

A photograph of a two-story building with a light-colored stucco facade. The second floor features a balcony with a black wrought-iron railing and several wooden chairs. A green metal awning covers the ground floor, which has large display windows and a central red door. The building is set against a blue sky with light clouds. A white line graphic is overlaid on the image, framing the text and parts of the building.

226 Fort McKavitt St.

MASON, TEXAS

 Kuper Sotheby's
226 INTERNATIONAL REALTY



Jennifer Nack & Scotty Durst

GLOBAL REAL ESTATE ADVISORS

c. 210.410.1276

jennifer.nack@sothebysrealty.com
jennifernack.sothebysrealty.com

c. 325.456.2328

scotty.durst@sothebysrealty.com
scottydurst.sothebysrealty.com

Kuper 
Sotheby's
INTERNATIONAL REALTY

Restored Historic Property

Nestled within the heart of Mason's historic Courthouse Square, this property stands as a testament to the enduring charm and rich heritage of this rural Texan town. Steeped in history dating back to the late 19th century, this meticulously restored property offers guests a glimpse into the past while providing modern comforts and amenities. Originally erected in 1895, the Boutique Hotel occupies one of the iconic rock buildings that once served as the foundation of the burgeoning business district. The west side of the property, initially a bustling saloon until the town's vote for prohibition in 1907, later transformed into a beloved grocery store and provided space upstairs for a venue for vibrant community gatherings. Meanwhile, the adjacent eastern building housed the pioneering Mason County Bank, founded by F.W. Henderson, a visionary Texan entrepreneur. Notably, Ms. Anna Martin, the first female Bank President in America, purchased the bank and building in 1902 to house her Commercial Bank which today continues to serve the local community. The property witnessed a shift in purpose in 1946 when B.F. Grimsley acquired the western portion, ushering in an era of retail prosperity with the opening of Ben Franklin's 5&10, a variety store providing many needs of the residents of Mason. Over the years, the store underwent transformations under various owners, culminating in its modern incarnation as Hinckley's Country Store, cherished by generations for its nostalgic ambiance, basic merchandise, and extensive toy section. In 1995, Brent and Monica Hinckley embarked on a new mission to preserve and revitalize this historic landmark. With meticulous attention to detail, they painstakingly renovated the space, transforming it into a relaxing retreat for guests seeking a taste of Victorian elegance blended with contemporary luxury. From the custom-designed stained-glass transoms to the meticulously curated antique furnishings, each element reflects a reverence for the property's storied past. Today, the Boutique Hotel welcomes visitors from near and far to experience the timeless allure of Mason. With eight beautifully appointed guestrooms, each with a private bathroom, the Boutique Hotel boasts Victorian woodwork, oak flooring, and pressed tin ceilings.

Adjacent to the Boutique Hotel, the adjoining space offers a canvas of possibilities, limited only by imagination. With the potential to serve as offices, retail spaces, or commercial wine tasting rooms, this structure presents a unique opportunity for expansion or diversification. Whether seamlessly integrated into the existing Boutique Hotel to create a comprehensive boutique hotel experience or utilized separately, these buildings hold immense potential for entrepreneurs and investors alike. Entering the 2nd floor of the east building, one discovers a hidden gem—a spacious residence boasting one bedroom, one and a half baths, and a sprawling living area as well as an open kitchen. With its full-length layout and elegant design, this residence offers a sanctuary of comfort and tranquility amidst the bustling energy of downtown Mason. Whether utilized as a private retreat for the innkeepers or transformed into luxurious accommodations for guests seeking an elevated experience, this residence epitomizes refined living, adding a touch of exclusivity to the Boutique Hotel's offerings. With its rich history and over 11,000 sq. ft., this property is a must-see to truly absorb all its offerings.

**226 FORT MCKAVITT STREET
MASON, TEXAS 7685
11,442 SF | 0.15 ACRE
PRICE UPON REQUEST**

Kuper Sotheby's International Realty is an RBFCU company. © MMXXV Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC. Kuper Sotheby's International Realty is a subsidiary of RBFCU Services LLC. RBFCU Services LLC is affiliated with Randolph-Brooks Federal Credit Union (RBFCU). An Equal Opportunity Company. Equal Housing Opportunity. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.