

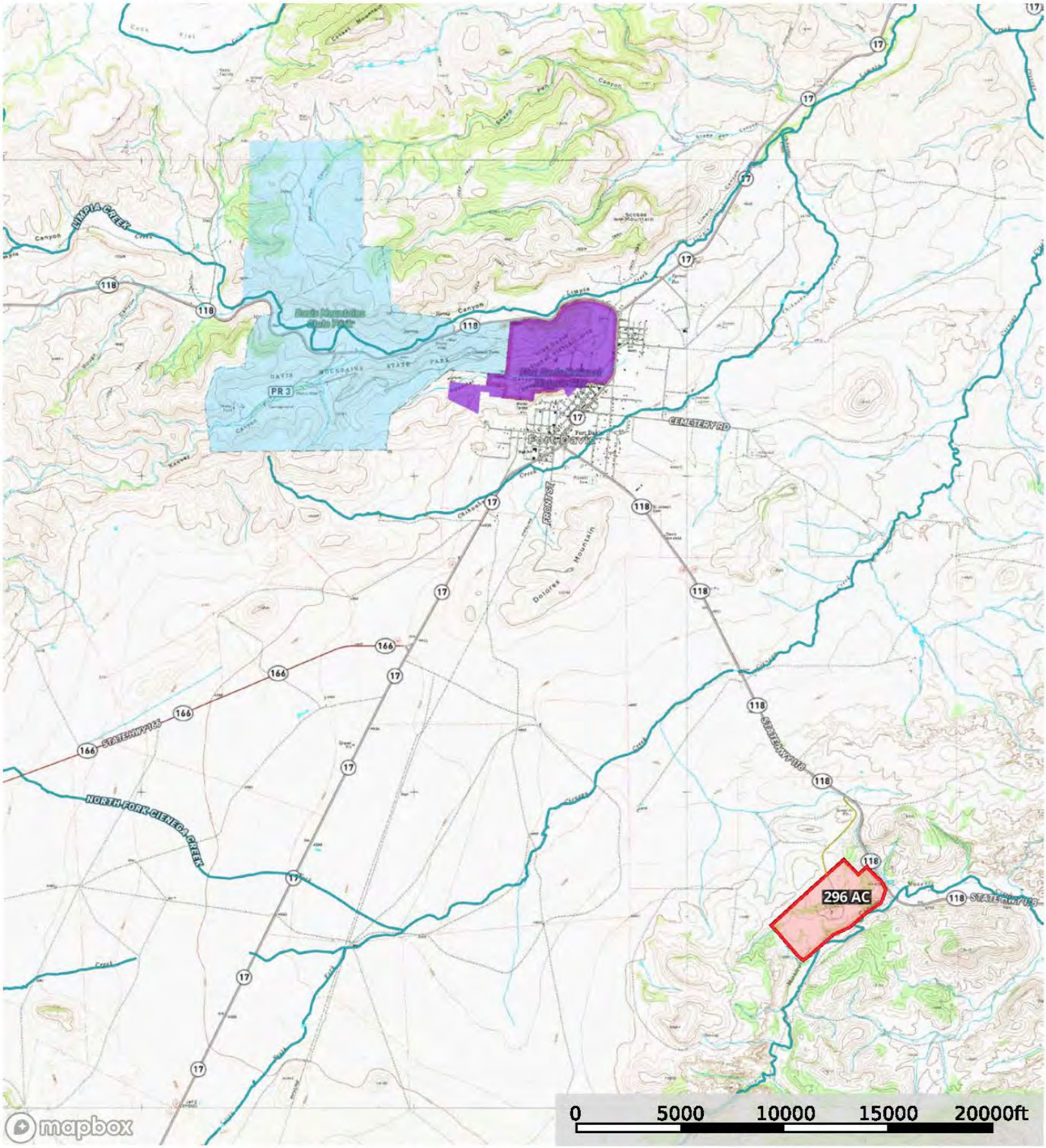
RETREAT RANCH & RESORT

296± Acres

Davis Mountains - Far West Texas

Retreat Ranch and Resort

Jeff Davis County, Texas, AC +/-



King Land & Water LLC

P: (432) 426-2024 / (512)-840-1175 kinglandwater.com

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

THE LAND

BIG NATURE. NEXT LEVEL ADVENTURE.

LAND.

296± pristine acres in the heart of the Davis Mountain sky islands, just south of Fort Davis - a high-elevation ecosystem surrounded by lowland desert, creating a unique range of plant and wildlife species, and natural beauty.

THE DAVIS MOUNTAINS.

From 5,000 to over 8,000 feet above sea level, the Davis Mountains are Texas' largest mountain range. In this vast and remote part of Texas the skies are big, the views expansive, the summers cooler, the stars brighter, and every ride, hike or drive is scenic.

DARK SKIES INITIATIVE.

Our region's Dark Sky Initiative led by our neighbors at the University of Texas' McDonald Observatory. Our Dark Sky approved lighting minimizes light pollution, to offer some of the best night sky viewing in America.

ENVIRONMENT.

Land restoration, preservation and stewardship are important parts of the mission. The clearing of invasive brush, and the coming pond allow for the regrowth of natural grasses and plants, and promote the flourishing of local flora and fauna. Chihuahuan Desert Research Institute adjacent to the property.

WILDLIFE.

The Retreat Ranch and Resort exemplifies the Chihuahuan Desert's biodiversity, where alpine elevations support elk, bighorn, deer, and black bear, and grasslands support pronghorn, coyote and javelina. The mountains are also a birder's paradise, with more than 400 documented species.





THE PROPERTY

LOCATION

Located 4.5 miles from the center of Fort Davis in Jeff Davis County Texas, and just 24 miles to Marfa and its amazing restaurants and galleries. Alpine the economic hub of the region with the reginal hospital and Sul Ross University is just 20 miles away which has a Jet accessible Airport. Access to the three Far West Texas cities and their amenities are just minutes away.

CAMPUS

There is a total of 40,000 sq feet of recently renovated furnished indoor space in Phase I with 11 furnished guest buildings with 29 guest rooms. Current capacity for overnight stays is approximately 85 guests. The new infrastructure to supports the property and is all buried and designed for future expansion phases for development of hundreds of additional buildings and overnight facilities.

NEIGHBORHOOD

This retreat ranch and resort is surrounded by a large ranch neighborhood with sweeping Davis Mountain landscape views in all directions. Chihuahuan Desert Research Institute is across the highway with its trail system and native plant nursery.

McDonald Observatory, Fort Davis National Historic Site, Davis Mountain State Park, Davis Mountain Nature Preserve are just up the way along the Scenic Loop around Mt Livermore.



THE INFRASTRUCTURE

WATER WELLS.

Two water wells - one of which is only connected to a certified public water well and treated with hypochlorite 12.5% to meet TCEQ standards for distribution. The other well is plumbed into the public water system for emergency usage and is designed for irrigation purposes. Both wells have been upgraded with new electrical and pumps serviced by Skinner Well Drilling service & LLC to meet high demand standards. We added 4 more brand new booster tanks to the booster room to make a total of 6 tanks. This creates more than enough pressure to service the whole property and provide fire hydrants with appropriate pressure requirements.

WATER SYSTEM.

New water distribution rated for high pressure fire control with 3 fire hydrant hook ups. Attached to the certified public water system with miles of newly buried 3-inch NSF HDPE polyethylene underground waterlines to distribute water to all the newly remodeled housing units, event spaces, and kitchens. The engineering map of water lines allows for additional future expansion and is installed in a circle configuration to prevent stagnate water lines to the housing units.

SEWER SYSTEM.

Private sewer treatment rated for an average discharge of 20,000 gallons per day, enough for approximately 300 units. All newly remodeled units, event spaces and kitchens are plumbed into this wastewater plant. Trenching is done for future expansions and can easily be tied into the main sewer line. Main sewer lines consist of 8" & 6" PVC to provide more than enough room to grow and prepare for future expansions.

ELECTRICAL SYSTEMS.

New underground electrical distribution system Designed by AEP engineers to cover a broad span of the property for current electrical needs as well as future expansions. From highway 118 to the property line at the second entrance is 3 phase power. Now that it is on the property it is reduced to single phase power. Over 50 transformers and pull boxes were installed 300 ft apart by AEP, including miles of underground electrical service. When installation was completed, we started the removal of Rio Grande overhead powerlines. Rio Grande electrical services have been fully terminated on the property.

FIBER OPTIC NETWORK.

Underground fiber optic service installed on the property to the IT room. From there 12 more secondary underground fiber optic lines feed out of the IT room, underground to most of the units. This gives every single unit and outside field area very fast powerful Wi-Fi service. This is our own network that allows us to install cameras through out the property and internet phones as well. This network configuration also allows for the addition of dish network for our guest to enjoy the basic local and national tv channels. We have installed more underground conduit to prepare for future expansion of housing units.

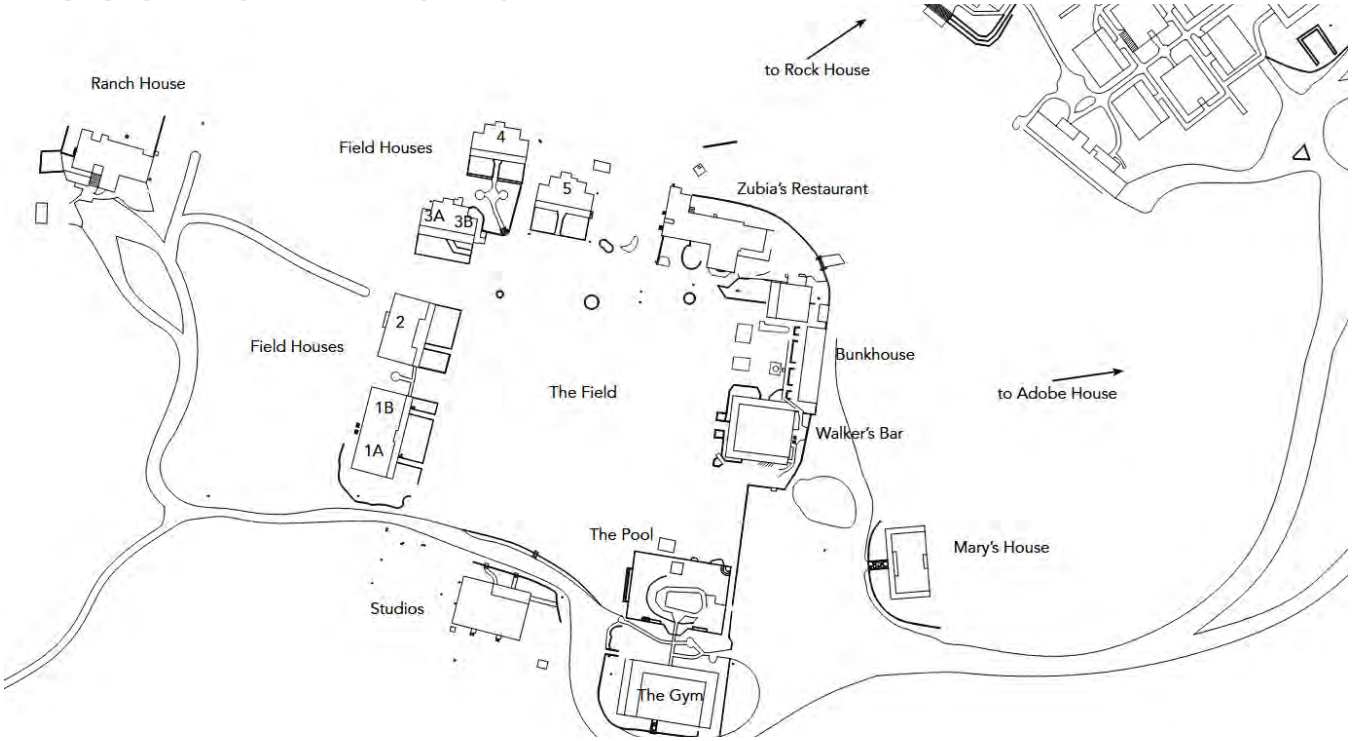


THE PROPERTY

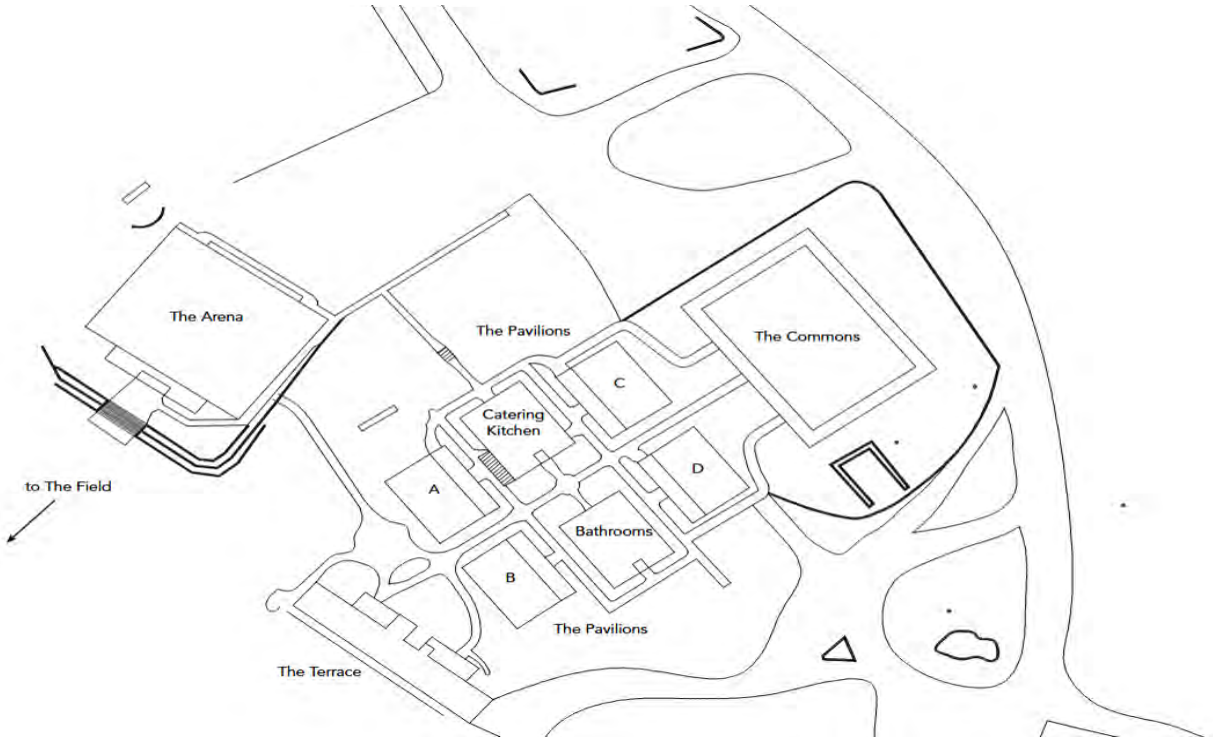
NATURAL COMFORT. MODERN STYLING.

Bringing contemporary design and refined comfort to the property's ranching past, Offering a range of new and historic accommodations all with stunning mountain views.

ACCOMODATIONS



VENUES



ACCOMMODATIONS



THE STUDIOS

Featuring vibrant D'Hanis red brick facades and interiors, and open space floor plans, each unit has its own private bath, king size bed and outdoor porch overlooking the mountains.1,285 sqft each.

STUDIO ONE

1,285 sqft
1 BR / 1 BA
King bed
Walk-in shower
Seating area
Private back porch
Max occupancy: 2

STUDIO TWO

1,285 sqft
1 BR / 1 BA
King bed
Walk-in shower
Seating area
Private back porch
Max occupancy: 2

STUDIO THREE

1,285 sqft
1 BR / 1 BA
King bed
Walk-in shower
Seating area
Private back porch
Fireplace
Max occupancy: 2

THE BUNKHOUSE

Constructed in 1910, during the days as a working ranch, The Bunkhouse features three individual units, each with a king size bed, private bath, and front porch sitting area. Two of the units feature their original stone fireplaces.

BUNKHOUSE ONE

650 sqft
1 BR / 1 BA
King bed
Walk-in shower
Kitchenette
Original stone fireplace
Seating area
Shared front porch
Max occupancy: 2

BUNKHOUSE TWO

426 sqft
1 BR / 1 BA
King bed
Walk-in shower
Kitchenette
Seating area
Shared front porch
Max occupancy: 2

BUNKHOUSE THREE

343 sqft
1 BR / 1 BA
King bed
Walk-in shower
Kitchenette
Original stone fireplace
Seating area
Shared front porch
Max occupancy: 2

MARY'S HOUSE

Boasting a unique identity, interior layout, and unobstructed mountain views, Mary's is a spacious 4BR/4BA unit with living room, full kitchen, outdoor living area and original stone step entrance. 2,135 sqft.

2,135 sqft
4 BR / 4 BA
2 King beds
4 Queen beds
2 Daybeds
Full kitchen / dining area
Living room
Outdoor living area
Max occupancy: 11

THE ADOBE HOUSE

Overlooking Musquiz Canyon, Adobe House offers some of the best views on the property. The historic house is ideal for family retreats, small gatherings and intimate celebrations. 2,425 sqft.

2,425 sqft interior
3 BR / 3 BA
1 King bed
3 Queen beds
Full kitchen / dining area
Living room
Fireplace
Outdoor living area
Max occupancy: 9

THE RANCH HOUSE

The Ranch House is perfect for small group get-aways, intimate events and relaxed entertaining. A 4 BR/3.5 BA house, consisting of two adjacent units, with two kitchens, living areas, original stone fireplace and two spacious outdoor terraces ideal for receptions. 2,317 sqft total.

1,417 sqft interior
2 BR / 2.5 BA
2 King beds
Full kitchen / dining area
Living room
Fireplace
Outdoor terrace
Max occupancy: 4

RANCH GUEST HOUSE

The Ranch Guest House is a charming 847 sq ft modern ranch-style retreat with 2 bedrooms and 1 bath. Thoughtfully designed with two queen beds and two daybeds, hosting up to 6 guests in relaxed comfort under wide West Texas skies.

847 sqft interior
2 BR / 1 BA
2 Queen beds
2 day beds
Max occupancy: 6

THE FIELD HOUSES

Surrounding an expansive lawn at the heart of the property, The Field Houses consist of five independent structures, totaling seven units. Houses vary in size and offerings, each with private bath, spacious living room, full kitchen and outdoor seating area.

FIELD HOUSE ONE

1,496 sqft
3 BR / 3 BA
2 King beds
1 Queen bed
Full kitchen / dining area
Living room
Outdoor porch
Max occupancy: 6

FIELD HOUSE TWO

1,507 sqft
3 BR/3 BA
2 King beds
1 Queen bed
Full kitchen / dining area
Living room
Outdoor porch
Max occupancy: 6

FIELD HOUSE THREE

2,489 sqft
4 BR / 4.5 BA
2 King beds
4 Queen beds
Full kitchen / dining area
Living room
Outdoor porch
Max occupancy: 12

FIELD HOUSE FOUR

543 sqft
1 BR / 1 BA
1 King bed
Kitchenette
Living room
Outdoor porch
Max occupancy: 2

FIELD HOUSE FIVE

543 sqft
1 BR / 1 BA
1 King bed
Kitchenette
Living room
Outdoor porch
Max occupancy: 2

FIELD HOUSE SIX

1,080 sqft
2 BR / 2 BA
1 King bed
2 Queen beds
Full kitchen / dining area
Living room
Outdoor porch
Max occupancy: 6

FIELD HOUSE SEVEN

1,080 sqft
2 BR / 2 BA
1 King bed
2 Queen beds
Full kitchen / dining area
Living room
Outdoor porch
Max occupancy: 6

The Ranch House and Ranch Guest House together create a private compound-style retreat, offering generous space, versatile accommodations, and a seamless blend of comfort and West Texas charm.

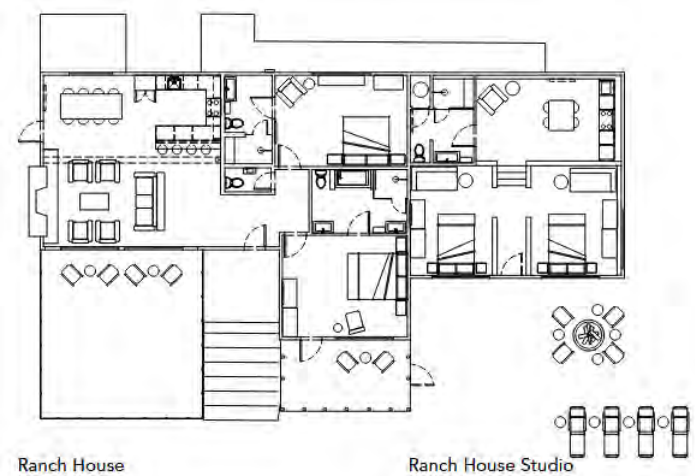


RANCH HOUSE.

A 2 bedroom and 2.5 bathroom house, with kitchen, living areas, original stone fireplace, and two spacious outdoor terraces ideal for receptions, yoga, star gazing, and more.







Ranch House
-1,417 ft²
-2BR / 2.5BA

Ranch House Studio
-847 ft²
-2BR / 1BA



RANCH GUEST HOUSE.

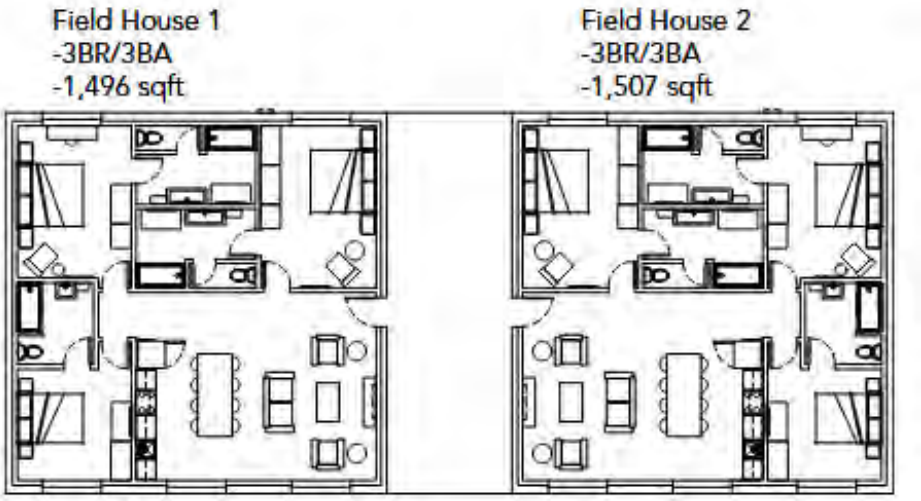
Spacious 2-bedroom ranch cottage offering 847 sq ft of comfortable living. Features two queen beds, two daybeds, and accommodates up to 6 guests—perfect for families or small groups seeking a peaceful escape.

THE TERRACES 1 & 2

Newly introduced, these two former Bride and Groom suites have been transformed into overnight accommodations featuring a bath and kitchen, while continuing to serve as ideal support spaces for weddings.

FIELD HOUSES.

Surrounding an expansive lawn and gathering place at the heart of the property, the Field Houses consist of five independent structures, totaling seven units. Houses vary in size and offerings, each with private bath, spacious living room, full kitchen, and outdoor seating areas.



FIELD HOUSES 1 & 2.

Both houses feature 3 bedrooms and 3 baths, with 2 king beds, and 1 queen; a full kitchen and dining area.

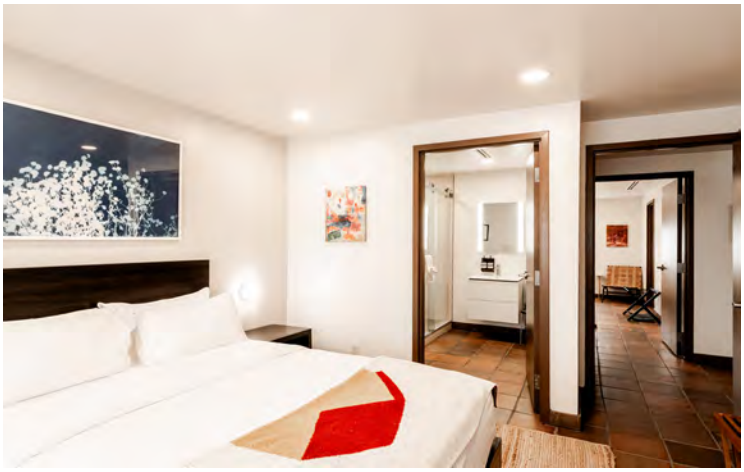
FIELD HOUSES 1.





FIELD HOUSES 2.

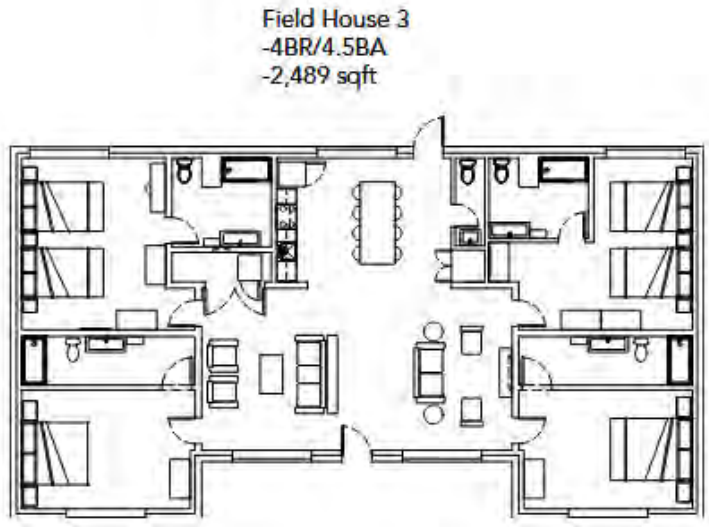




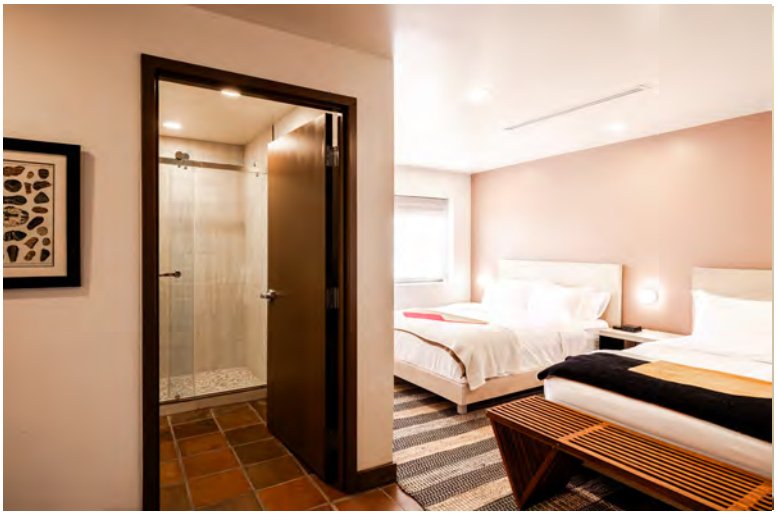
FIELD HOUSE 3.

This house features 4 bedrooms and 4.5 baths, with 2 king beds, and 4 queens; a full kitchen and dining area. The largest of the units, with a max occupancy of 12.







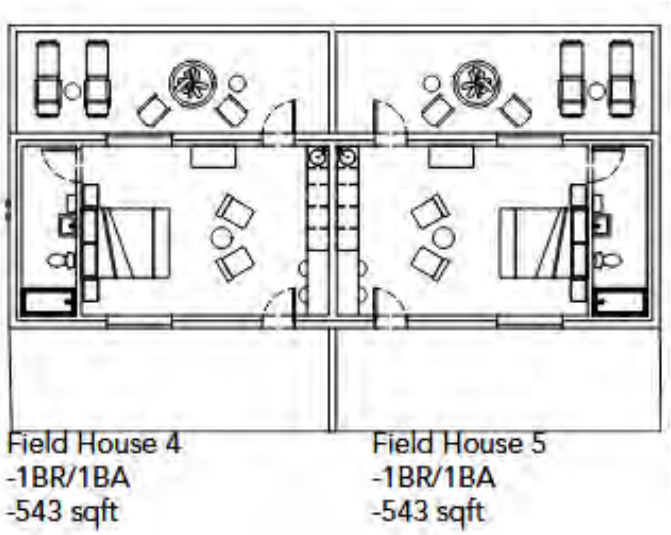






FIELD HOUSE 4 & 5.

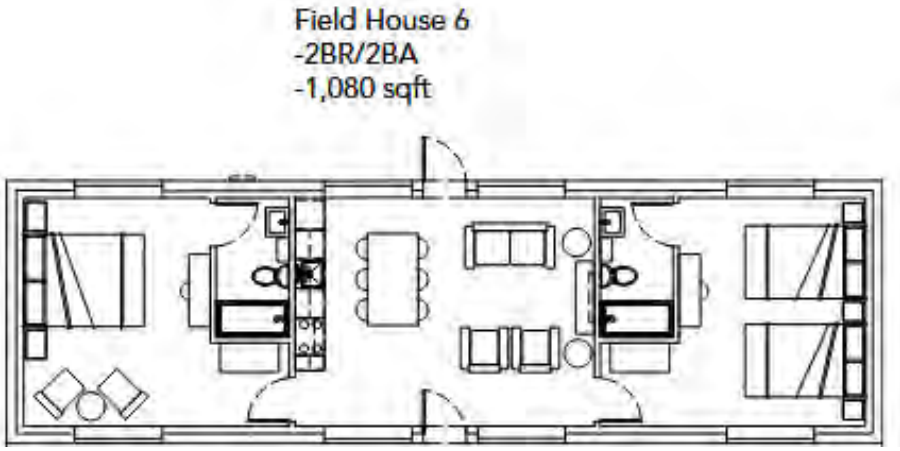
These houses feature 1 bedroom and 1 bath, with a king bed. A smaller unit ideal for one or two guests, & comes with a kitchenette and seating area.





FIELD HOUSE 6.

This house features 2 bedrooms and 2 baths, with 1 king bed, and a double queen room; and a full kitchen and dining area.

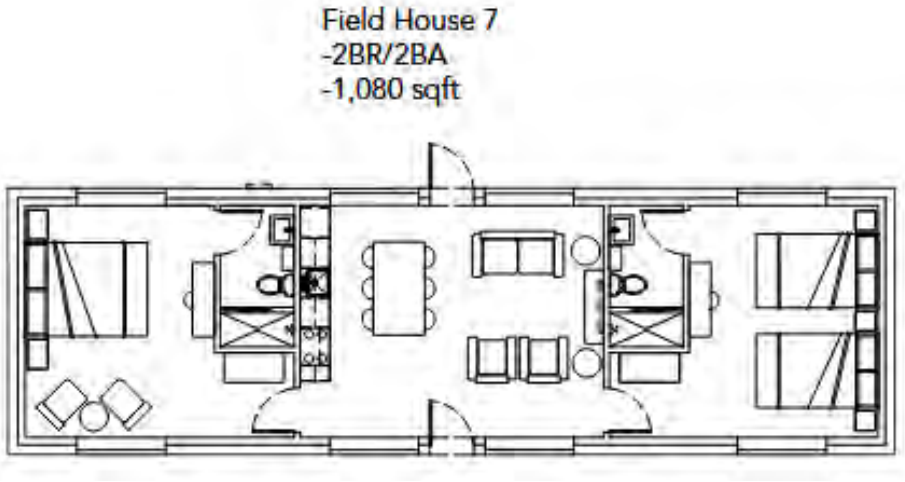


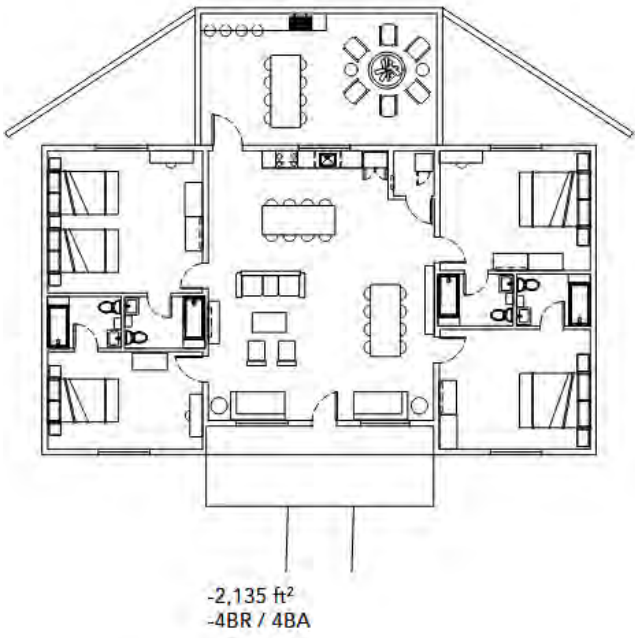




FIELD HOUSE 7.

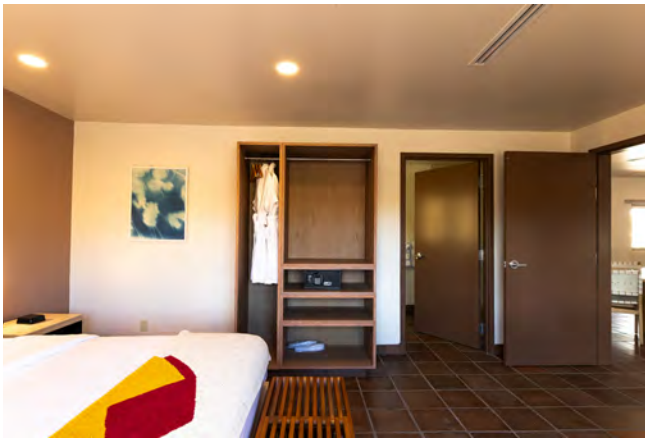
This house features 2 bedrooms and 2 baths, with 1 king bed, and a double queen room; and a full kitchen and dining area.





MARY'S HOUSE.

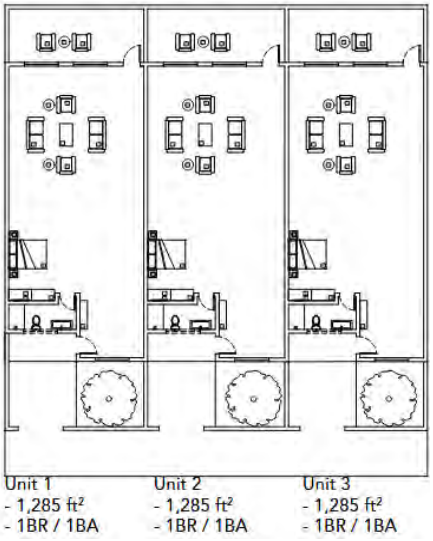
A spacious 4 bedroom and 4 bathroom unit, set apart from The Field, with stunning, unobstructed mountain views, a living room, full kitchen, and outdoor living area. This structure boasts a unique identity and interior design. 2,135 sqft.



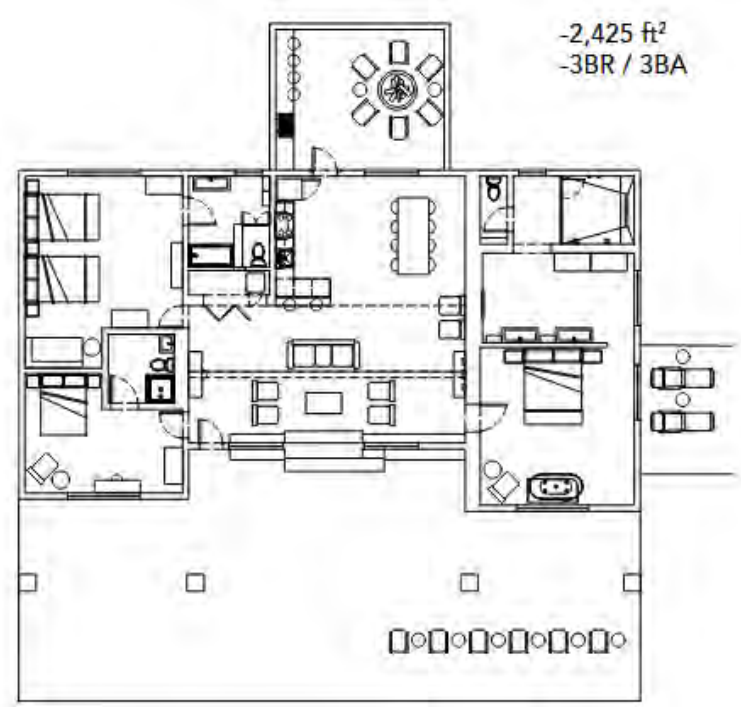


STUDIOS.

Featuring vibrant D'Hanis red brick facades and open space floor plans, each of the three units has its own private bath with walk-in shower, a king size bed, living area, and outdoor porch overlooking the mountains.







ADOBE HOUSE.

Overlooking Musquiz Canyon and perched atop a point with some of the best views on the property, the historic adobe house is ideal for family retreats, small gatherings and intimate celebrations.

This house features 3 bedroom 3 bathrooms







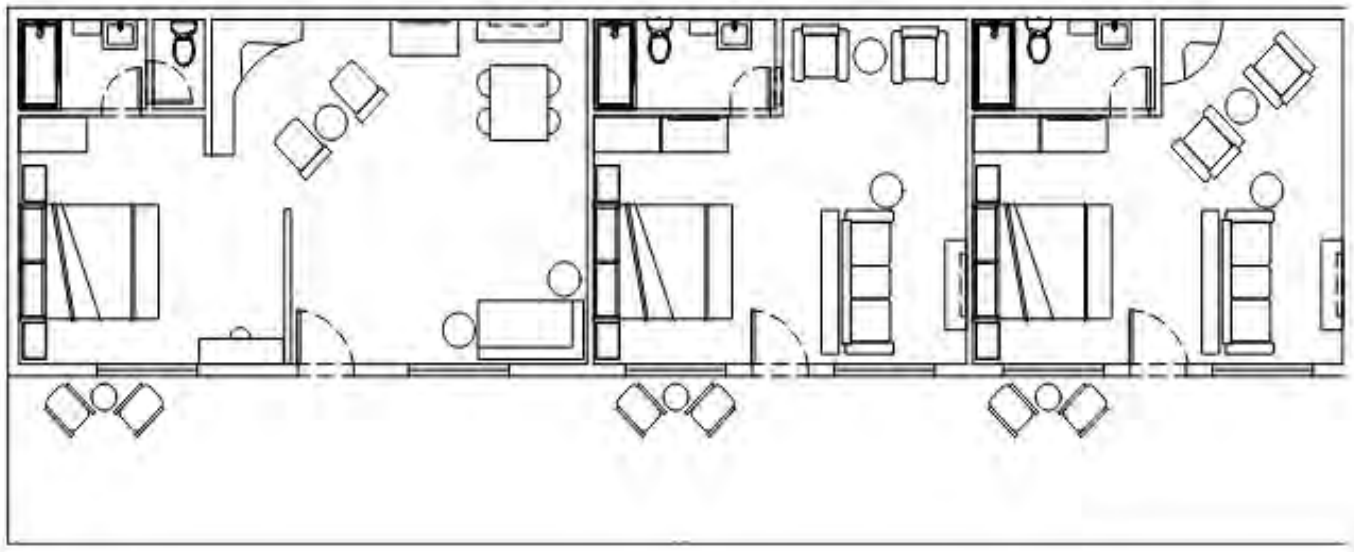
BUNKHOUSE.

Constructed in 1910, during the days as a working ranch, Bunkhouse features three individual units, each with a king size bed, private bath, and front porch sitting area. Two of the units feature their original stone fireplaces, harking back to the property's deep history.

Unit 1
- 650 ft²
- 1BR / 1BA

Unit 2
- 426 ft²
- 1BR / 1BA

Unit 3
- 343 ft²
- 1BR / 1BA











Starlight Studios

Three king beds
1 1/2 baths
Bar counter
Pool table
Front porch
Private backyard









VENUES

WIDE. OPEN SPACES. GREAT. OUTDOORS.

With over 25,000 sqft of flexible-use indoor space - expansive out of doors areas, ample accommodations, fully equipped commercial facilities and a wide range of services and amenities, designed to host groups and events ranging from intimate to very large-scale.



THE COMMONS.

Set atop a mesa, surrounded by the Davis Mountains, this venue is a flexible space for events and celebrations. Sleek and spacious, its panoramic window views put the full expanse of the high desert landscape on display creating a magnificent backdrop for every occasion.

Approximately 7,000 ft2
Seats: 250. Standing: 400

THE ARENA.

The soaring ceiling and high windows lend a dramatic effect to events held inside The Arena. Its open layout and covered portico with mountain and sunset views creates a perfect canvas for any gathering.

Approximately 9,000 ft2
Seats: 300. Standing: 450.

THE PAVILLIONS

Set atop a mesa, surrounded by the Davis Mountains, this venue is a flexible space for events and celebrations. Sleek and spacious, its panoramic window views put the full expanse of the high desert landscape on display creating a magnificent backdrop for every occasion.

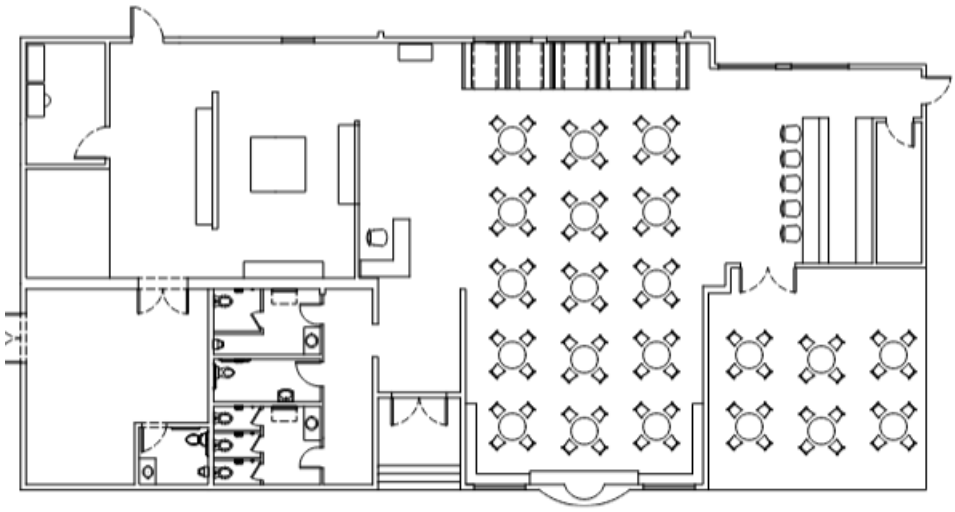
Approximately 7,000 ft2
Seats: 250. Standing: 400.

THE TERRACE

Set atop a mesa, surrounded by the Davis Mountains, this venue is a flexible space for events and celebrations. Sleek and spacious, its panoramic window views put the full expanse of the high desert landscape on display creating a magnificent backdrop for every occasion.

Approximately 7,000 ft2
Seats: 250. Standing: 400





ZUBIA'S RESTAURANT.

Opening in 2025, this historic ranch-style building with its rock walled lounge, original fireplace, showpiece bar, and high windows that let in soft western light, is the perfect setting for any meal as well as a great event space.

5,000 ft2 (plus outdoor areas).

Seats: 85 (indoors).
Seats: 150 (outdoors).

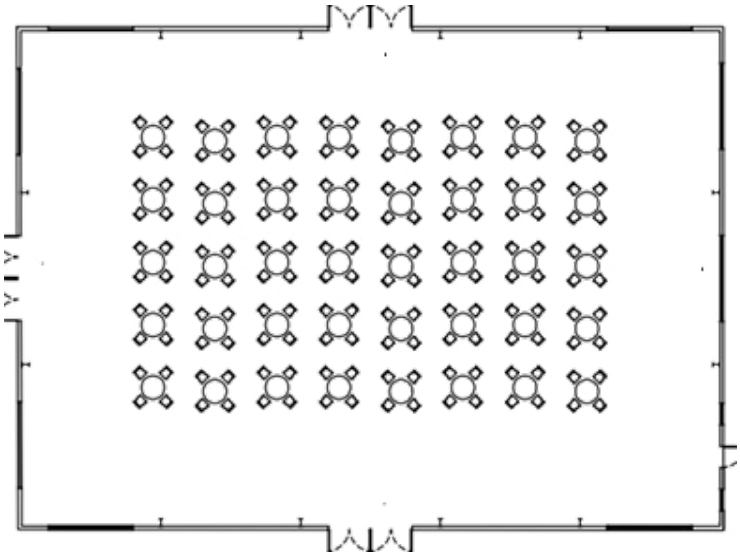




THE COMMONS.

Set atop a mesa, surrounded by the Davis Mountains, this venue is a flexible space for events and celebrations. Sleek and spacious, its panoramic window views put the full expanse of the high desert landscape on display creating a magnificent backdrop for every occasion.

Approximately 7,000 ft | 2 Seats: 250. | Standing: 400.



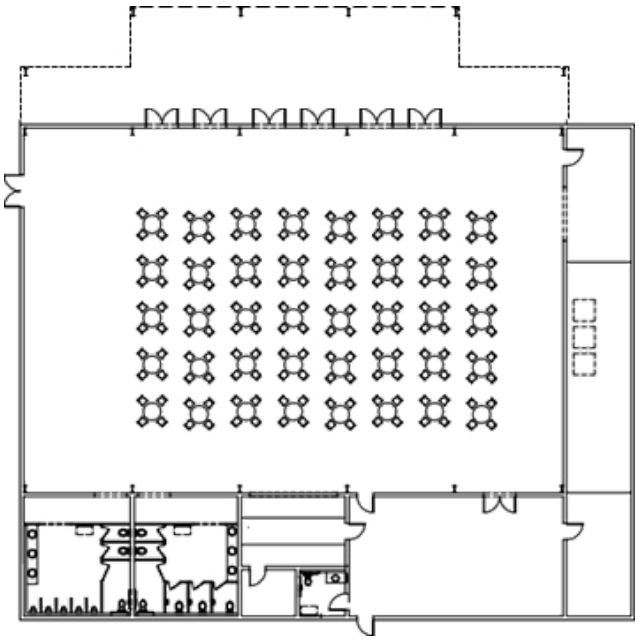




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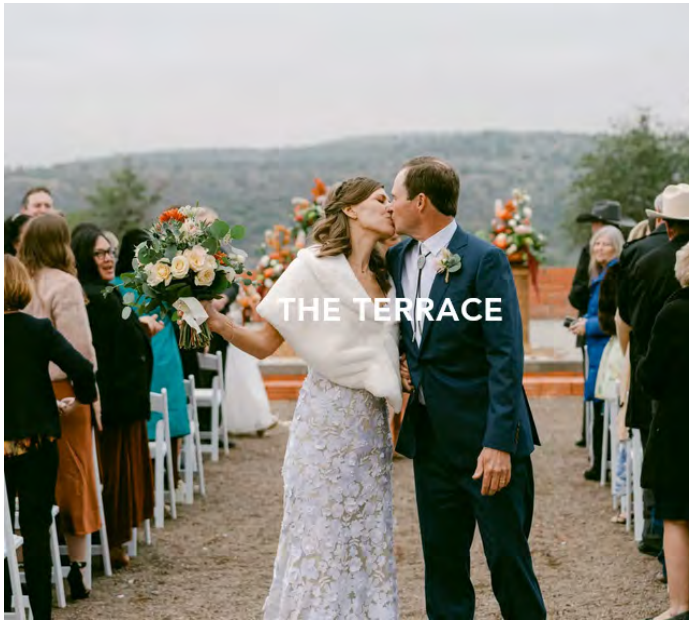
Approximately 7,000 ft2
Seats: 250.
Standing: 400.

THE TERRACE.

High above the surrounding landscape, this contemporary outdoor terrace venue embraces the Davis Mountains and endless desert views. Designed for flexibility, its expansive windows and open layout create a stunning setting for unforgettable events.

Approximately 7,000 ft2
Seats: 250.
Standing: 400.



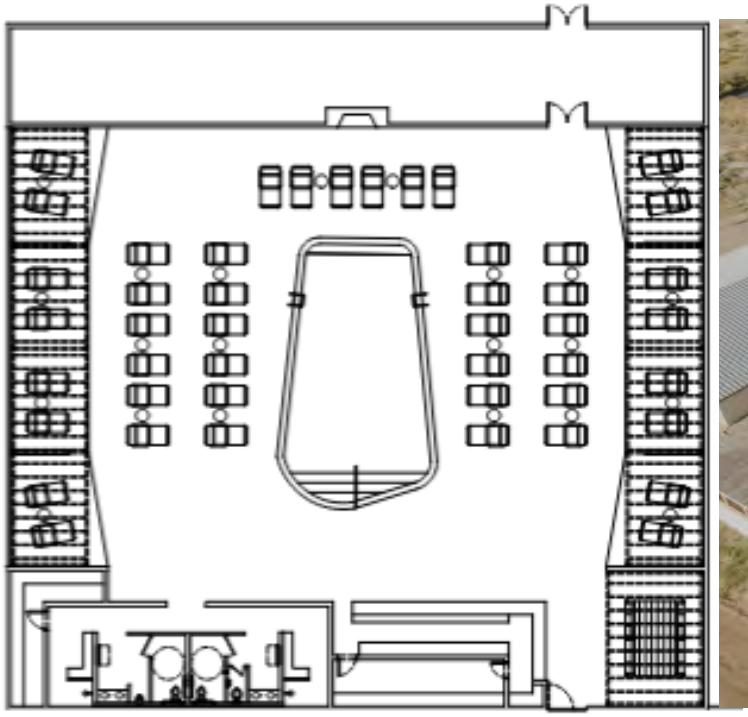






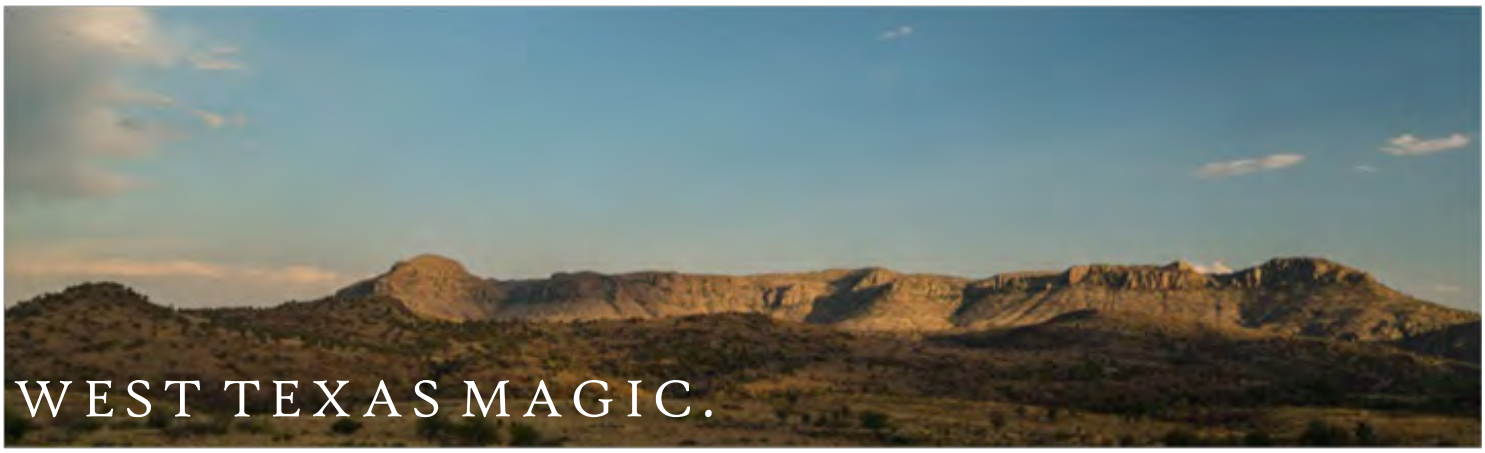
THE POOL.

Cool off in the high desert with a dip in the pool, relax under a shaded cabana, enjoy cocktails at the bar. It is a refreshing oasis that is great for poolside gatherings









WEST TEXAS MAGIC.

Celebrate outdoors, indoors, and in-between. Gather together on the lawns. Mingle on shaded terraces. Dine and dance in The Arena or The Commons, then head to the bar for nightcaps and karaoke. The Retreat Ranch and Resort is designed for a movable fest — infinitely varied.

HIGH DESERT CHARM.



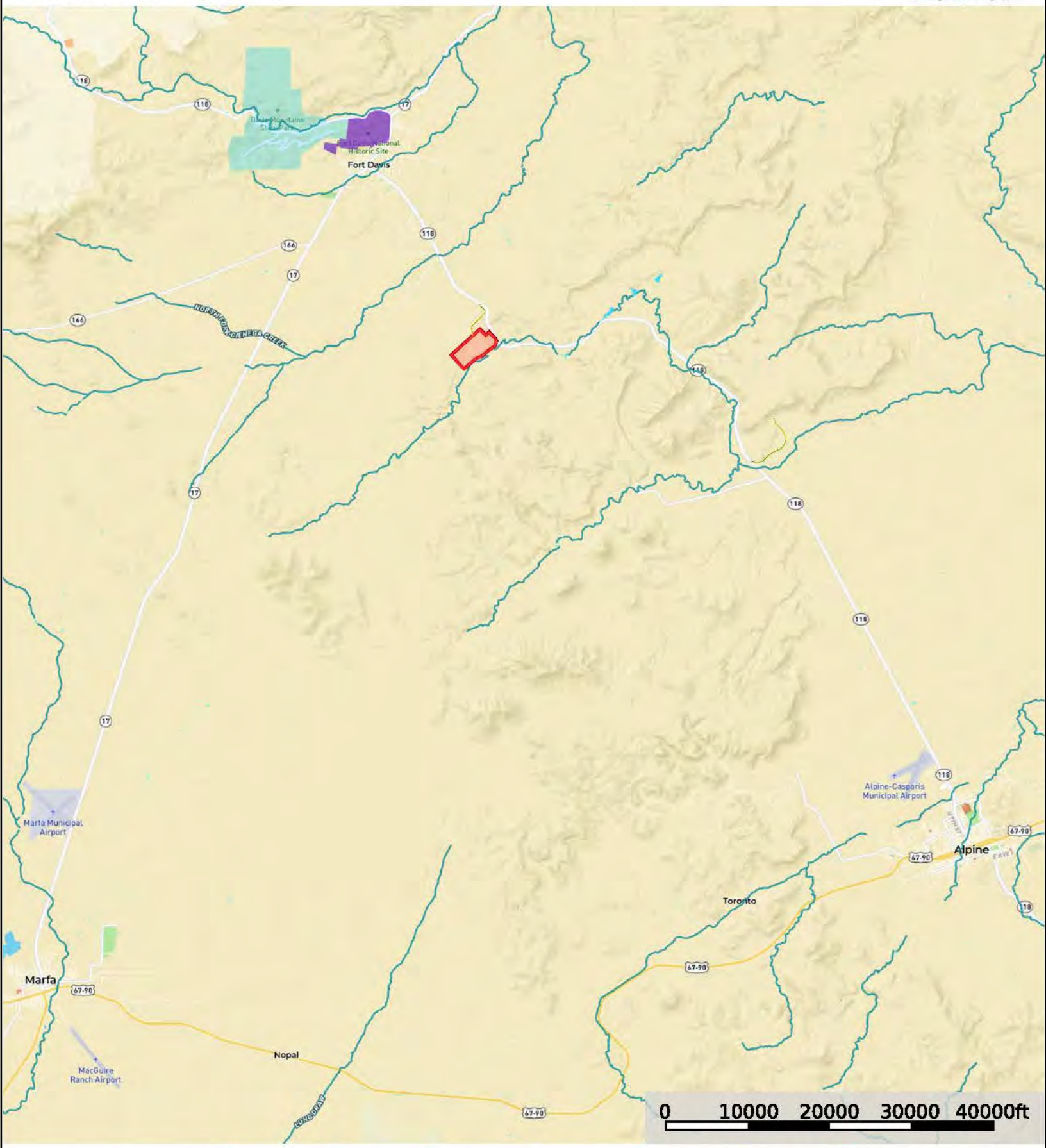






Retreat Ranch and Resort

Jeff Davis County, Texas, AC +/-



Primary Road | Boundary 1 | Forest Service | State Land | Fish and Wildlife | National Park | Other | BLM | Local Government | Conservation Easements

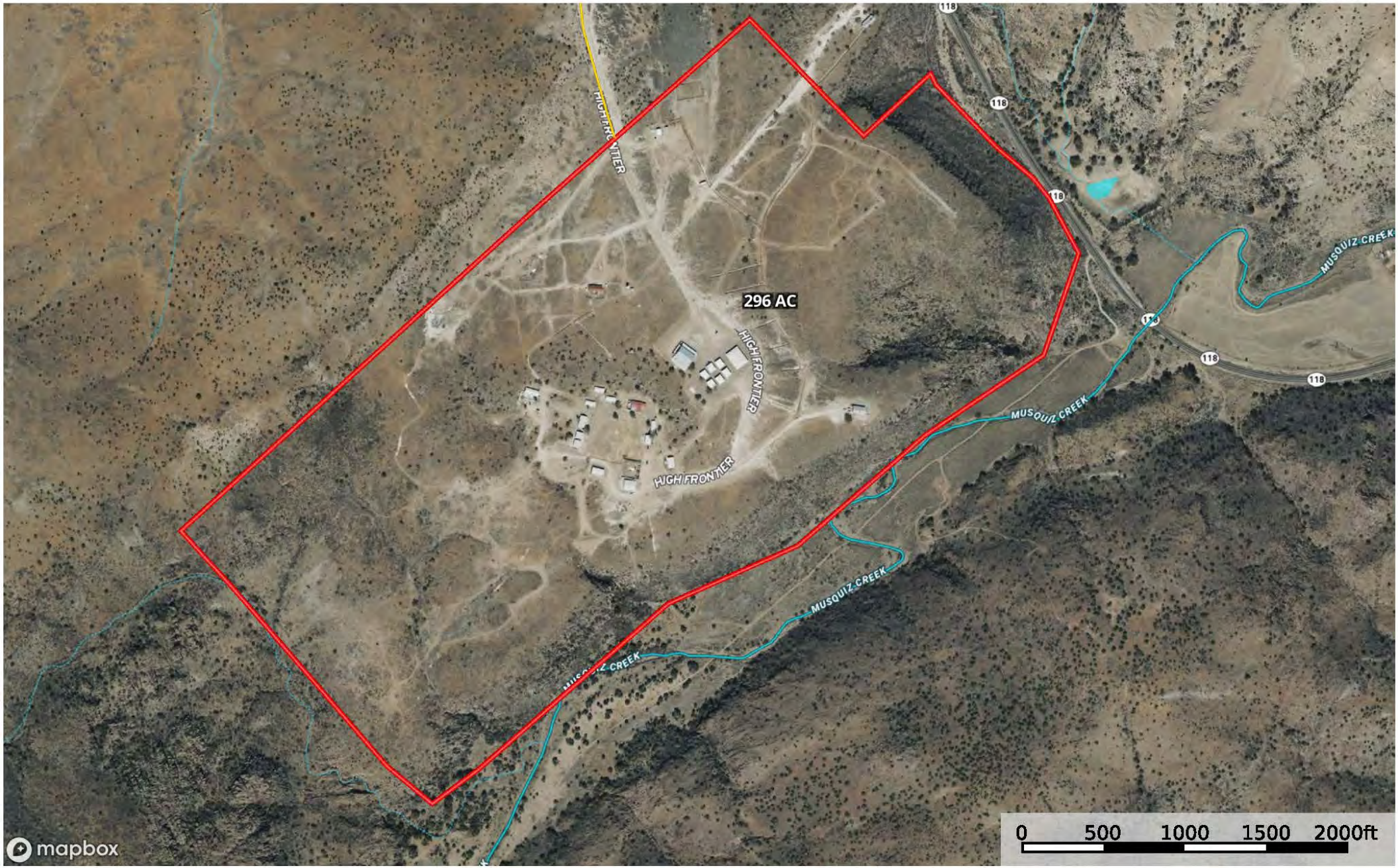
Stream, Intermittent | River/Creek | Water Body

King Land & Water LLC
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Retreat Ranch and Resort

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Primary Road | Boundary | Forest Service | State Land | Fish and Wildlife | National Park | Other | BLM | Local Government | Conservation Easements | Stream, Intermittent | River/Creek | Water Body

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Contact for Price

RETREAT RANCH AND RESORT

296± Acres

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Harrison King, Agent
King Land and Water, LLC
432-426-2024 Office
432-386-7102 Cell
Harrison@KingLandWater.com

Disclaimer: This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

KING
LAND & WATER

Protecting Clients. Conserving the Land.



King Land & Water LLC
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