

FOR SALE



CHODROW
REALTY ADVISORS

ALAN CHODROW
832.741.7553
achodrow@chodrowrealty.com

CHELSEA PADON
713.471.4722
chelsea@chodrowrealty.com



14111 Winters Mills Parkway

**PROPERTY FOR SALE
TURN-KEY RESTAURANT
READY FOR OWNER/OPERATOR OR
INVESTOR**

**NEW BUILD COMPLETED IN 2021
OVER 1.5 AC
2593 SF INTERIOR
2050 SF COVERED PATIO**

CHODROW

REALTY ADVISORS

ALAN CHODROW

832.741.7553
achodrow@chodrowrealty.com

CHELSEA PADON

713.471.4722
chelsea@chodrowrealty.com

14111 Winters Mills Parkway: INTERIOR PHOTOS



CHODROW
REALTY ADVISORS

ALAN CHODROW
832.741.7553
achodrow@chodrowrealty.com

CHELSEA PADON
713.471.4722
chelsea@chodrowrealty.com

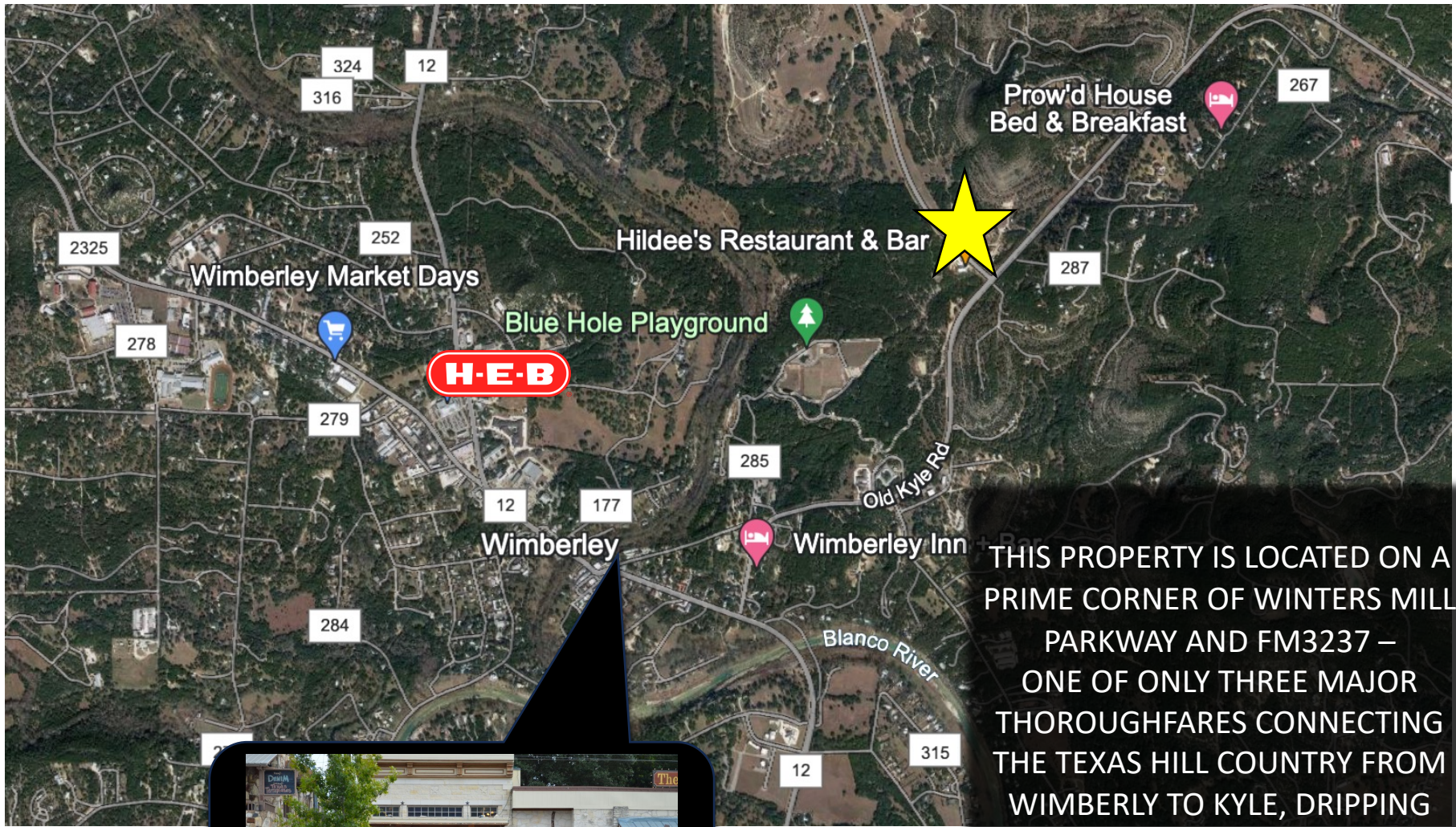
14111 Winters Mills Parkway: EXTERIOR PATIO



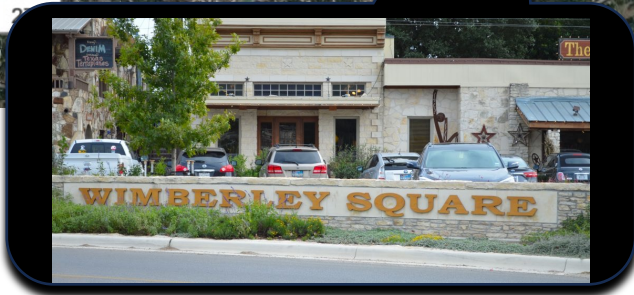
CHODROW
REALTY ADVISORS

ALAN CHODROW
832.741.7553
achodrow@chodrowrealty.com

CHELSEA PADON
713.471.4722
chelsea@chodrowrealty.com



THIS PROPERTY IS LOCATED ON A PRIME CORNER OF WINTERS MILL PARKWAY AND FM3237 – ONE OF ONLY THREE MAJOR THOROUGHFARES CONNECTING THE TEXAS HILL COUNTRY FROM WIMBERLY TO KYLE, DRIPPING SPRING, DRIFTWOOD AND SAN MARCOS.

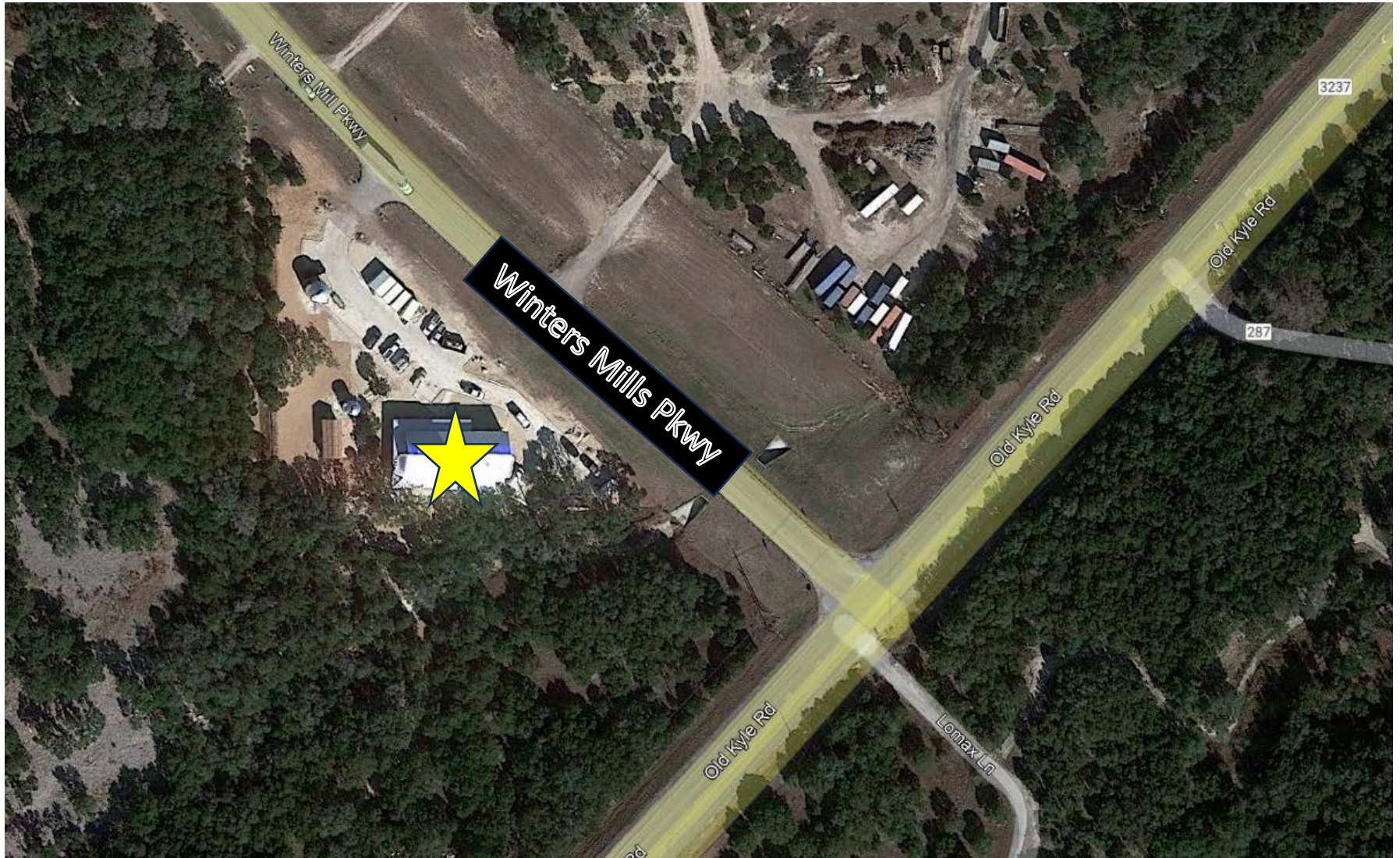


CHODROW

REALTY ADVISORS

ALAN CHODROW
832.741.7553
achodrow@chodrowrealty.com

CHELSEA PADON
713.471.4722
chelsea@chodrowrealty.com

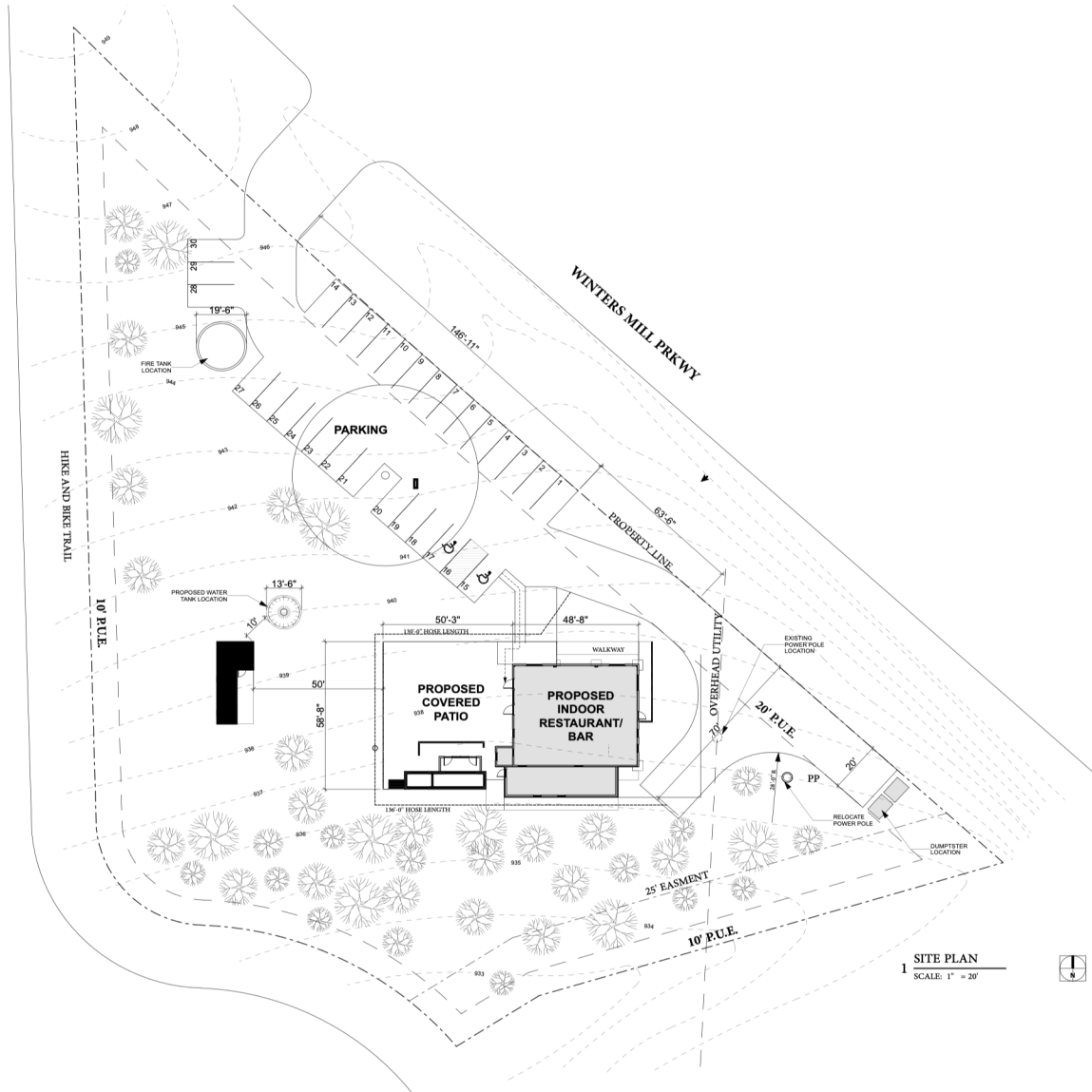


CHODROW
REALTY ADVISORS

ALAN CHODROW
832.741.7553
achodrow@chodrowrealty.com

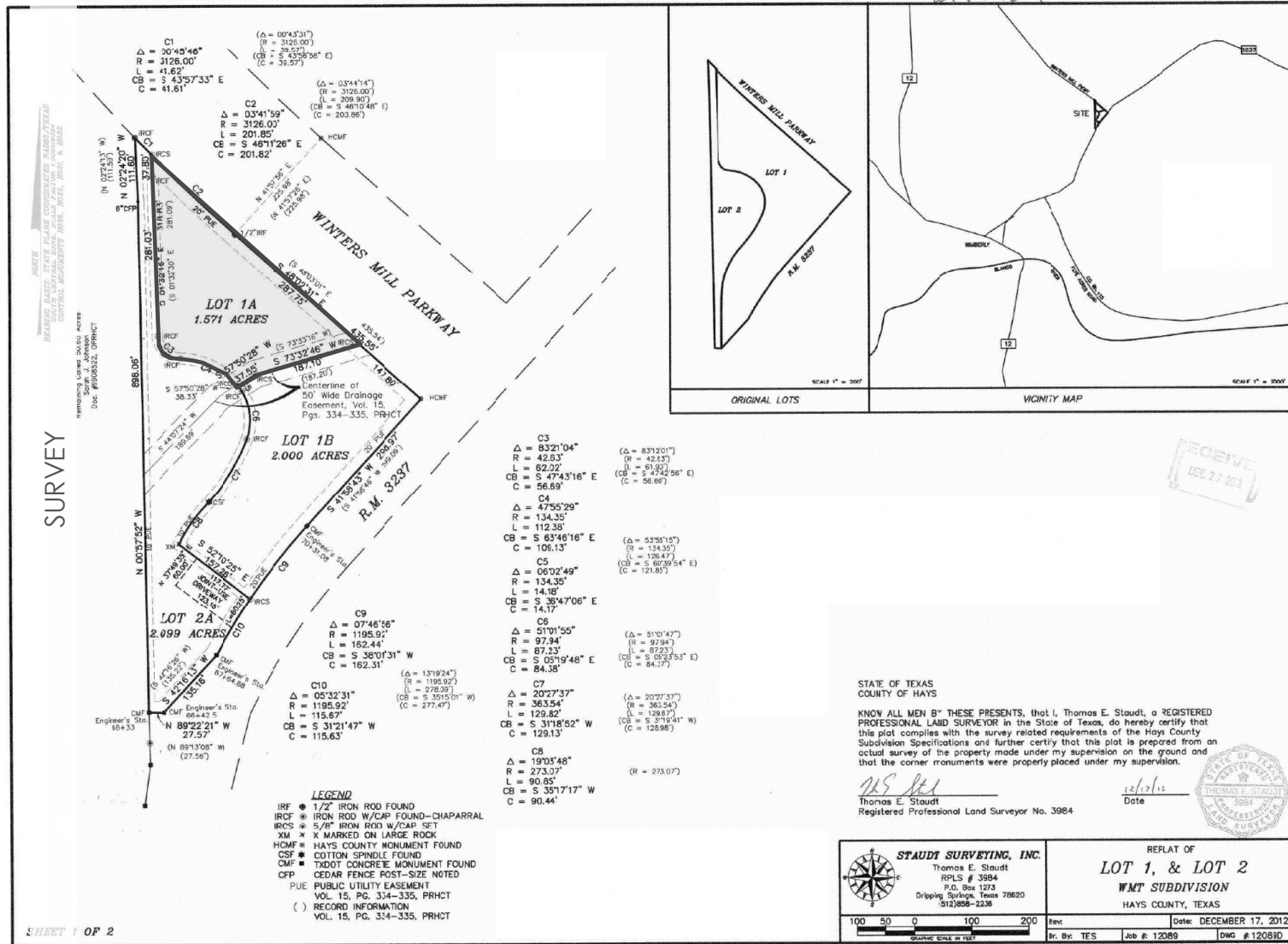
CHELSEA PADON
713.471.4722
chelsea@chodrowrealty.com

14111 Winters Mills Parkway: SITEPLAN



SITE PLAN
SCALE: 1" = 20'

14111 Winters Mills Parkway: LAND SURVEY



DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Households						
2028 Projection	244		3,299		6,014	
2023 Estimate	220		2,973		5,395	
2010 Census	194		2,587		4,375	
Growth 2023 - 2028	10.91%		10.97%		11.47%	
Growth 2010 - 2023	13.40%		14.92%		23.31%	
Owner Occupied	186	84.55%	2,409	81.03%	4,407	81.69%
Renter Occupied	34	15.45%	564	18.97%	988	18.31%
2023 Households by HH Income						
	220		2,974		5,395	
Income: <\$25,000	19	8.64%	299	10.05%	543	10.06%
Income: \$25,000 - \$50,000	32	14.55%	440	14.79%	835	15.48%
Income: \$50,000 - \$75,000	24	10.91%	615	20.68%	1,125	20.85%
Income: \$75,000 - \$100,000	29	13.18%	509	17.11%	821	15.22%
Income: \$100,000 - \$125,000	28	12.73%	317	10.66%	694	12.86%
Income: \$125,000 - \$150,000	13	5.91%	150	5.04%	369	6.84%
Income: \$150,000 - \$200,000	47	21.36%	369	12.41%	552	10.23%
Income: \$200,000+	28	12.73%	275	9.25%	456	8.45%
2023 Avg Household Income	\$124,077		\$103,725		\$101,484	
2023 Med Household Income	\$105,357		\$81,532		\$80,922	

WHY WIMBERLEY, TEXAS

Wimberley, Texas captivates visitors with its blend of small-town charm and natural wonders. The iconic attractions include the crystalline waters of the Blue Hole Regional Park, the artisanal treasures found in the Wimberley Square shops, and the scenic beauty of Jacob's Well Natural Area. From cultural events to outdoor adventures, Wimberley offers a haven for artists, nature enthusiasts, and those seeking a relaxed escape. The warmth of the local community and the vibrant arts scene add an extra layer of allure, making Wimberley a magnet for those in search of a unique and unforgettable experience.

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 at the time of the offer, disclose to the parties, disclose:~~
 - 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.

Chodrow Realty Advisors

Licensed Brokers/Broker Firm Name or
Primary Assumed Business Name

Licensed No.

Email

Phone

Alan Chodrow

Designated Broker of Firm

391428

Licensed No.

achodrow@chodrowrealty.com

Email

832-741-7553

Phone

Chelsea Padon

Licensed Supervisor of Sales Agent/Associate

627001

Licensed No.

chelsea@chodrowrealty.com

Email

713-471-4722

Phone

Sales Agent/Associates Name

Licensed No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

