

CENTURY 21[®]

Judge Fite Company



THE RESERVE AT 290 HIGHWAY

JOHNSON CITY, TX 78636



\$1,995,000



1 acres

DESCRIPTION

The Reserve at 290 offers an exceptional commercial opportunity in the heart of the Texas Hill Country wine scene. Situated directly on the coveted Highway 290 Wine Trail and just 1.6 miles from downtown Johnson City, this property places you in the center of one of the fastest-growing wine regions in the country. With a prime location less than an hour from both Austin and San Antonio, the Reserve is ideally positioned to attract day-trippers, tourists, and wine enthusiasts alike. This property is tailor-made for vineyard development or a boutique winery experience. With ideal soils, gentle topography, and creek frontage along Flat Creek, the Reserve presents the perfect foundation for grape cultivation and agritourism. The surrounding area is home to some of the most recognized wineries in Texas, drawing consistent traffic and interest from across the state and beyond. Owning land along this stretch of Highway 290 is not just a smart investment—it's an invitation to become part of a thriving and celebrated wine culture. Beyond its vineyard potential, The Reserve at 290 also lends itself to a range of other commercial or lifestyle ventures. Whether you envision a tasting room, luxury short-term rental, event space, or a private estate with room for horses or a barndominium, the property's light restrictions make it flexible and development-friendly. Currently ag exempt and featuring abundant oak trees and natural Hill Country beauty, The Reserve strikes a rare balance between business opportunity and scenic charm.

PROPERTY TYPE: Land - UnimprovedLand
MLS STATUS: Active
MLS: 9297869
YEAR BUILT:
COUNTY: Blanco
TRACT OR SUBDIVIION: Flat Creek Estates
LIST DATE: 05/18/2025

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800.451.8055

AREA: BL
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 23.4
LOT SIZE (SQFT): 1,019,303

EXTERIOR FEATURES

LOT DESCRIPTION:

- Agricultural
- GentleSloping
- RockOutcropping
- Views

UTILITIES

UTILITIES:

- SeeRemarks
- SewerNotAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- SeeRemarks

LISTED BY: Zachary Biermann

PHONE: 830.353.1164

BROKERED BY: Zachary Biermann, Broker