WCID	\$89,820	\$89,820	\$0.16	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$89,820	\$89,820	\$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: \$940.04

Estimated Taxes Without Exemptions: \$940.04

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
UI	URBAN INTERIOR	0.09	3,789.72	0.00	0.00	\$89,820	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$89,820	\$0	\$89,820	\$0	\$89,820

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/19/2024	SWD	SPECIAL WARRANTY DEED	ARCH RAY LLC	TEXAS S4 HOLDINGS LLC	20243264		

ARB Data

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