

# Suttle and Company Real Estate

**Prop #22**  
**Lot 32 The Ridge Subdv. 5.01 Ac**  
**Rio Frio, Tx 78879**



*“Your Real Estate Professionals”*



## Attributes

- Great Location
- Community Water
- Frio River Park
- Easy Access
- Restricted



## Suttle and Company

### Real Estate

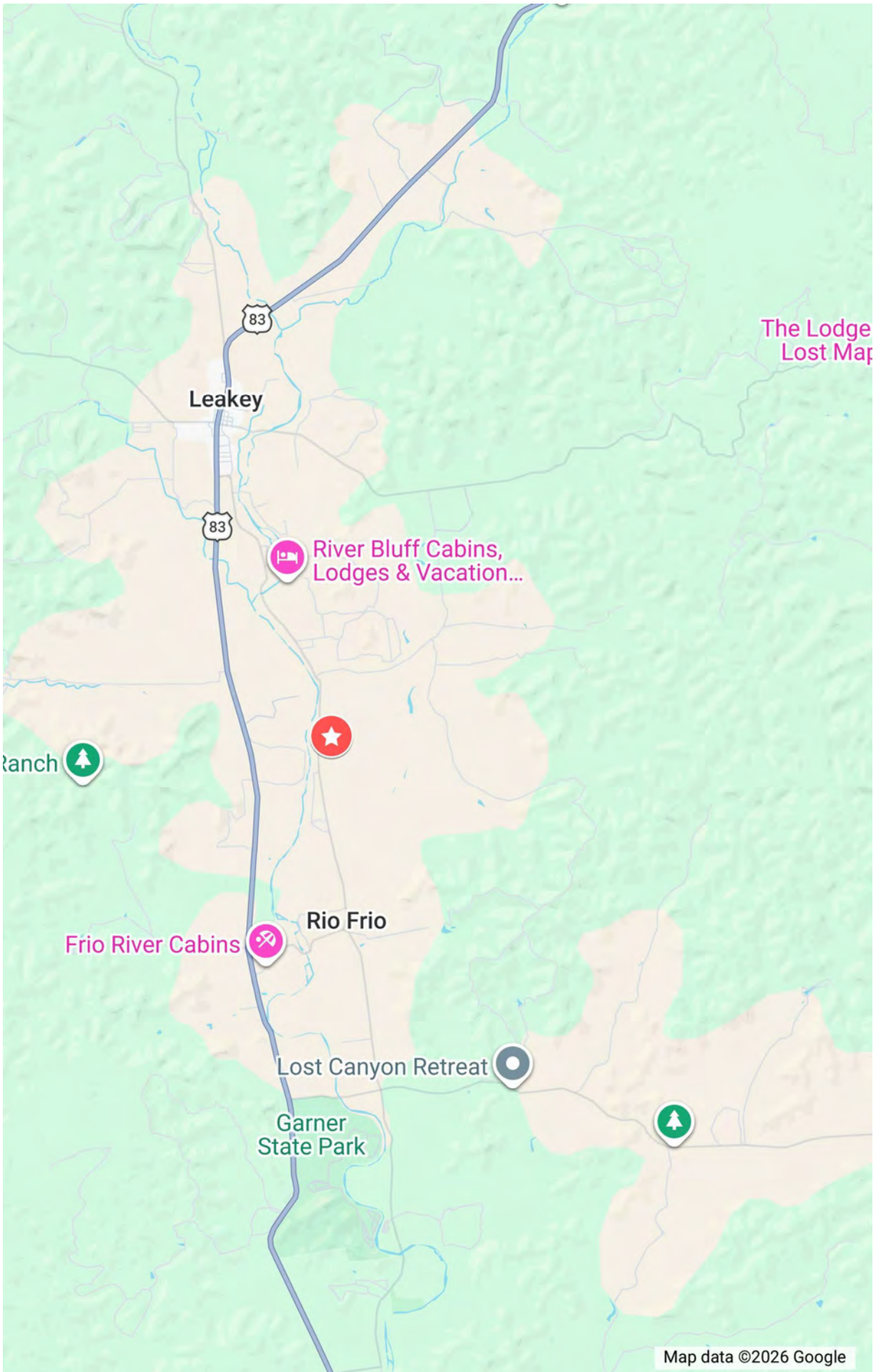
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Welcome to 869 Ridge Loop, Rio Frio, a 5.01-acre homesite in The Ridge that checks every box for today's buyers. Whether you're dreaming of a private getaway or your next high-performing short-term rental investment, this property delivers. With multiple build sites and sweeping panoramic views, you can create a cabin, vacation home, or Airbnb retreat guests will return to year after year. Located in a gated community with exclusive Frio River Park access, enjoy tubing, swimming, and star-filled Hill Country nights. Short-term rentals are allowed, making this more than land, it's an opportunity. Utilities are ready with underground electricity, fiber internet, and central water. Just minutes from Leakey and close to Concan and Garner State Park, you're in one of Texas' most desirable vacation destinations. Build it. Rent it. Enjoy it. Repeat. \$160,000





The Lodge  
Lost Map

Leakey

83

83

River Bluff Cabins,  
Lodges & Vacation...

Ranch

Rio Frio

Frio River Cabins

Lost Canyon Retreat

Garner  
State Park

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