



Kuper

Sotheby's  
INTERNATIONAL REALTY

648 POST OAK ROAD

FREDERICKSBURG, TEXAS 78624







# FREDERICKSBURG COMMERCIAL OPPORTUNITY

A prime 5.28 acres with possibility to be annexed into the city of Fredericksburg. 2 acres are zoned C1 that contain multiple improvements including a retail building, office / studio, and a functioning AirBnB that sleeps 10 along with ample parking covering almost .75 acres to allow for additional growth. The remaining 3.28 acres are currently deemed a tax benefiting Native Pasture to help keep property taxes low.

This property was originally owned and developed by local esteemed jeweler Jeep Collins. The three buildings on premise were built and designed as his manufacturing facility, retail storefront and offices.

The current use of the property houses the world famous One Quilt Place. This established business provides everything needed to create unique quilts, from fabrics to machinery, including classes and instruction. The business is not for sale, however, only the property is available in this offering.

The largest of the improvements, the retail storefront, is a huge 6,394 square feet. There are several offices, break rooms and storage rooms in this building to allow for the current retail business operations.

The 'Cottage' is another building on premise comprising 2,700 square feet. This structure is currently being utilized as a three bedroom AirBnB that can house 10 persons overnight as well as provide classroom accommodations for overnight parties and guests from far away.

The 'Studio' is 1,700 square feet of additional classroom space for quilting instruction and private parties.

Utilities are currently being serviced by a private water well and septic system. However, public water and sewer are readily available directly in front of the property.

The current possibilities of this property are endless. This could continue as a retail operation or expand the AirBnB aspect of the property. This would make an excellent restaurant or tasting room with vines planted in the additional 3 acres for ambiance. The property could even revert to its original manufacturing and retail roots if desired.

With close proximity to Main Street and Highway 16, yet still having the country feel of the Hill Country, this property is everywhere you want to be. Current growth surrounding the property allows for ready made clientele living and working within minutes of your business.



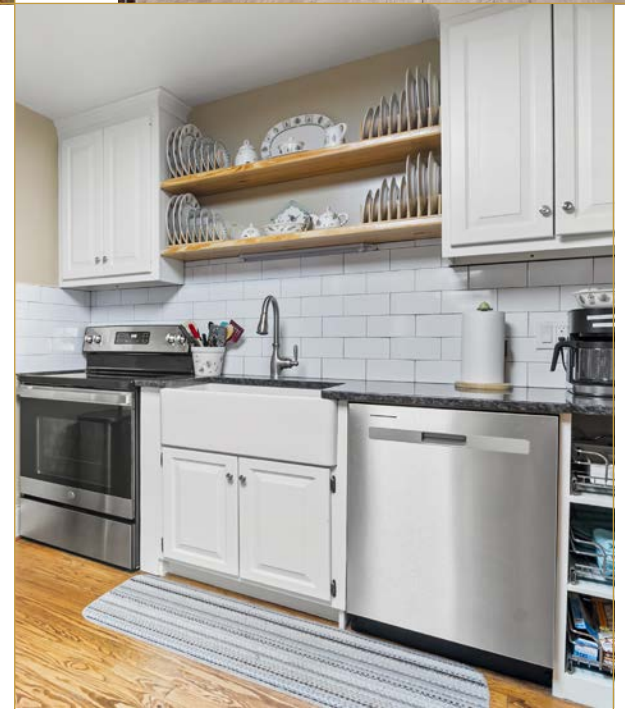


















# 648 POST OAK ROAD

FREDERICKSBURG, TEXAS 78624

9,715 SQUARE FEET | 5.28 ACRES

PRICE UPON REQUEST

[WWW.648POSTOAK.COM](http://WWW.648POSTOAK.COM)



## KRIS FORKS

GLOBAL REAL ESTATE ADVISOR

C. 210.854.6431

[KRIS.FORKS@SOTHEBYSREALTY.COM](mailto:KRIS.FORKS@SOTHEBYSREALTY.COM)

[KRISFORKS.KUPERREALTY.COM](http://KRISFORKS.KUPERREALTY.COM)

Kuper Sotheby's International Realty is an RBFCU company. © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC. Kuper Sotheby's International Realty is a subsidiary of RBFCU Services LLC. RBFCU Services LLC is affiliated with Randolph-Brooks Federal Credit Union (RBFCU). An Equal Opportunity Company. Equal Housing Opportunity. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

 Kuper

 Sotheby's  
INTERNATIONAL REALTY