

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES  

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**TEXAS REALTY**



COMMERCIAL DIVISION<sup>SM</sup>

**FOR SALE**  
**\$2,450,000**

**The Crossroads Inn**  
**625 N Nugent Ave**  
**Johnson City, TX 78636**







## FEATURES:

- Year Built: 1984
- APN / Parcel ID: R17624
- 5.65 acres
- 5,100 sq. ft Total
- Main house
- 2 Cottages
- 1 Duplex
- Solar Farm

## OVERVIEW

### **Fabulous Commercial Property: Bed and Breakfast in the Hill Country**

**Nestled amidst serene outskirts, The Crossroads Inn is a 19th-century estate spanning 5.65 acres, featuring a butterfly garden and thoughtfully designed animal pens. This rare gem, within walking distance from Johnson City's center, thrives at the heart of Texas Wine Country.**

**The estate includes 5,100 sq. ft. of elegant and functional space, comprising a main house, two cottages, and one duplex. Guests have ample room with eight bedrooms and six and a half baths. Two wood-burning fireplaces add warmth to the inviting ambiance, and the top-floor balcony of the main house offers scenic views of the surrounding landscape.**

**Additional amenities include a goat barn, a \$20K chicken coop, and sustainable energy solutions with solar panels and five Tesla batteries. This property offers versatile opportunities: it can serve as a premier B&B, a retreat, a restaurant, a winery, an events and wedding venue, or an RV park.**

**This estate combines historical charm, modern amenities, and green energy, making it an extraordinary investment opportunity. Preview this fabulous convergence of nature, culture, and hospitality at The Crossroads Inn.**



# INVESTMENT HIGHLIGHTS

**Current Operations:** The property operates as a hotel/Bed and Breakfast and has established contracts with prominent platforms such as AIRBNB, VRBO, and Trip Advisor, contributing to a steady and reliable income stream.

**RV Park Potential:** The property can be transformed into an RV Park, accommodating up to 20 RVs. The adaptable infrastructure and amenities can facilitate a seamless conversion to cater to the thriving RV travel community.

**Expandable Space for Cottages:** The property has ample space available, providing excellent potential for expansion. This presents a favorable opportunity to add more cottages, increasing the property's capacity to cater to a broader range of guests and activities.

**Ideal for Events:** The property boasts the perfect setting for hosting various events, including wine tastings, weddings, company parties, and other social gatherings. Its captivating ambiance and scenic surroundings create an unforgettable atmosphere for such occasions.

**Vineyard Location:** The property's features and geographic advantages make it an enticing prospect for establishing a vineyard. The fertile grounds, abundant water, favorable climate create an ideal environment for cultivating vineyards and embarking on a fruitful viticulture venture.

This property holds immense potential for diverse ventures and could become a standout destination for travelers and event organizers. We welcome the opportunity to discuss this further and explore how we can collaboratively leverage these opportunities to maximize the property's potential.

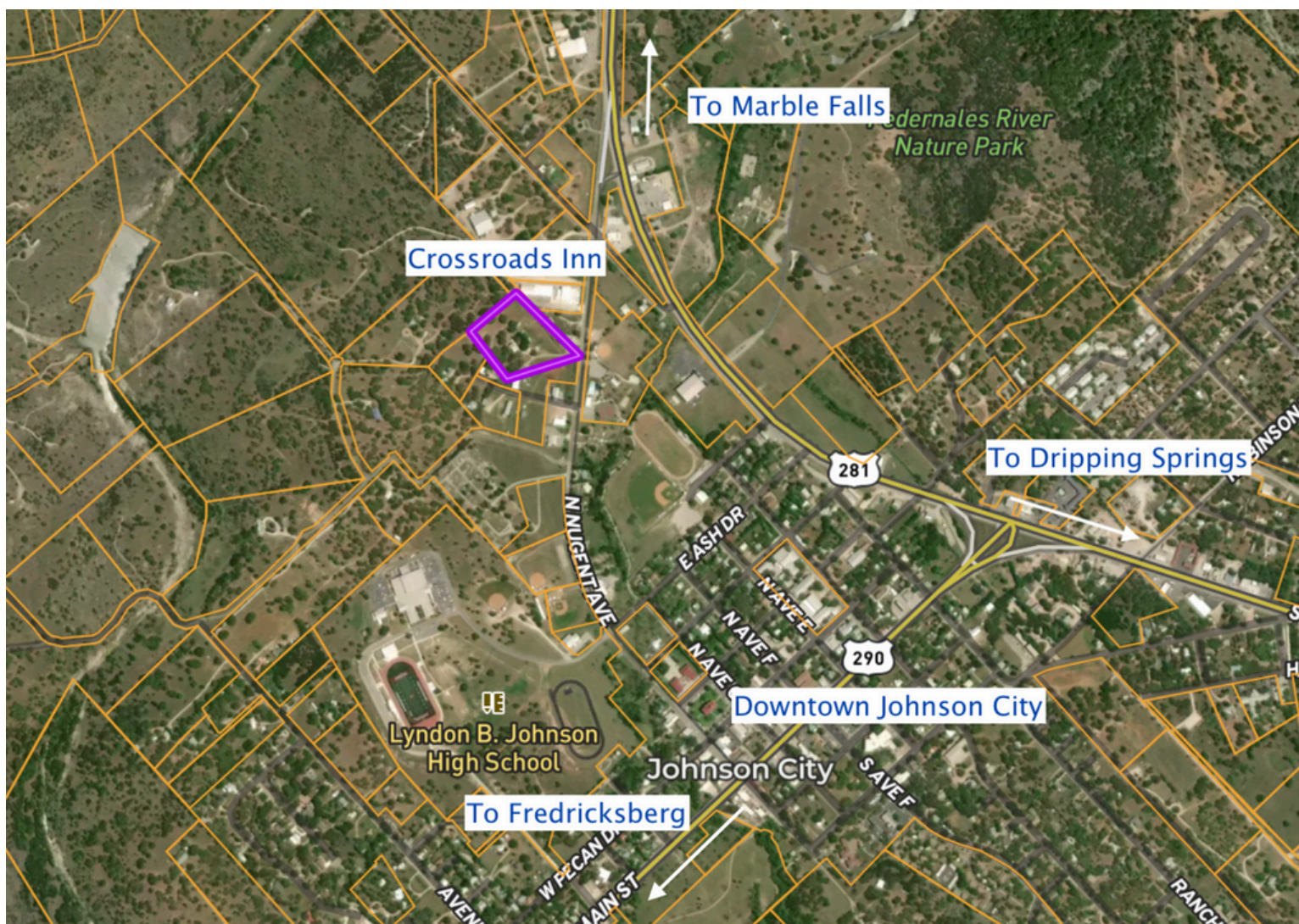




# LOCATION

Nestled in the heart of Johnson City, Texas, The Crossroads Inn offers a perfect retreat at the gateway to Texas Wine Country and the scenic Hill Country. Conveniently located, it's just a short drive from Fredericksburg, Wimberley, Marble Falls, Austin, and San Antonio. Explore the beautiful sites and wineries during the day and return to the tranquil beauty of The Crossroads Inn by night.

The Inn is ideally situated just four blocks from downtown Johnson City, where you'll find an array of art galleries, gift shops, antique stores, clothing boutiques, wine bistros, tasting rooms, and restaurants. Directly across the street, guests can enjoy a park featuring a swimming pool, tennis court, and a walking trail that leads to downtown in under a mile. Experience the best of Texas wine country with the perfect blend of convenience and serene comfort at The Crossroads Inn.















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# BERKSHIRE HATHAWAY HOMESERVICES

# TEXAS REALTY



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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.*

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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 Buyer/Tenant/Seller/Landlord Initials      \_\_\_\_\_  
 Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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