



EMBRACE WHAT JOHNSON CITY HAS TO OFFER

Currently Ag-Exempt

No HOA

Barndominiums Allowed

No minimum building square footage

Short Term Rentals Allowed

Rolling hills, strong grasses, and ideal building sites

Paved roads and electric

Johnson City ISD, located along the 290 Wine Trail

Water via Flat Creek

Groundwater average 20-30 GPM

Average rainfall: 31 inches

Aquifer - Trinity

Less than 1 mile to Downtown Johnson City

55 miles to downtown San Antonio

40 miles to downtown Austin

LAND CONSULTANT

Zachary Biermann 830-353-1164 zach@texaslandmen.com MBA | Back
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THE IDEAL HILL COUNTRY LIFESTYLE



Nestled in the heart of the Texas Hill Country, this property offers the perfect blend of natural beauty and convenience. The property is located just 40 miles from downtown Austin and 55 miles from San Antonio, and less than a mile from the charm of downtown Johnson City. This prime location offers quick access to two major metropolitan areas while maintaining the serene atmosphere of the countryside. For those looking to explore Texas wine culture, the estates are located right on the historic Fredericksburg wine trail. This famed trail is known for producing award-winning wines, particularly those made from Mediterranean and Rhone-style grapes, with varieties such as Viognier, Tempranillo, and Sangiovese. Each estate spans across rolling hills, creating a picturesque backdrop for your dream home. The land is lush with strong grasses, making it ideal for both residential and agricultural purposes. Thoughtfully planned, the estates feature numerous building sites to choose from, allowing you to take full advantage of the stunning Hill Country views. Whether you're building a full-time residence or a weekend getaway, this property offers the space and setting to suit your vision. Adding to its appeal, Flat Creek runs through the property, offering live water and creating an inviting natural landscape.