

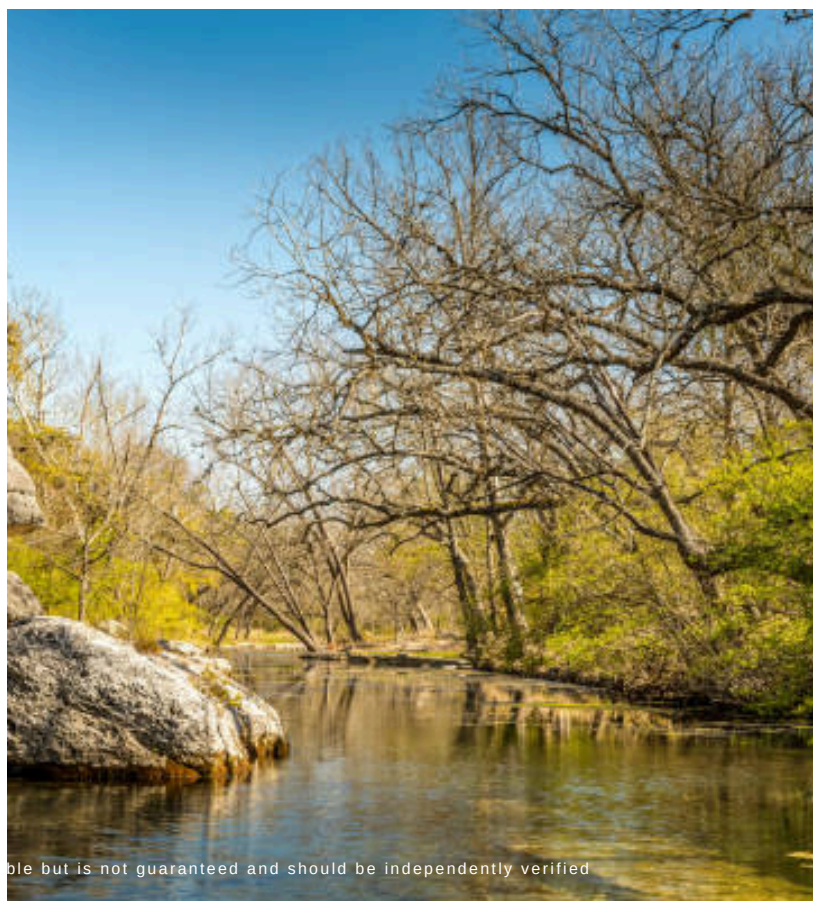
FOR SALE | JACOB'S WELL RETAIL SITES



RM 2325 & JACOB'S WELL ROAD WIMBERLEY, TX 78767

WWW.JACOBSWELLRETAIL.COM

• **HOWDY YALL!**



All listing information is deemed reliable but is not guaranteed and should be independently verified

WIMBERLEY, TX

AREA OVERVIEW

Wimberley, Texas, located in Hays County, is emerging as a strategic retail and service-based investment location just 45 minutes southwest of Austin. While it retains the charm and pace of a Hill Country town, Wimberley is backed by the fundamentals of one of the fastest-growing counties in the state.

As of 2023, Wimberley's population stands at approximately 2,881, with the surrounding trade area pulling from a broader base of full-time residents and second-home owners. The community is characterized by an older, higher-income demographic with strong purchasing power and a clear demand for retail, wellness, and dining amenities that serve locals—not just tourists. Migration trends show a consistent inflow from Austin, San Antonio, and other urban centers, driven by quality of life and affordability.

Hays County ranks as the third most active retail submarket in the Austin metro area, delivering over 289,000 SF of new space in 2024, behind only Georgetown and Northeast Austin. The region saw 326,000 SF of absorption, outperforming the five-year average and resulting in a record-low vacancy rate of 1.2%. While cities like San Marcos and Kyle absorb most of this volume, Wimberley remains underdeveloped, offering a clear entry point for first-mover retail concepts.

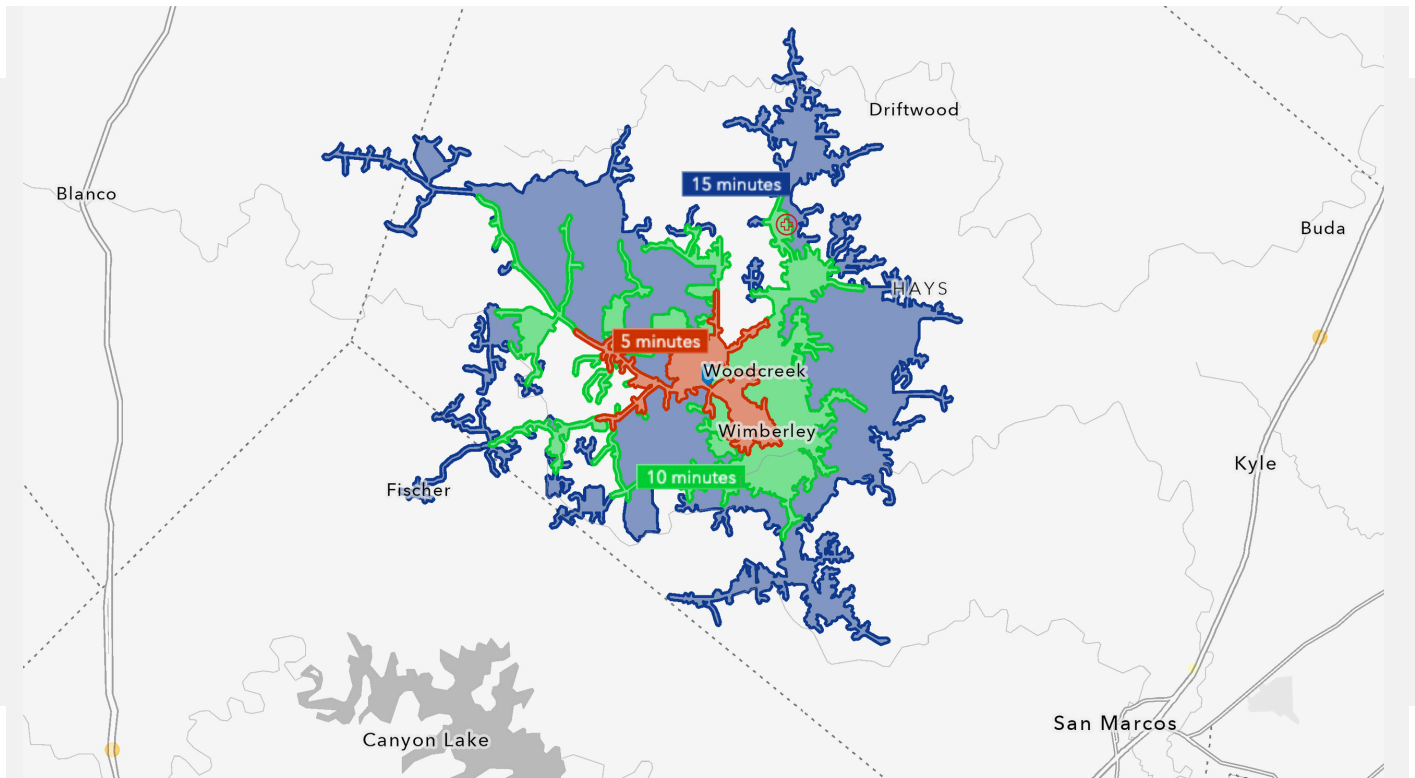
Unlike tourism-reliant markets, Wimberley's opportunity lies in year-round, community-driven demand. Local residents continue to express a need for essential services, including grocery, dining, health and wellness, auto repair, and pet services. The lack of national retail saturation and strong community engagement provide a supportive environment for operators aligned with local needs.

Though Wimberley sees seasonal tourism, the focus among residents and stakeholders is clear: build a commercial ecosystem that prioritizes daily-life functionality, with the added bonus of capturing visitor traffic.

Wimberley is not only a lifestyle destination—it's a retail gap market with quantifiable demand, high visibility, and community buy-in for the right businesses.

• THE AREA

Wimberley, Texas – A Hill Country Gem with Real Demand and Room to Grow



Devora Realty is pleased to present retail/office-ready tracts at the hard corner of RM 2325 and Jacob's Well Road in Wimberley, Texas. Located in a high-traffic corridor less than a mile from Jacob's Well Elementary and the Wimberley Sports Complex, the site offers excellent visibility and direct access to a growing local population. Horizontal infrastructure and detention are in place. Lots 2 & 3 include 3/4" water meters, with larger capacity available through Aqua Water Supply Corporation. Electricity is available at the property line. With strong demand for local-serving retail and limited nearby commercial options, these tracts are ideally positioned for immediate development.



📍 AREA HIGHLIGHTS

- 4 MINS TO DT WIMBERLEY
- 2 MINS TO JACOB'S WELL ELEMENTARY
- 4-MINS TO DANFORTH JUNIOR HIGH SCHOOL
- 3 MINS TO WIMBERLEY HIGH SCHOOL
- 3 MINS TO WIMBERLEY SPORTS COMPLEX
- 48 MINS TO AUSTIN, TX
- 1.8 HOURS TO SAN ANTONIO, TX
- 26 MINS TO SAN MARCOS, TX
- 40 MINS TO NEW BRAUNFELS, TX

THE PROPERTY

JACOB'S WELL RETAIL SITES



ADDRESS RM 2325 & JACOB'S WELL ROAD

OFFERED AT AVAILABLE UPON REQUEST

TRACT 2 1.717 ± AC

TRACT 3 1.823 ± AC

TOTAL: 3.54 ± AC

INTERSECTION NE CORNER OF RM 2325 & JACOB'S WELL RD

TRAFFIC COUNT 2,747 + VEHICLES PER DAY

ZONING ZONED FOR RETAIL/MU

UTILITIES 3/4" METERS ON TRACTS 2 & 3 -
LARGER CAPACITY IS AVAILABLE

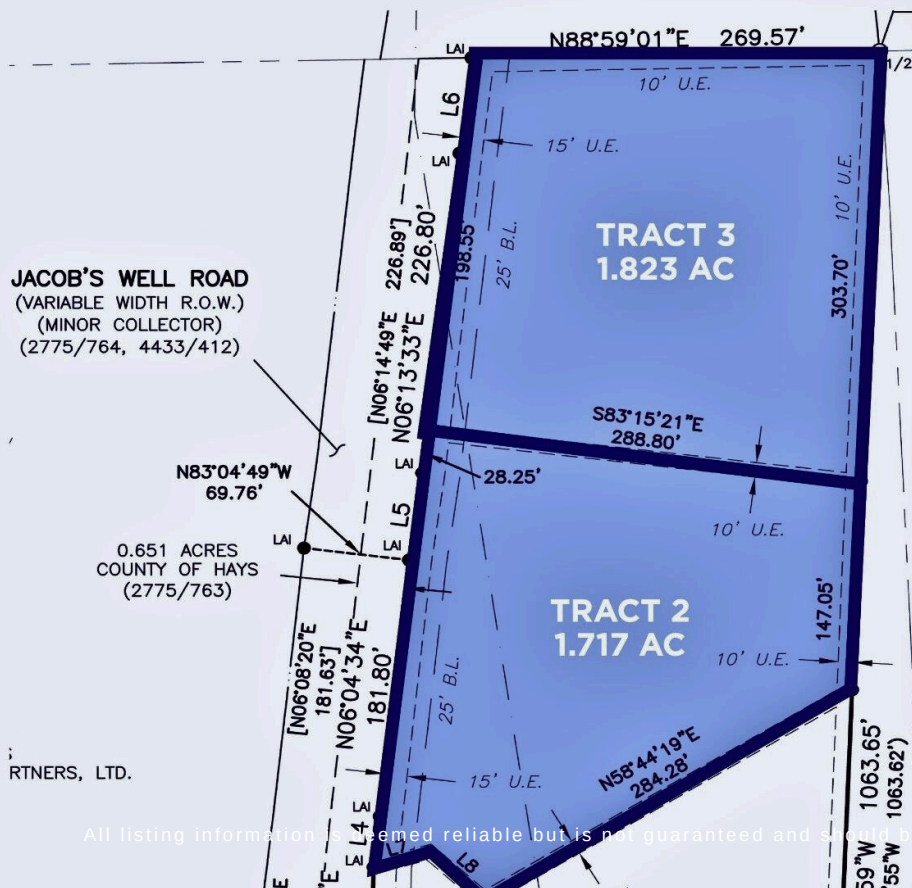
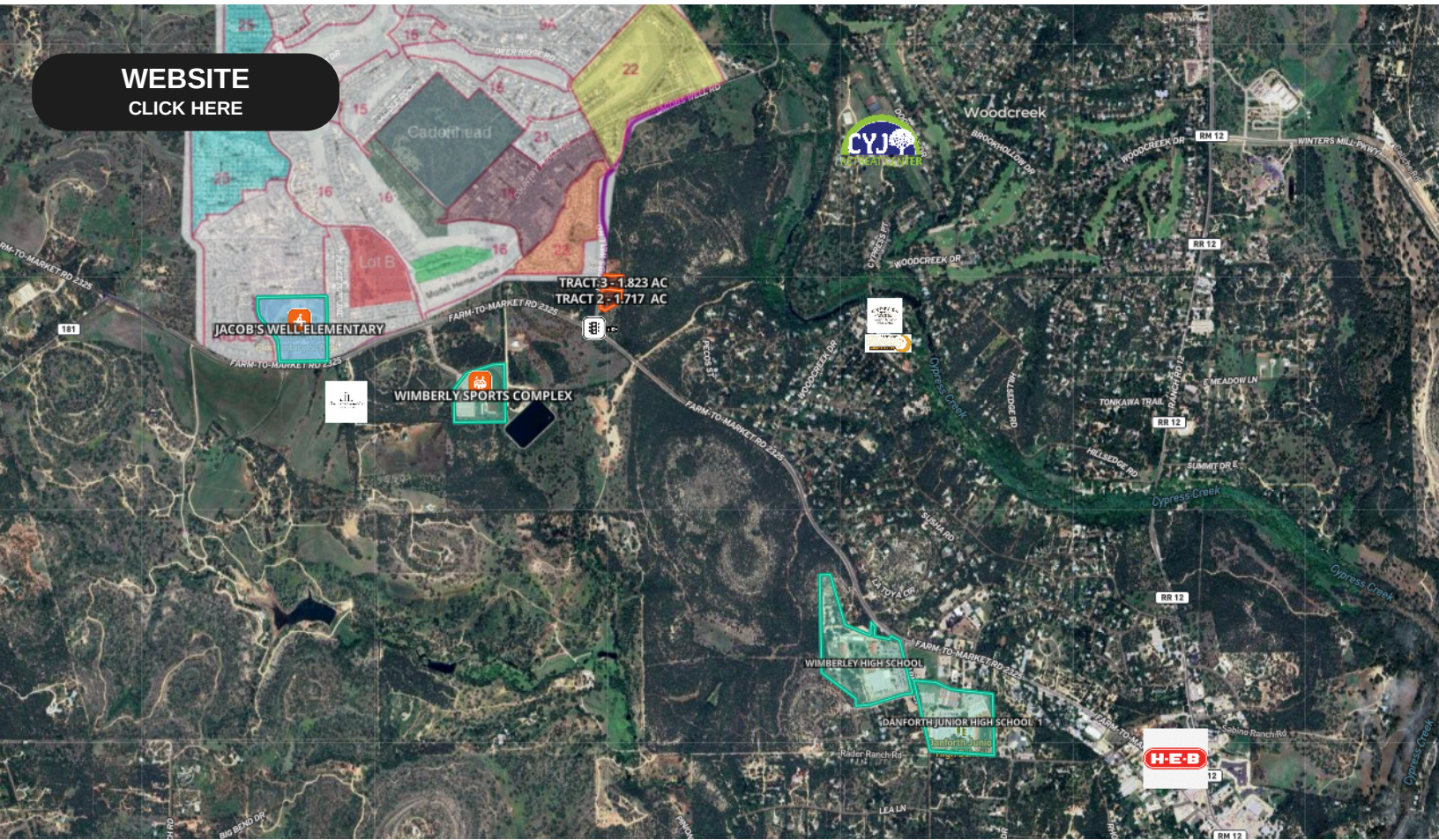
INFRASTRUCTURE DETENTION IN PLACE - SITES ARE READY
IMMEDIATE DEVELOPMENT

RETAIL GAPS IN WIMBERLEY: UNDERSERVED BUT IN-DEMAND

- **Upscale Café / Farm-to-Table Dining** – Strong local demand for quality sit-down options and healthy grab-and-go meals.
- **Specialty Grocery & Wine** – Need for organic, fresh, and curated grocery alternatives.
- **Wellness & Boutique Fitness** – Opportunity for yoga, Pilates, and holistic wellness services.
- **Auto Repair & Car Wash** – Limited full-service vehicle care and detailing availability.
- **Outdoor & Adventure Gear** – No dedicated retail serving Wimberley's active, outdoor lifestyle.
- **Pet Boutique & Grooming** – High pet ownership with demand for premium services and products.

THE PROPERTY

WEBSITE
CLICK HERE



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THE OPPORTUNITY

SHOVEL READY SITES IN THE HEART OF WIMBERLEY

Tracts 1 & 2 offer shovel-ready retail/office development sites at the hard corner of RM 2325 and Jacob's Well Road in Wimberley, Texas. Located less than a mile from Jacob's Well Elementary and the Wimberley Sports Complex, the sites sit along a highly trafficked corridor with excellent visibility and community access. Horizontal infrastructure and detention are in place, with water service provided by Aqua Water Supply Corporation—3/4" meters are installed on Lots 2 & 3, and larger capacity is available. Electric service is available at the property line, allowing for immediate development.

This is a strategic opportunity for developers and investors to establish essential retail and service-based offerings in a growing Hill Country market. Wimberley continues to attract full-time residents, yet its commercial inventory remains limited. Unlike tourism-dependent markets, demand here is driven by a permanent, engaged community seeking quality, locally focused amenities.

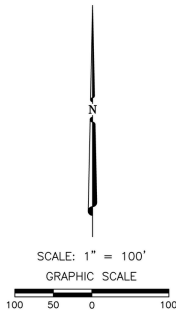
Identified retail gaps include farm-to-table dining, boutique grocery, wellness and fitness studios, auto services, and pet care—reflecting consistent local demand with minimal existing competition. These tracts present a rare chance to meet that need and establish long-term value in one of Central Texas' most desirable lifestyle destinations.

Investment Highlights:

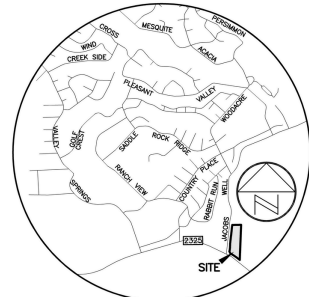
- **Hard Corner Location:** Excellent visibility and access at RM 2325 & Jacob's Well Road.
- **Development-Ready:** Horizontal infrastructure, detention, and water in place.
- **Installed Utilities:** 3/4" water meters on Lots 2 & 3, with potential for expanded capacity.
- **High Local Demand:** Full-time residents seeking more retail, dining, and wellness options.
- **Limited Competition:** Underserved trade area creates first-mover advantage.
- **Targeted Retail Gaps:** Opportunities for boutique grocery, cafés, wellness, auto care, and pet services.
- **Located in Growth Market:** Wimberley sits within Hays County—one of the fastest-growing submarkets in the Austin MSA.

SURVEY

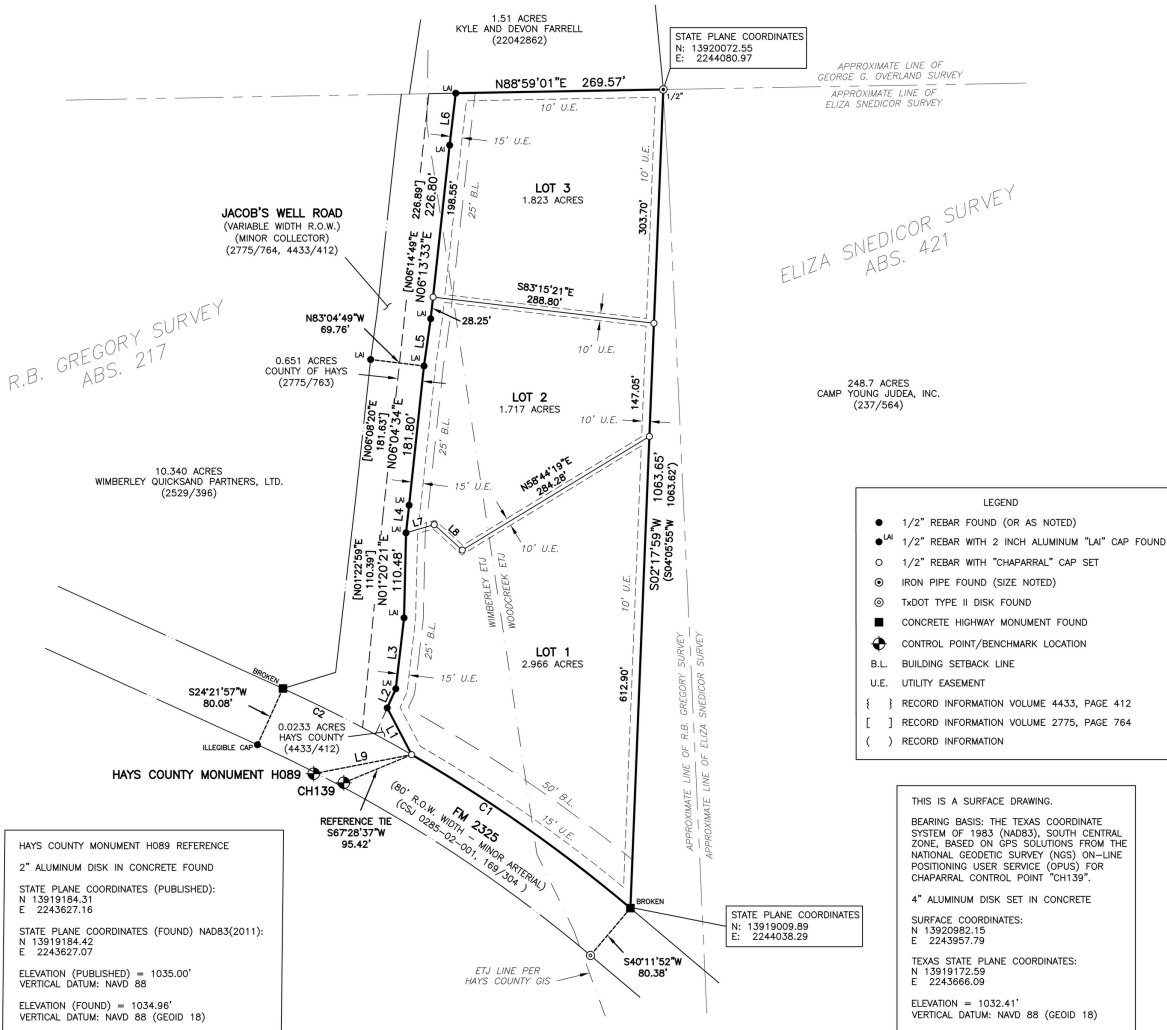
AVEYNS COURT SUBDIVISION



GEORGE G. OVERLAND SURVEY
ABS. 349



LOCATION MAP
NOT TO SCALE



AVEYNS COURT SUBDIVISION

WIMLAND, LLC
1206 W SLAUGHTER
AUSTIN, TEXAS 78748

STEVEN P. TIMBERLAKE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR,
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3500 McCall Lane
Austin, TX 78744
512-443-1724

DANIEL MAHONEY, P.E.
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TEXAS REGISTERED ENGINEERING FIRM NO. 21222

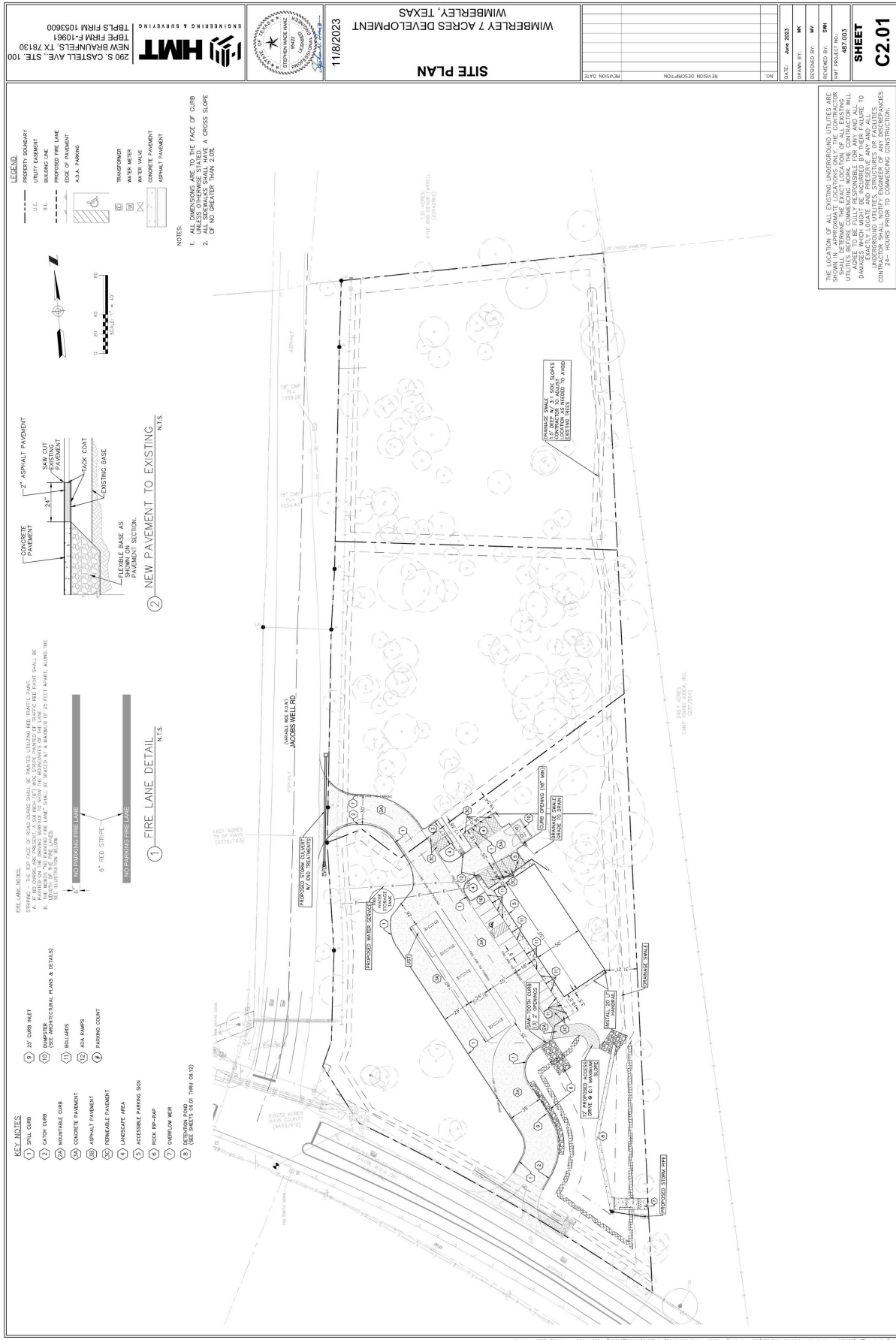
PREPARED ON 01/06/2023

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1949.86'	10°12'39"	347.49'	N54°57'19"W	347.03'
C2	1949.86'	5°31'23"	187.96'	N62°49'20"W	187.89'

LINE TABLE			RECORD LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N27°36'28"W	68.46'	[L1]	N27°44'56"W	[68.88']
L2	N24°07'26"E	27.23'			
L3	N06°38'48"E	92.68'	[L3]	N06°34'47"E	[92.71']
L4	N06°27'13"E	36.03'	[L4]	N06°34'47"E	[36.13']
L5	N08°06'36"E	61.93'	[L5]	N07°51'02"E	[61.88']
L6	N06°42'30"E	67.85'	[L6]	N06°39'53"E	[67.81']
L7	N73°50'35"E	38.10'			
L8	S47°47'04"E	49.13'			
L9	S78°59'45"W	129.55'			

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.:
1565-025
DRAWING NO.:
1565-025-PL
PLOT DATE:
06/07/2023
PLOT SCALE:
1" = 100'
DRAWN BY:
JLB
SHEET
01 OF 02





CONTACT INFO

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