

Frio Vista Retreat
831 Magers Rd
Concan, TX 78838

\$615,000
12.65± Acres
Uvalde County



Frio Vista Retreat
Concan, TX / Uvalde County

SUMMARY

Address

831 Magers Rd

City, State Zip

Concan, TX 78838

County

Uvalde County

Type

Residential Property, Recreational Land

Latitude / Longitude

29.559534 / -99.730442

Dwelling Square Feet

1,184

Bedrooms / Bathrooms

3 / 1

Acreage

12.65

Price

\$615,000

Property Website

<https://ranchrealestate.com/property/frio-vista-retreat-/uvalde/texas/99336/>



PROPERTY DESCRIPTION

Frio Vista Retreat

12.65 ± Acres | Leakey, Texas (Concan Area)

Escape to the Texas Hill Country with this well-located recreational tract **directly across the road from the Frio River** and just **1.30 miles from public river access**. Offering the privacy of a standalone acreage with quick access to river recreation, this property is positioned as a strong option for a **private retreat, short-term rental/ranch cabin setup, or long-term investment hold**-with key infrastructure already in place.

Highlights

- **12.65 ± acres** in an established Hill Country recreational market
 - **Across from the Frio River + 1.30 miles to public river access**
 - **Multiple cabin structures** with supporting improvements
 - **Active electricity on site** for immediate use
 - **Two (2) separate septic systems** for flexibility
 - **RV port** with **30amp + 50amp hookups**
 - **Barn + storage shed**
-

Land & Wildlife

The property features classic Hill Country terrain with **native brush, mature shade trees, and open areas** that maintain usability and flexibility. **Whitetail deer are regularly seen**, with **occasional fallow deer** moving through the area.

Garner State Park and additional **Frio River access** are nearby, offering a mix of seasonal and year-round outdoor recreation.

Improvements

- Multiple **cabin structures** (existing footprint and utility infrastructure in place)
 - **Cabin 1:** Duplex-style layout featuring two identical units, each offering 1 bedroom, 1 full bathroom, kitchenette, and laundry hookups (approx 1,184)
 - **Cabin 2:** 2-bedroom, 1-bath cabin with kitchenette and living area (approx 800sqft)
 - **Barn**
 - **Storage shed**
 - **RV port** with **30amp / 50amp** connections
 - **Two septic systems**
 - **Electricity active**
-

2025 Taxes

- \$10,035
-

Location

- **Leakey** - 10 miles
- **Uvalde** - 35 miles
- **San Antonio** - 100 miles
- **Austin** - 170 miles

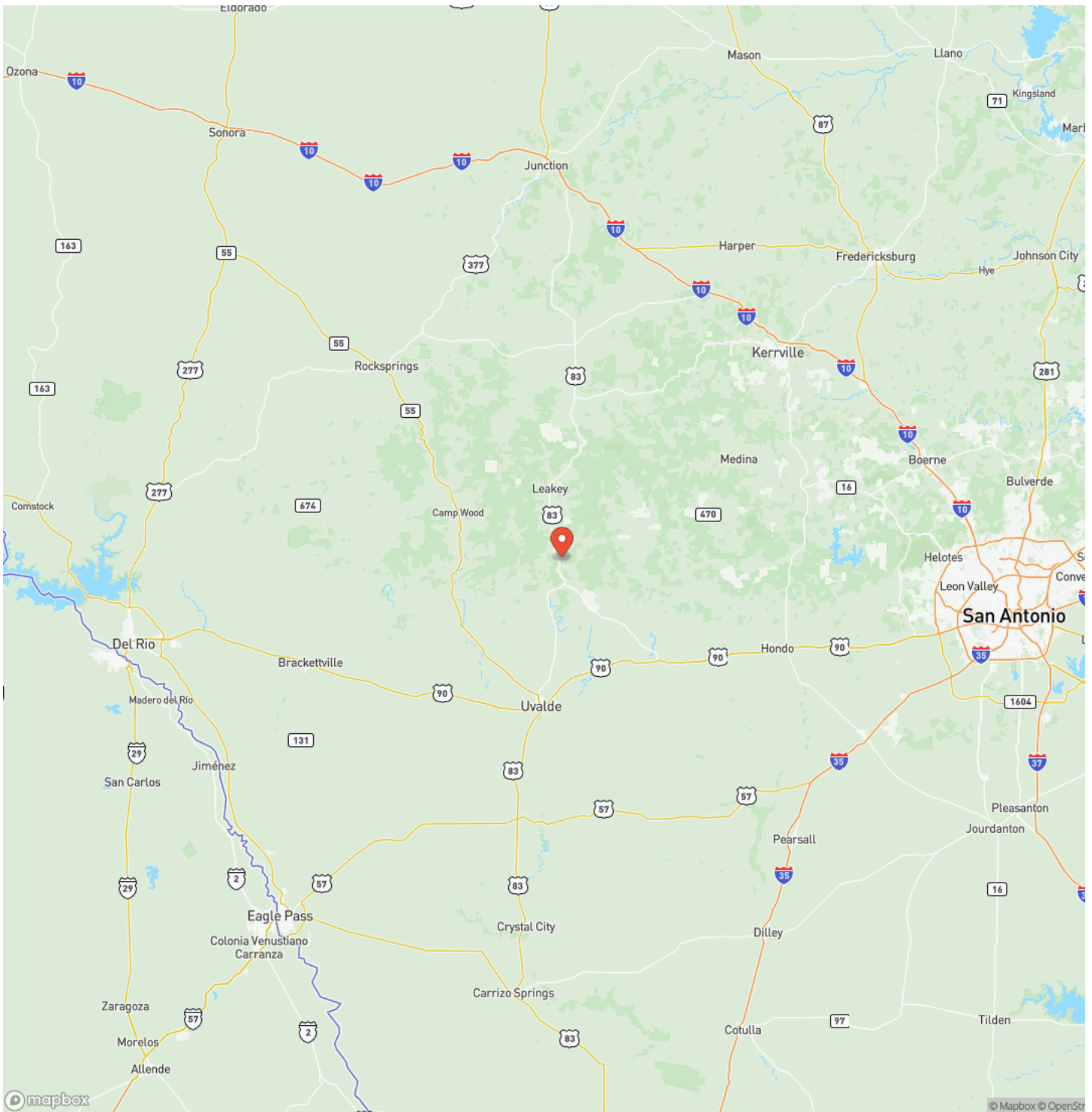
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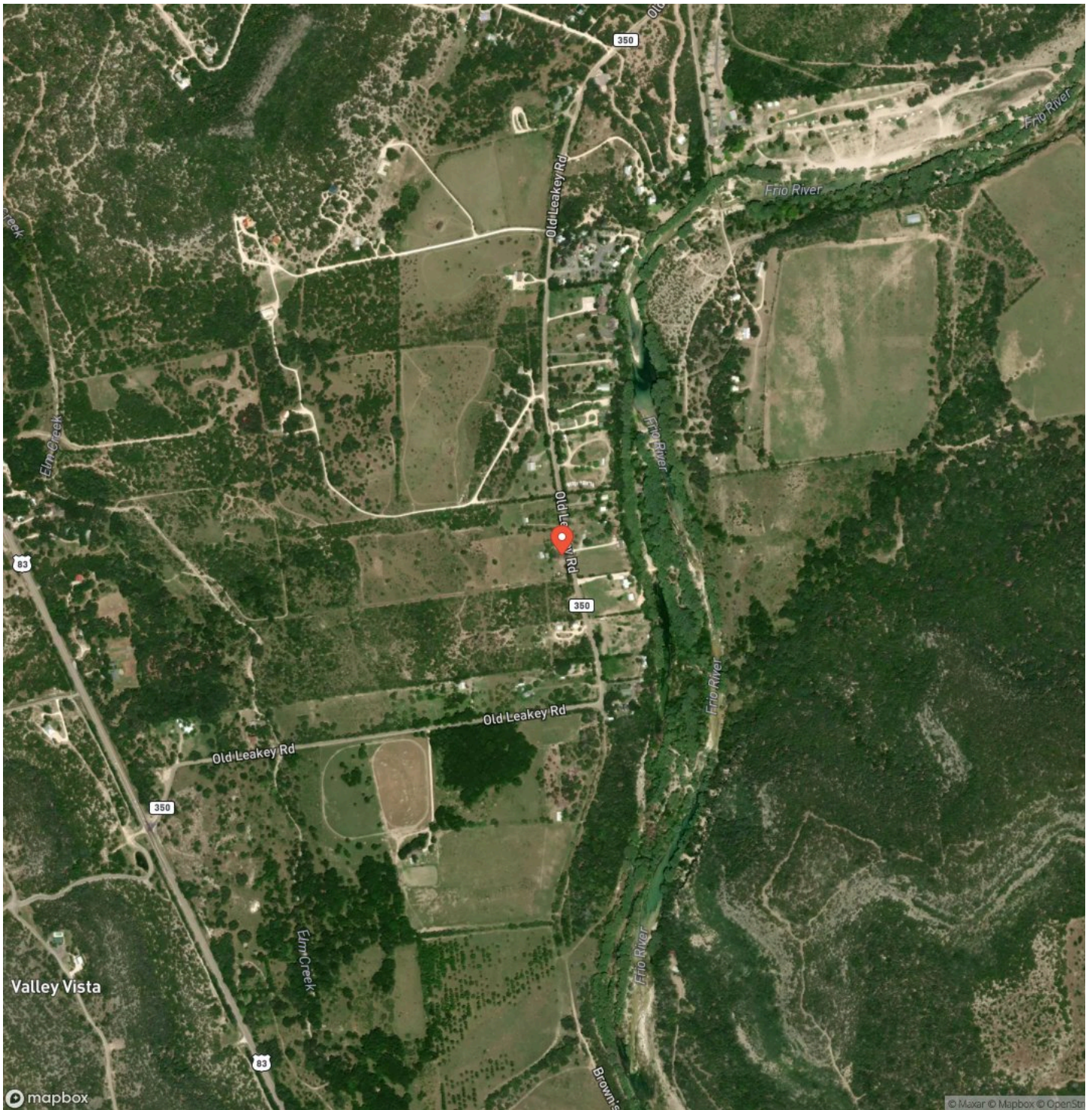
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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(806) 335-5867

Email

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Address

City / State / Zip

Austin, TX 78602

NOTES

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