

Historic Properties & Business

Est.
\$8,450,000*

2024 CashFlow

Est.
\$200,000

BUSINESS HIGHLIGHTS: This is a Historic Wedding venue and events center spread over 17 acres. The property contains a historical home and cottage, the owners' residence with a pool, an open-air chapel, a modern farmhouse covered pavilion, and picturesque scenery. The farm also has livestock, such as longhorn cattle, horses, a historical cabin and windmill, and multiple storage sheds and out-buildings. Three of the homes are on separate properties and are currently used as overnight rentals. One of which is a registered historical landmark, and another could be registered as a historical landmark. All of the overnight rentals are zoned for commercial use and located in the heart of town. There is also a 2,200 square foot house located near downtown that is a residence for the maintenance manager and his family. The Wedding Venue business leases the properties and covers the costs to maintain the historic properties and generate \$200k in cashflow for the owners. *The \$8,450,000 includes all the properties which could be sold in separate groups to lower the price.



COMPANY STATS

- > Multiple Historic Properties
- > Popular Tourist Town
- > 12 Yrs of Operations
- > 12 PT Employees

GROWTH OPPORTUNITY

- > Expand Service Offering
- > Increases Sales & Marketing Efforts

INVESTMENT APPEAL:

- **Multiple Historic Properties:** The historic properties are an important part of the history of Texas and this popular Texas community, which is one the fastest growing areas in the United States.
- **Superior Name and Reputation:** The Company enjoys a long-standing (12+ year) reputation for quality and superior customer support. The Company is well known for its ability to accommodate the needs of guests and for its intimate ambiance and amenities.
- **Outstanding Growth Opportunities:** The Company does very little marketing compared to other venues. The Company has no outside sales and does not attend any bridal shows to promote the venue. Marketing relies on word of mouth and referrals. The Company has several opportunities to increase revenue that are easily attainable given the appropriate investments in capital and human resources.
- **Management Will Remain through Transition:** The Director of Weddings and the Property Manager will remain with new management indefinitely and are an integral piece of the business.

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