

FOR SALE

2421 USENER RD FREDERICKSBURG, TX

OFFERING MEMORANDUM

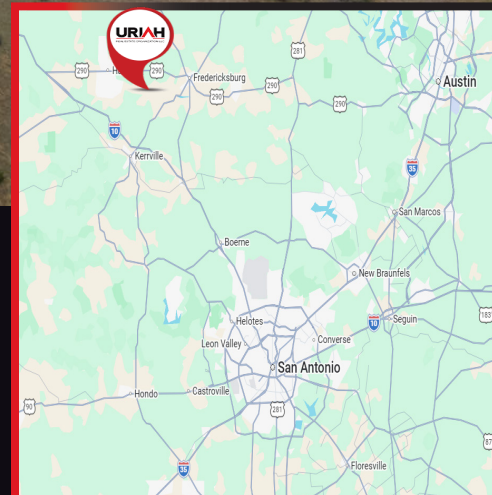




PRESENTED

URIAH
REAL ESTATE ORGANIZATION LLC

URI URIAH
Broker
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The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

PROPERTY OVERVIEW - 2421 USENER RD

PROPERTY SUMMARY

Located just 9 miles west of Fredericksburg in the heart of the Texas Hill Country, this 19± AG-exempt property offers over 13,000± sq ft of versatile improvements in a highly sought-after location near the renowned 290 Wine Trail. With convenient access to U.S. Highway 290, the property is well-positioned for a wide range of commercial, agricultural, or lifestyle uses. The existing improvements include a spacious commercial-grade structure featuring a commercial kitchen with wood-fired pizza oven, executive office areas, expansive storage, and open gathering spaces. Formerly home to a boutique winery, the layout is highly adaptable and can be easily repurposed to accommodate a variety of operational or residential needs. Whether you envision equestrian facilities with stalls, a functional commercial building for storage or operations, or even a unique residential conversion, this property is well-positioned to bring your vision to life. The surrounding acreage provides ample room for expansion, outdoor use, or agricultural pursuits, all set against the serene backdrop of the Hill Country. With its combination of usable space, scenic setting, and flexible potential, this property presents a truly one-of-a-kind investment or lifestyle opportunity in one of Central Texas' most sought-after areas.

PROPERTY INFORMATION

LOT SIZE

ACRES: ± 19.03
SQFT: ± 829,547

FRONTAGE:

487± LF ON USENER RD
1307± LF ON CHISHOLM TRAIL

ZONING

OCL

BUILDING & UTILITIES:

BUILDING SIZE: 13,376 ± SQFT
ELECTRICITY & SEPTIC
ON-SITE

PROPERTY HIGHLIGHTS

19± ACRES WITH AG EXEMPTION IN THE HEART OF THE TEXAS HILL COUNTRY, JUST MINUTES FROM FREDERICKSBURG

13,000± SQ FT COMMERCIAL-GRADE IMPROVEMENTS WITH KITCHEN, OFFICE SPACE, STORAGE, AND FLEXIBLE OPEN AREAS

VERSATILE USE POTENTIAL: EQUESTRIAN FACILITIES, COMMERCIAL OPERATIONS, EVENT VENUE, OR RESIDENTIAL CONVERSION

PRIME LOCATION NEAR U.S. HIGHWAY 290 AND THE RENOWNED 290 WINE TRAIL

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PROPERTY PHOTOS | 2421 USENER RD



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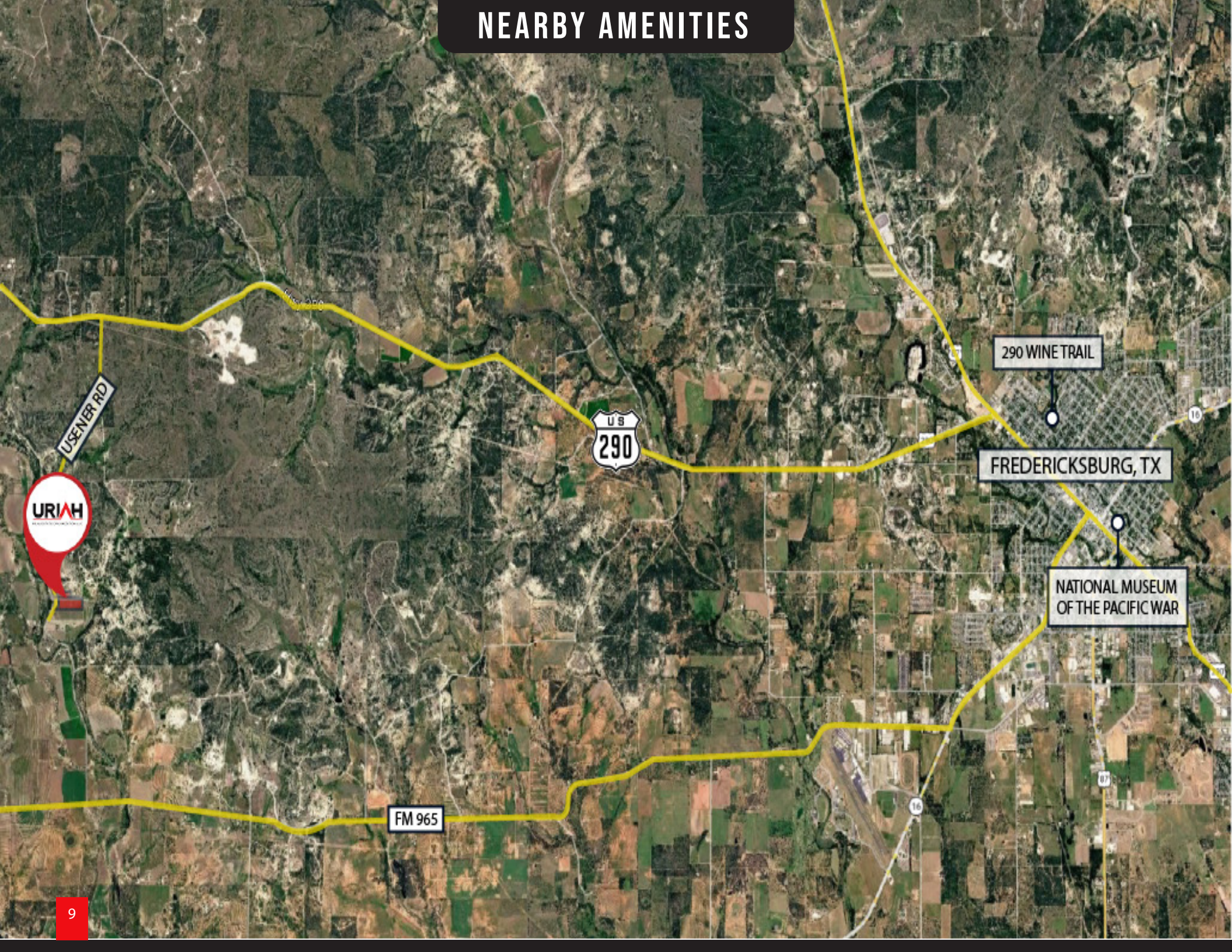
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NEARBY AMENITIES



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REAL ESTATE ORGANIZATION LLC



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord-Initials	Date	Date	