



**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

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



## PROPERTY HIGHLIGHTS

- Country View
- Water 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**









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**WILL CURTIS**

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