



RIVERSTONE
COMMERCIAL REAL ESTATE

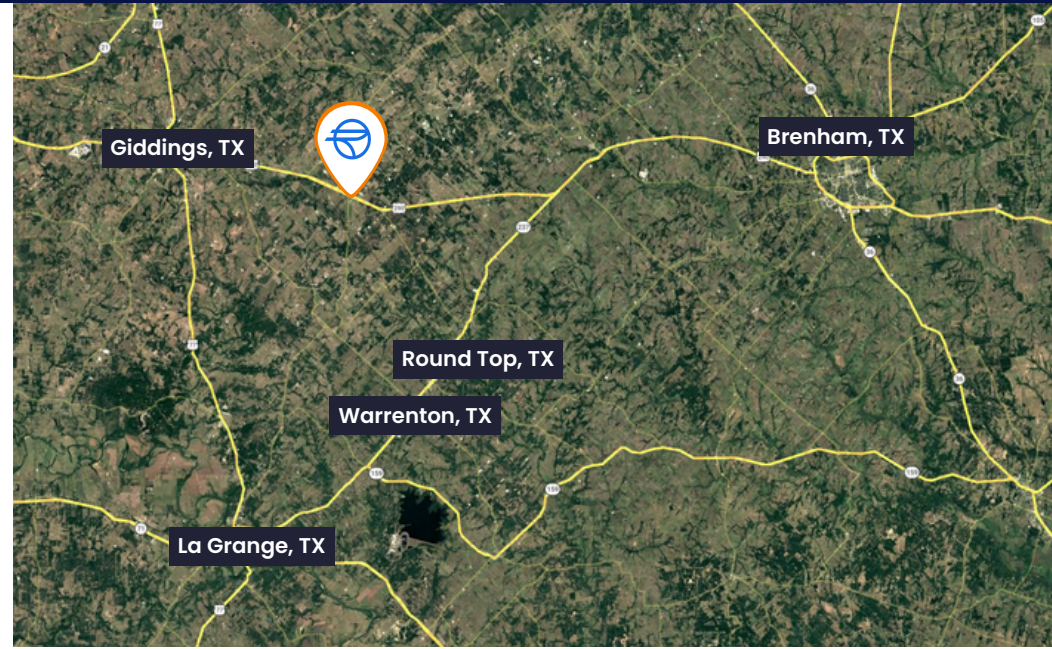
Investment Opportunity
THE WHISKEY HOUSE

112 W Hwy 290, Ledbetter, TX 77859

CHRIS LERMANN 979.943.7614

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THE WHISKEY HOUSE | Ledbetter, TX



PROPERTY DESCRIPTION

Positioned in Ledbetter just 12 minutes from Round Top, The Whiskey House offers an established short-term rental opportunity in one of Central Texas' most recognizable tourism markets. The property is located steps from Kooper Family Whiskey and provides convenient access to Round Top's internationally known antique shows, shopping, dining, and year-round events.

The three-bedroom, two-bath home accommodates up to nine guests, making it well suited for families, groups, antique shoppers, wedding attendees, and weekend travelers. Its distinctive branding, comfortable accommodations, and outdoor gathering areas create a memorable guest experience with strong marketability across vacation-rental platforms.

Already operating as a highly rated VRBO and Airbnb, The Whiskey House gives an investor the opportunity to acquire a recognizable hospitality property with an existing rental presence. It may also serve as a personal weekend retreat, corporate getaway, or hybrid investment property. Its strategic location between Houston and Austin further expands its appeal to travelers seeking an accessible Central Texas destination.

OFFERING SUMMARY

Sale Price:	\$465,000
Number of Units:	3 Bed 2 Bath
Lot Size:	0.51 Acres
Building Size:	2,868 SF
Year Built:	1998

- Established short-term rental with an existing VRBO and Airbnb presence
 - Strong guest history with a rating of approximately 4.8 out of 5
 - Distinctive "Whiskey House" identity provides built-in marketing appeal
- Accommodates up to nine guests
- Approximately 12 minutes from Round Top and 10 minutes to Diamond Oaks Ranch
- Positioned to benefit from Round Top's major antique shows and year-round tourism
- Located steps from Kooper Family Whiskey's tasting room and bottle shop
- Outdoor space designed for relaxing and entertaining
- Appeals to families, groups, shoppers, wedding guests, and weekend travelers
- Centrally positioned between the Houston and Austin metropolitan areas
- Furnishings and operating assets may offer a turnkey transition, subject to the sale terms
- Rental history and financial performance available separately, if provided by the seller



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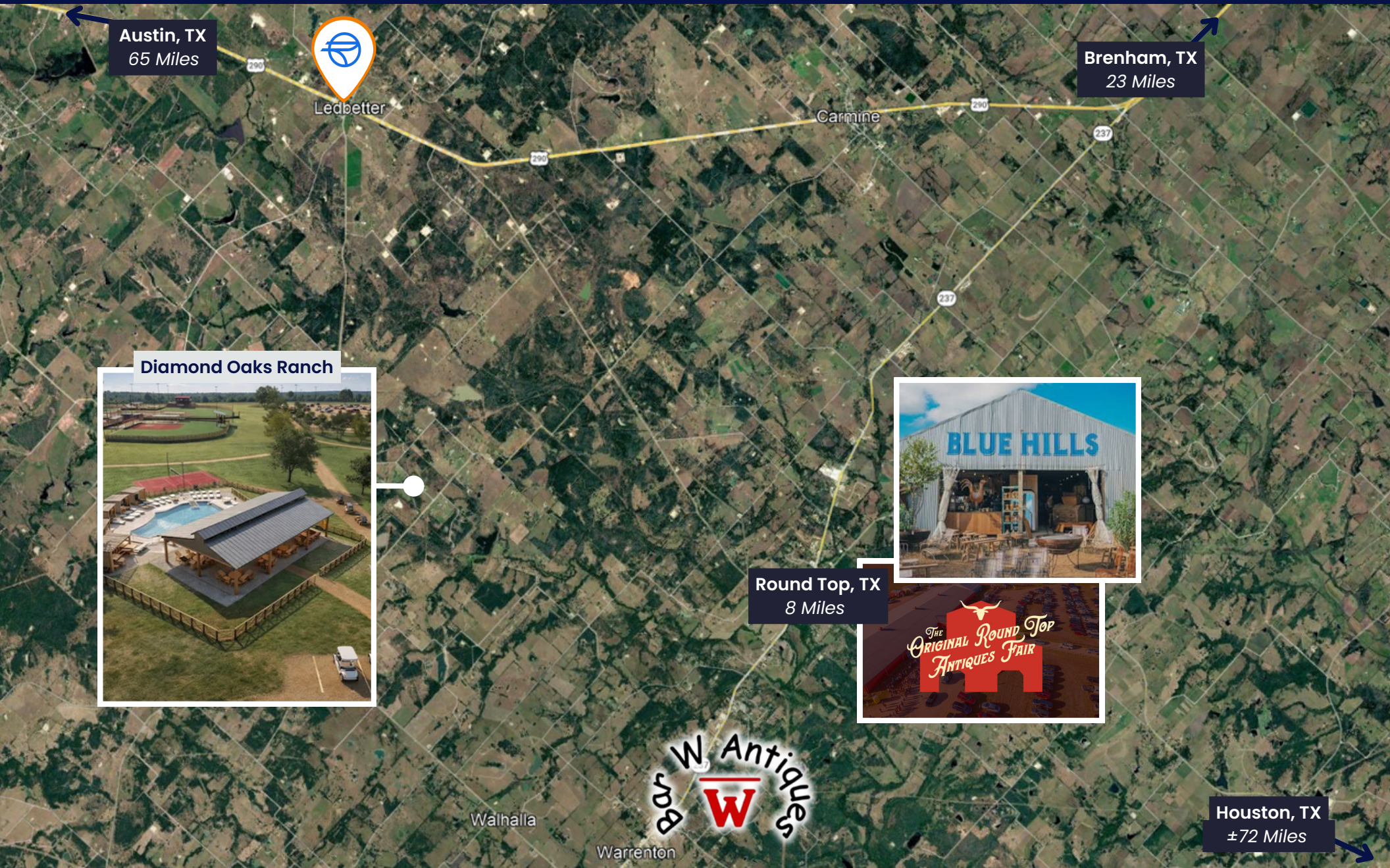


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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Riverstone Companies, LLC

Licensed Broker / Broker Firm Name
or Primary Assumed Business Name

James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Chris Lermann

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date