

# FOR SALE

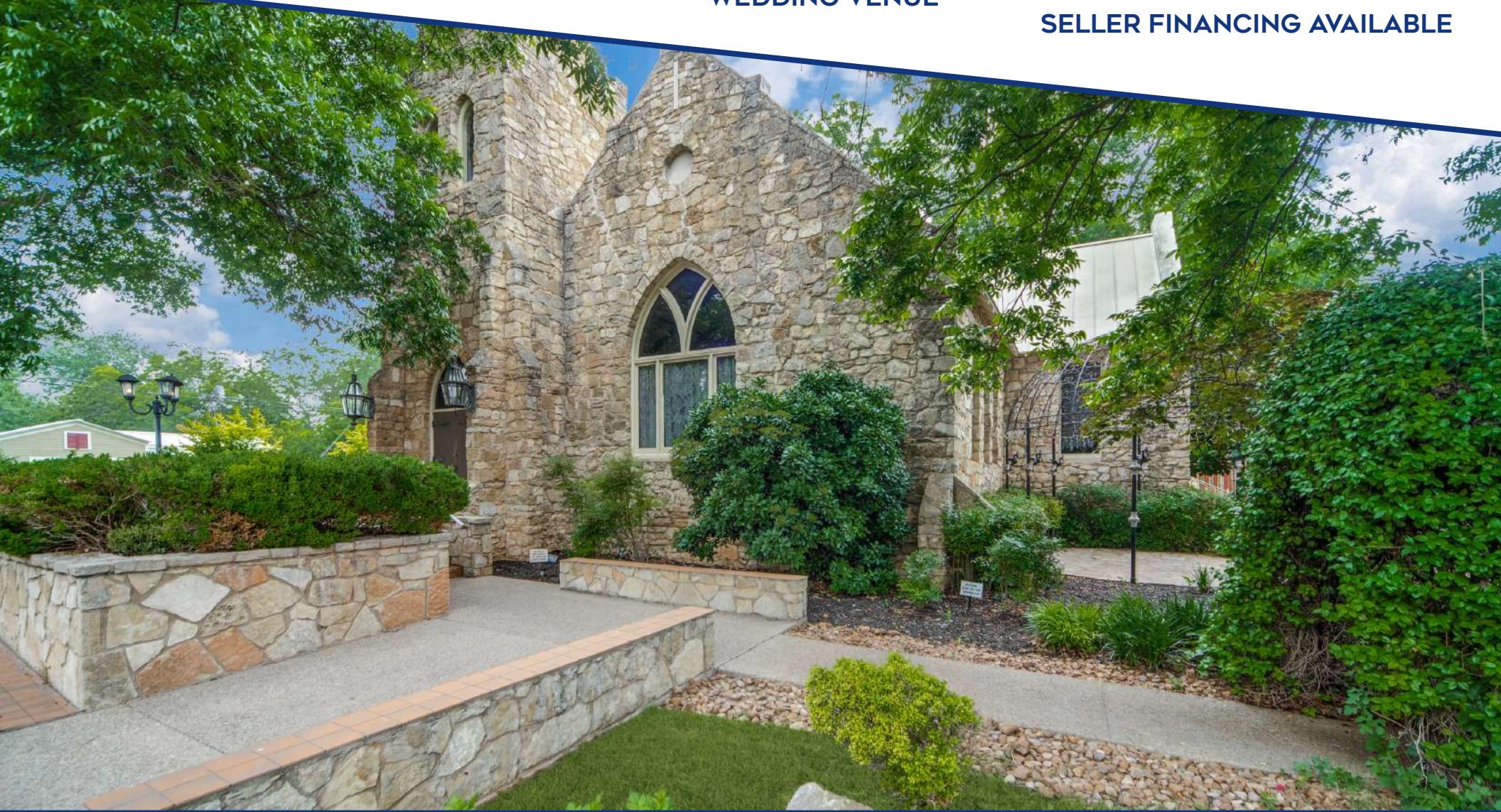
± 1.82 ACRES  
MULTI BUILDING  
WEDDING VENUE

331 FIFTH STREET

COMFORT, TEXAS 78013

**\$4,500,000**

SELLER FINANCING AVAILABLE



FOR MORE  
INFORMATION  
PLEASE CONTACT

MIKE GIDDENS  
210.912.1315  
mgiddens@cbcalamo.com



COLDWELL BANKER  
COMMERCIAL | ALAMO CITY

[CBCALAMO.COM](http://CBCALAMO.COM)

# SALE

## SPINELLI'S WEDDING VENUE

331 Fifth St Comfort, TX 78013



### OFFERING SUMMARY

Sale Price:	\$4,950,000
Lot Size:	±1.82 Acres
Zoning:	OCL

### PROPERTY OVERVIEW

#### Multi-Building Wedding Venue in Comfort, Texas

Discover a unique investment opportunity in the heart of Comfort, Texas, with this stunning multi-building wedding venue. Situated on ±1.82 acres of scenic Texas Hill Country, this property features a timeless 110-year-old chapel, complete with dark wood flooring, a cathedral ceiling, and charming wood beams. The venue's fabulous courtyard, shaded by mature trees, offers a picturesque setting for outdoor events. This venue offers both indoor and outdoor banquet facilities. It can accommodate up to 135 guests in the chapel and 160 guests in its spacious reception hall.

Included are two beautiful houses perfect for overnight stays or additional festivities, along with a ±1,000 sqft catering kitchen. With seven buildings in total, this venue is conveniently located near Comfort Community Park and just off Main Street, making it easily accessible. Only ±17 miles from downtown Boerne and ±45 miles from downtown San Antonio, this venue is an ideal location for weddings and other special events. Don't miss this exceptional investment opportunity in the vibrant community of Comfort, Texas.

---

**MIKE GIDDENS**  
210.912.1315  
mgiddens@cbcalamo.com

 **COLDWELL BANKER  
COMMERCIAL**  
ALAMO CITY

# SALE

## SPINELLI'S WEDDING VENUE

331 Fifth St Comfort, TX 78013



### PROPERTY HIGHLIGHTS

- Seller Financing Available
- Multi-building Wedding Venue in Comfort, Texas
- Indoor and outdoor banquet facilities
- 110-year-old chapel sits 135 guests
- Reception Hall can accommodate up to 160 guests
- 2 houses for overnight stays or additional festivities
- Courtyard with a gazebo for outdoor events
- ±1,000 sqft catering kitchen
- Additional lot across the street for parking
- Conveniently located near Comfort Community Park and just off Main Street
- Street Only ±17 miles from downtown Boerne and ±45 miles from downtown

---

**MIKE GIDDENS**  
210.912.1315  
mgiddens@cbcalamo.com

 **COLDWELL BANKER  
COMMERCIAL**  
ALAMO CITY

# SALE

SPINELLI'S WEDDING VENUE

331 Fifth St Comfort, TX 78013



---

MIKE GIDDENS  
210.912.1315  
mgiddens@cbcalamo.com

 COLDWELL BANKER  
COMMERCIAL  
ALAMO CITY

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

# SALE

## SPINELLI'S WEDDING VENUE

331 Fifth St Comfort, TX 78013



**MIKE GIDDENS**  
210.912.1315  
mgiddens@cbcalamo.com

**COLDWELL BANKER**  
**COMMERCIAL**  
ALAMO CITY

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

# SALE

## SPINELLI'S WEDDING VENUE

331 Fifth St Comfort, TX 78013

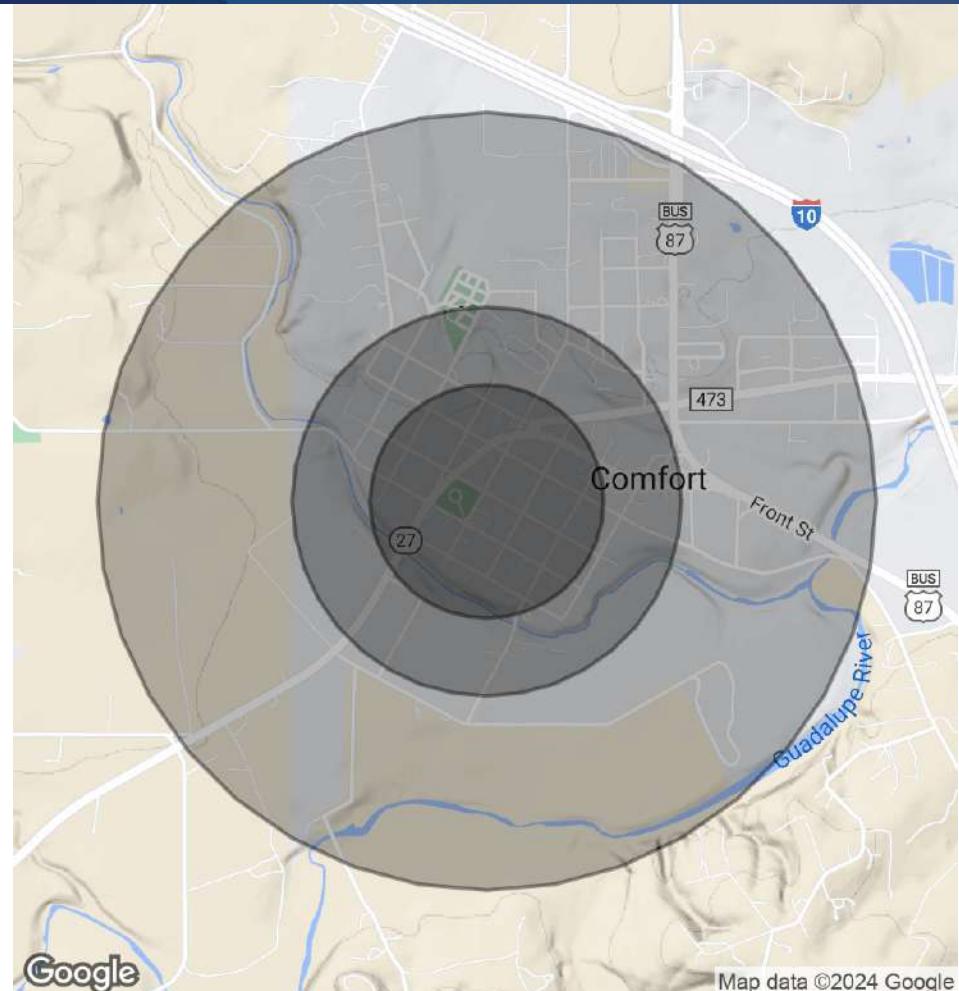
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	199	627	2,142
Average Age	48	45	43
Average Age (Male)	48	44	42
Average Age (Female)	48	45	44

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	251	816
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$84,104	\$87,410	\$89,535
Average House Value	\$327,671	\$356,749	\$374,340

Demographics data derived from AlphaMap



---

**MIKE GIDDENS**  
210.912.1315  
mgiddens@cbcalamo.com

**COLDWELL BANKER**  
**COMMERCIAL**  
ALAMO CITY

# SALE

## SPINELLI'S WEDDING VENUE

331 Fifth St Comfort, TX 78013



MIKE GIDDENS  
210.912.1315  
mgiddens@cbcalamo.com

**COLDWELL BANKER COMMERCIAL**  
ALAMO CITY

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

#### Coldwell Banker Commercial

Alamo City	416239	Irispoli@cbharper.com	2104837000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Leesa Harper Rispoli	389556	Irispoli@cbharper.com	2104837004
Designated Broker of Firm	License No.	Email	Phone
Marlee Kutzer	628144	mkutzer@cbharper.com	2104837010
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Mike Giddens	652521	mgiddens@cbcalamo.com	2109121315
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date