

111 Legacy Lane

COMFORT, TEXAS

10+/- ACRE HISTORICAL
FARM & COMPLEX

AG EXEMPT IN PLACE

FULLY RESTORED

\$1,640,000

FOR SALE



CHARLIE RIDDLE

DIRECTOR OF COMMERCIAL SALES

210.383.0007

CHARLIE@LEGACYBROKERGROUP.COM



OVERVIEW



In the late 1800's The Apelt Armadillo Farm was established in Comfort, TX.

Mr. Apelt, the original founder, found a very unique and creative use for armadillos... baskets! over the years they sold hundreds of thousands, you will find them in palaces and penthouses, even today and all from Comfort, TX.

The current owners purchased the original property and Farm in 2018 and since have meticulously renovated & restored the entire property. Acreage has been added to bring an agricultural exemption on and now we bring this Historic Commercial Complex to the open market for the first time.

The Farm sits on over 10 Acres fronting Highway 27 in Comfort, TX with the original main house (approximately 3,200 sf), the original retail store and display room (over 1,000 sf) and the original street side storefront and BBQ stand (roughly 500 sf) all renovated. The back 6+ acres of the property has a two story historic barn that could easily be converted into a great venue for a variety of uses. The land itself is flat, clear and a blank slate for your vision.

Located just outside Downtown Comfort, TX on HWY 27 and less than 20 minutes to Boerne, 25 minutes to Fredricksburg and Kerrville and less than 30 minutes to San Antonio - The Armadillo Farm - "FarmAdillo" is literally tee'd up for a private label whiskey, tequilla, winery brand, an event venue, a 10 acre short term rental operation with storefront and amenities and many other creative ideas. Call Charlie Riddle directly for details 210.383.0007

HISTORY



The nine-banded armadillo, a quirky and iconic creature of Texas, holds a unique place in the state’s cultural identity, right alongside symbols like bluebonnets and longhorn steers. Despite its somewhat strange appearance, it has been embraced as the official small mammal of Texas, with businesses and schools alike adopting its image and status. While the Armadillo World Headquarters in Austin may be a thing of the past, its legacy lives on through music and mascots, and it remains a symbol that resonates with Texans. However, much of the armadillo’s visibility today is in unfortunate forms—roadkill being a common sight due to their startling jumping reflex that doesn’t work well on highways.

Despite these highway tragedies, armadillos have fascinating survival abilities, including their method of crossing rivers by walking along the bottom or inflating their intestines to swim. Away from the roads, live armadillos are still commonly found in gardens and wooded areas where they hunt insects. Historically, armadillos also served as a food source during tough times, such as the Great Depression when they were called “Hoover hogs.” Their significance expanded beyond the dinner table thanks to Charles Apelt, a German immigrant who created a unique industry by turning armadillo shells into baskets and lamps, a business that thrived for decades.

The Apelt family’s armadillo farm in Comfort, Texas, became well-known for producing these novelty items, and at its peak, it employed hunters to catch armadillos and cooks to prepare the meat for barbeque. Though the armadillo basket industry faded and the farm closed in 1971, efforts to restore the property have kept its memory alive. Today, a Texas State Historical Marker honors the Apelt family’s legacy, while the armadillo continues to roam the Texas countryside, carrying with it a small piece of the state’s rich history.

LOCATION DETAILS

ABOUT COMFORT, TEXAS

Imagine owning a piece of the charming and historic town of Comfort, Texas, where the past seamlessly merges with the present to create a thriving business environment. This picturesque community, located in the Texas Hill Country, offers a unique blend of small-town warmth and big-city potential.

First and foremost, Comfort boasts a strategic location. It's ideally situated just a short drive from San Antonio, one of Texas' largest and most dynamic cities, providing your business with easy access to a vast customer base and economic opportunities. Yet, Comfort retains its tranquil, small-town ambiance, making it a welcoming haven for both residents and visitors.

The natural beauty of Comfort is awe-inspiring. Rolling hills, lush landscapes, and the nearby Guadalupe River offer not only a visually pleasing backdrop for your commercial property but also countless recreational activities for potential customers and employees. This serene environment can be a selling point for businesses looking to offer a relaxing and inspiring work atmosphere.

Furthermore, Comfort is steeped in history and culture. Its well-preserved historical buildings and rich heritage attract tourists and locals alike. Owning a commercial property here means being part of a community that values tradition and embraces the arts. The vibrant local art scene, including galleries and studios, can be a source of inspiration and collaboration for your business.

The thriving business climate in Comfort is another reason to invest here. The town is experiencing growth and development, making it an excellent time to establish or expand your commercial presence. With its welcoming community, low crime rates, and strong local support,

LOCATION DETAILS

- **San Antonio, Texas:** Approximately 45 miles southeast of Comfort.
- **Austin, Texas:** Approximately 80 miles northeast of Comfort.
- **Houston, Texas:** Approximately 220 miles east of Comfort.
- **Dallas, Texas:** Approximately 265 miles northeast of Comfort.
- **Fort Worth, Texas:** Approximately 270 miles north of Comfort.
- **Fredericksburg, Texas:** Approximately 24 miles northwest of Comfort.



AERIAL



GALLERY



MEET YOUR AGENT

CHARLIE RIDDLE

DIRECTOR OF COMMERCIAL SALES, PARTNER

- 📞 210.383.0007
- ✉️ charlie@legacybrokergroup.com
- 🌐 www.legacybrokergroup.com



With a deep-seated enthusiasm inspired by Boerne's distinctive heritage and promising future, Charlie infuses a contemporary allure into his community, all the while paying homage to its rich cultural legacy.

This fervor is prominently displayed in the noteworthy commercial ventures where Charlie serves as the creative visionary, guided by his commitment to fostering sustainable growth of the highest quality in Boerne and the surrounding Texas hill country.

In addition to his aspiration to incorporate the best of Boerne's history into his ongoing projects and commercial listings throughout the state, Charlie's results-oriented business acumen empowers him to adeptly handle intricate deals and projects, all while arming his clients with the knowledge to make well-informed decisions throughout the process.

Ultimately, Charlie's multifaceted drive centers around closing deals and simultaneously enabling his clients to embark on a stress-free, fulfilling journey, allowing them to actively participate in building a legacy for both themselves and their community.

LEGACY BROKER GROUP

- 📞 O: 830.446.3378
- 📍 710 E BLANCO RD, BOERNE, TX 78006
- 🌐 www.legacybrokergroup.com



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.

11-2-2015



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.

TXDT, LLC dba Legacy Broker Group Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9445445 License No.	richmond@legacybrokergroup.com Email	830-446-3378 Phone
Richmond Frasier Designated Broker of Firm	559072 License No.	richmond@legacybrokergroup.com Email	210-816-3171 Phone
Richmond Frasier Licensed Supervisor of Sales Agent/ Associate	559072 License No.	richmond@legacybrokergroup.com Email	210-816-3171 Phone
Charles Riddle Sales Agent/Associate's Name	664534 License No.	Charlie@legacybrokergroup.com Email	2103830007 Phone



LEGACY

BROKER GROUP



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NOTABLE TRANSACTIONS/PROJECTS

- The Boerne Mercantile: Acquisition/Buyer
- The William "Crescent Quarters": Acquisition/Buyer
- Historic Bergmann Lumber Property: Master Lease/Owners
- 17 Herff: 26 Acre Master Planned Mixed Use Development
- 470 Main Street "The Historic Sach's Garage"
- Historic 325 S Main Street/110 Theissen: multi prop acquisition for renovation
- 134 Oak Park- Harz Gas Station: off market/owners/buyers
- Historic 35 Old San Antonio Rd: Sale/Owner
- The Dienger Trading Co.
- Wheeler's Outfitters & Feed

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