



BROWNING COMMERCIAL
REAL ESTATE

**1213 KOTT ROAD
FREDERICKSBURG, TEXAS**

FOR SALE





EXCEPTIONAL OPPORTUNITY TO BUILD A WINERY & HOSPITALITY DESTINATION

La Marguerite offers a rare opportunity for visionary investors to create a premier destination in the heart of Texas Wine Country. With 60 +/- acres of scenic, usable land 12 miles from Fredericksburg, the property is well-suited for a vineyard, winery, tasting room, and luxury accommodations. As demand grows for elevated wine tourism and immersive hospitality experiences, La Marguerite is strategically positioned to capture

BUILDING DETAILS


PROPERTY TYPE	Mixed use, Retail	ACRES	60 +/-
BUILDING SQ. FT.	4,550	STORIES	1
LOT SIZE	59.54	YEAR BUILT	1990
TOTAL BUILDING UNITS	1	ZONING	OCL
		COUNTY	Gillespie County



PROPERTY HIGHLIGHTS

- Country View
- Warer View
- Horses Allowed
- Gently Rolling
- Exceptional views overlooking Pedernales
- River Valley
- Pasture Land and Farm
- Ag Exempt





**LA MARGUERITE - FOR SALE
60 ACRES**

EVENT VENUE

ENTRANCE

KOTTRD

KOTTRD

KOTTRD

AIRD









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