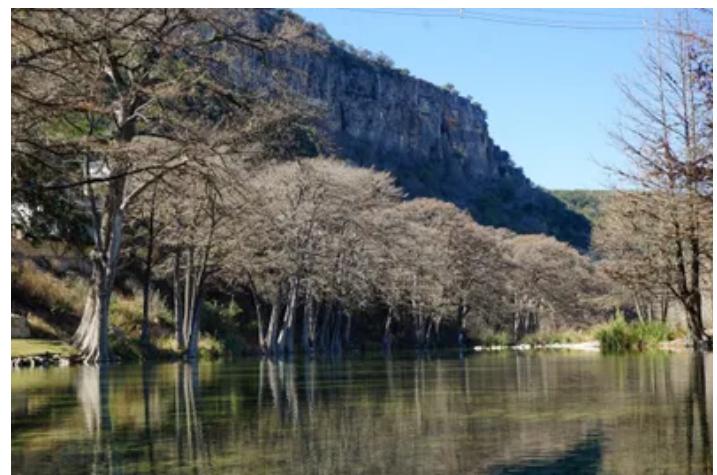


Frio Vista Retreat
831 Magers Rd
Concan, TX 78838

\$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/>



Frio Vista Retreat
Concan, TX / Uvalde County

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

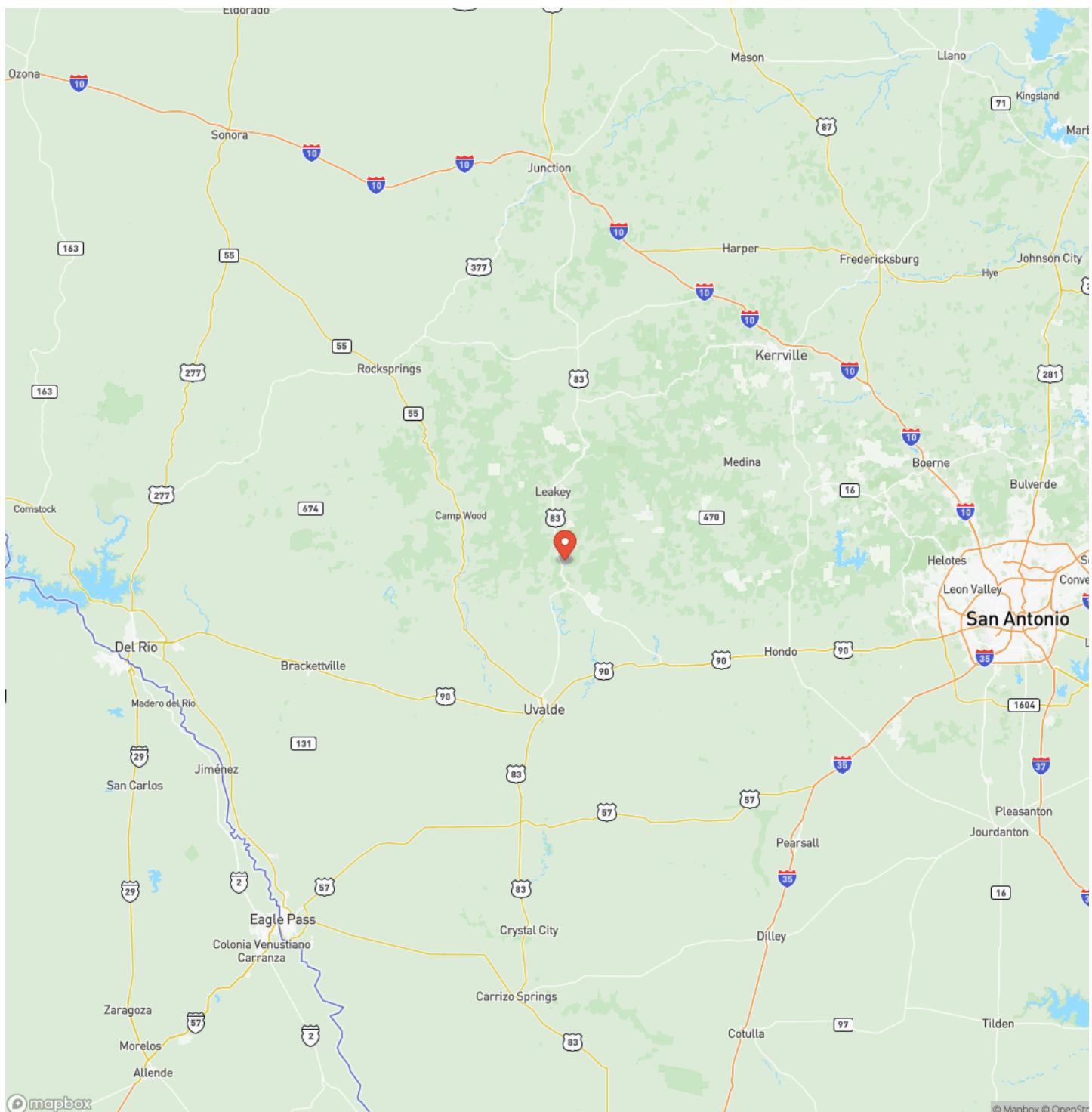
Frio Vista Retreat
Concan, TX / Uvalde County



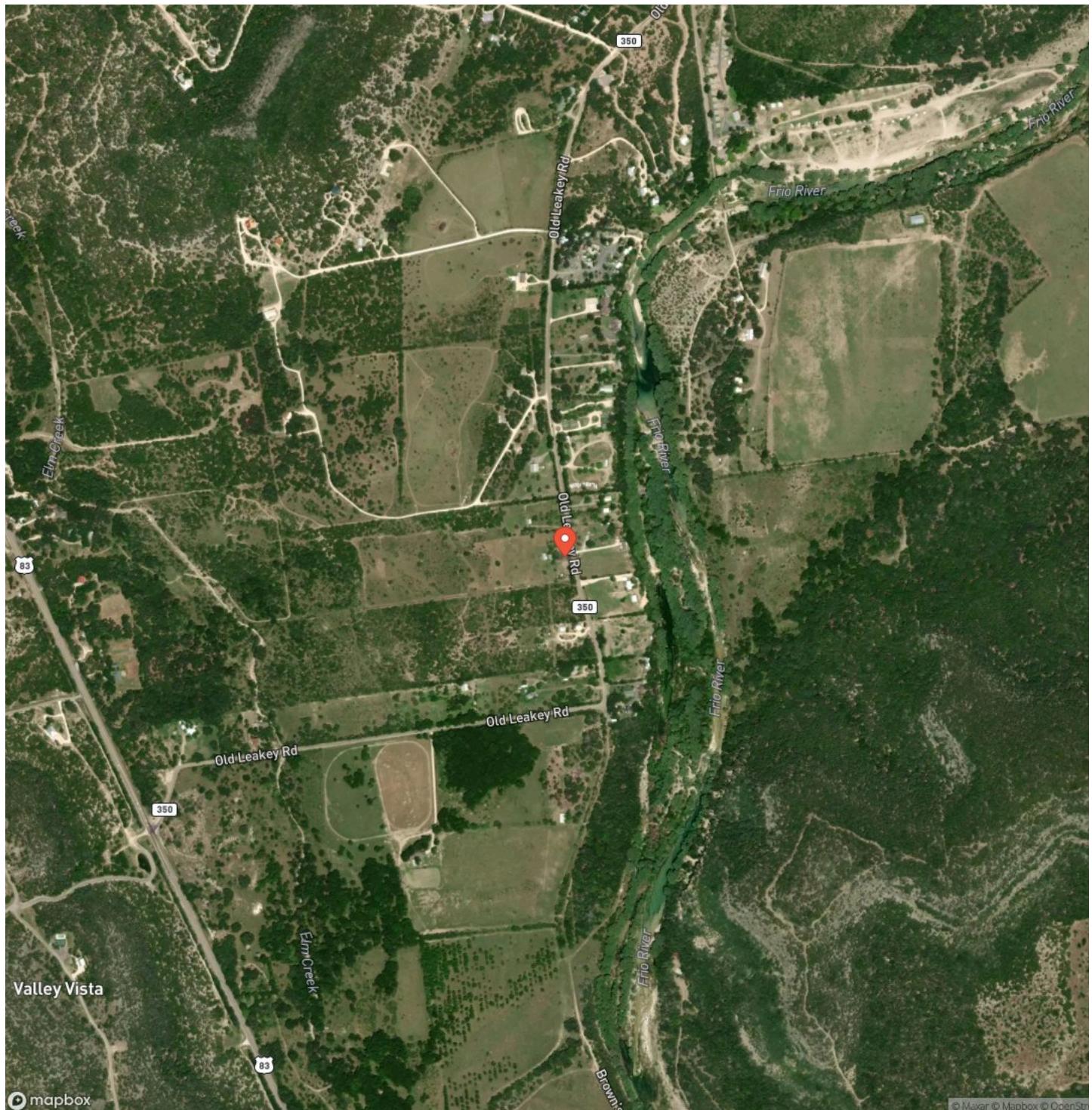
Locator Map



Locator Map



Satellite Map



Frio Vista Retreat Concan, TX / Uvalde County

LISTING REPRESENTATIVE
For more information contact:



Representative

Colton Harbert

Mobile

(806) 335-5867

Email

Colton@CapitolRanch.com

Address

City / State / Zip

Austin, TX 78602

NOTES

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DISCLAIMERS

Capitol Ranch Real Estate is happy to co-broker, however, the buyer's agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate.

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