

FOR SALE · 128 N PECAN ST · HICO, TEXAS

JERSEY LILLY'S · CANTINA Y COCINA

# Own More Than a Business. Own a Piece of Hico.

## \$960,000

Building + Turnkey Business  
7,628 SF · two stories  
1,700+ SF upstairs deck

### — THE OPPORTUNITY

## A Hico landmark, ready from day one.

One of downtown Hico's most recognizable corners — offered turnkey, with the beloved business and the iconic building together.

7,628

SQ FT

2

STORIES

1,700

SF DECK

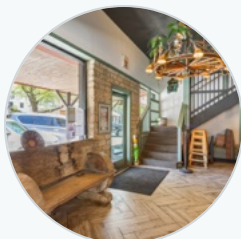


01 — 02

A HICO LANDMARK

### — THE RESTAURANT

## Two dining rooms. A full bar. A destination.



**Bobby Kerr Chandelier**

A custom welded centerpiece by the renowned Hico artisan.



**Full-Service Bar**

Anchors the main level beside two spacious dining areas.



**A Beloved Destination**

Loyal local following built over more than two decades.



— UPSTAIRS · OUTSIDE · EVENTS

## Room to host. Room to grow.

- **Upstairs event venue** — second full-service bar, game room & additional restrooms.
- **1,700+ SF deck** — covered & open-air, with a grill and third full-service bar.
- **Built for entertainment** — private parties & live-music potential.



EVENT VENUE



GAME ROOM

**REVENUE OPPORTUNITY** · Multiple streams under one roof — dining, three bars, deck service & private events.

— TURNKEY

## Everything Included in the Sale

Turnkey business & established operation

Iconic 7,628 SF two-story building

Furniture, fixtures & equipment (FF&E)

Full commercial kitchen

All inventory & supplies

Established brand & name recognition

*“Walk in, turn on the lights, and keep a Hico legacy going.”*



## Let's talk about Jersey Lilly's.



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*Grounded in Integrity,  
Driven by Excellence*



Scan for the full listing

Photos, floor plans & 3D walkthrough

**kw** BRAZOS WEST  
KELLERWILLIAMS