

662 WOODROSE LANE

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FREDERICKSBURG
REALTY GROUP





662 WOODROSE LANE

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 24.735± ACRES

24.74 Acres of Prime Hill Country Real Estate with Event Center and Tiny Homes

Unlock the potential of this exceptional 24.74-acre property located in the heart of Texas Wine Country, just off Highway 290. Surrounded by renowned vineyards, this offering presents a unique opportunity for a variety of ventures, from a wedding and event venue to a hospitality business leveraging the growing popularity of tiny home rentals.

Versatile Infrastructure

The property features a spacious 4,150 sq ft Event Center, perfect for hosting weddings, corporate retreats, or other gatherings. A charming 1,875 sq ft building, previously used as a tasting room, offers endless possibilities for conversion into a restaurant, retail space, or additional event space. A well-maintained 6285 sq ft winery building provides ample space for production or storage, and comes equipped with essential winemaking equipment. While the brewing equipment is not included in the sale, it could potentially be purchased separately.

Additional Amenities

A covered BBQ pavilion, a 900 sq ft, 2-car garage with storage, and a 490 sq ft metal carport provide ample space for events and equipment. Two strong water wells, including one that sources a TCEQ-permitted Public Water System, and two septic systems offering self-sufficiency and reliable utilities.

Tiny Home Rental Potential

Included in the sale are three tiny homes, offering a lucrative income stream through short-term rentals. Two of these charming accommodations are currently available for rent and have been recently listed, already attracting interest from travelers seeking a unique Hill Country experience. Each tiny home features one bedroom, a full kitchen, and a washer/dryer, providing guests with comfort and convenience. With the growing popularity of tiny home living and the property's prime location in the heart of Texas Wine Country, these rentals offer a turnkey business opportunity with significant income potential.

Tiny Home Layouts

UNIT	DESCRIPTION	SQ FT	SLEEPS	FEATURES
1	1 Bedroom Champion Model 520 APH	399 sq ft	2	King Size Bed, Full Kitchen, Washer/Dryer, Porch & Outdoor Fireplace
2	1 Bedroom Champion APH 527	399 sq ft	2	Queen Bed, Loft, Full Kitchen, Washer/Dryer
3	1 Bedroom Echo Model	399 sq ft	2	Queen Bed, Full Kitchen, Washer/Dryer

PROPERTY HIGHLIGHTS

PRIME LOCATION!

24.74 ACRES in Texas Wine Country, off Hwy 290

TASTING ROOM (4,150 sq ft)

LOUNGE (1,875 sq ft)

WINERY/BREWERY (6285 sq ft)

ORIGINAL WINERY (1120 sq ft)

TINY HOMES: 3 tiny homes (2 for rent, 1 occupied) with income potential

WINEMAKING EQUIPMENT

COMMERCIAL KITCHEN APPLIANCES INCLUDED

TWO WELLS (1 TCEQ permitted pumping 35 GPM)

TWO SEPTIC SYSTEMS, conventional and aerobic

COVERED BBQ PAVILION, 2-car garage, metal carport

WINERY BUSINESS, NAME & BREWING EQUIPMENT DO NOT CONVEY. Brewing Equipment could possibly be purchased separately (Fronhofer Design, LLC, 3.5 bbl Traveler Brewhouse and Cellar)

SCHEDULE A SHOWING TODAY



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