



LAND DEVELOPMENT OPPORTUNITY

Pedernales River Nature Park

404 US-281, Johnson City, TX 78636

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LCRA is interested in establishing new alliances for development opportunities at Pedernales River Nature Park, located in Johnson City, Texas. LCRA hopes to attract new park visitors through diverse and unique offerings.

GEOGRAPHIC CONTEXT

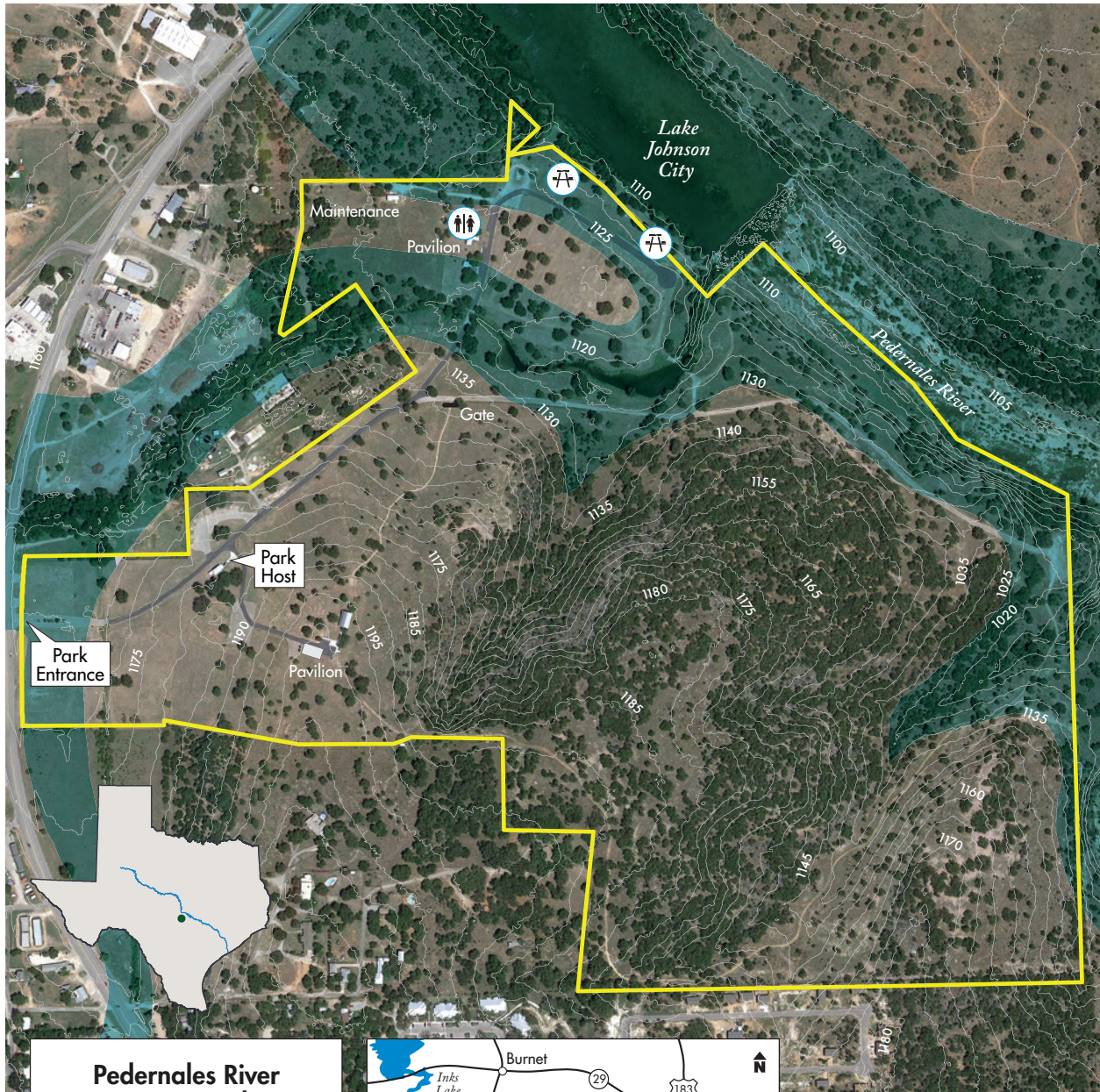


Located about one hour from downtown Austin and downtown San Antonio, Johnson City is considered the crossroads of the Texas Hill Country. The Hill Country is a well-known region that spreads across the geographic center of the state featuring sloping hills, natural springs, bustling cities and charming small towns. Johnson City is situated around a quaint downtown square and is a growing tourism destination due to its close proximity to the popular Texas Wine Country and Lyndon B. Johnson National Historical Park. The Hill Country is among the state's top destinations for outdoor recreation, winery and vineyard tours, wildflower viewing and enjoying some of the state's oldest dance halls. The area has an estimated 30 million visitors



per year, with over 75% of those being leisure and auto travelers. The area is home to abundant native flora and wildlife, picturesque views, various family activities and hospitable people.

Pedernales River Nature Park's scenic terrain and convenient location in Johnson City appeal to those looking for a relaxing weekend getaway and presents strong development potential. This property on the Pedernales River in Blanco County includes 224 acres, with 169 acres lying outside of the 100-year flood plain, as exhibited in the Existing Site Conditions aerial map. The park has beautiful hiking trails, water access, group pavilions and flushing restrooms.

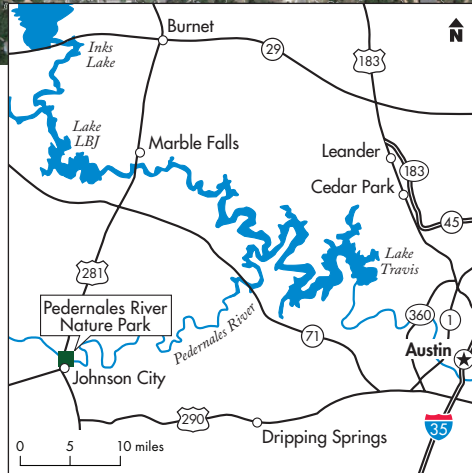
EXISTING SITE CONDITIONS



Pedernales River Nature Park
223 Acres

- Park Boundary
- 5' Contour Elevations
- 100-Year Flood Plain
-  Restroom (Flushing)
-  Picnic Area

0 500 1,000 ft





The natural beauty of the Pedernales River and its Central Texas location make this park ideal for development. Year-round tourism, on-site dining, special event spaces and overnight accommodations create a strong foundation for additional business opportunities.

- To safeguard the unique qualities of the area, U.S. Fish and Wildlife Service Endangered Species regulations must be observed for all development within Pedernales River Nature Park.
- Inhabitable structures shall be placed above 1,130 feet msl, while recreational amenities may exist within the 100-year flood plain with approval from Blanco County.

DEMOGRAPHICS

Within:	25 miles	50 miles	150 miles
General Household Statistics			
2020 Households	45,189	1,087,892	2,602,589
2023 Households	50,103	1,174,827	2,765,212
CAGR, 2020-2023	3.5%	2.6%	2.0%
Income			
2023 Median HH Income	\$99,478	\$89,739	\$72,251
% 2023 HHs >\$50K	75%	73%	66%
Lifestage			
2023 % of Pop 18-35	16%	26%	27%
2023 % Family Households	71%	62%	65%

Source: Esri, 2023





For more information, to schedule a tour or to apply to be a partner,
visit www.lcra.org/parks or email partner@lcra.org.