

The Venue at Bonita Canyon

19,346 SF of Air-Conditioned Warehouse/Specialty-Use Space

1235 KELLEY WOODS LANE

FRANKLIN, TX 77856

Price Reduction!
Well Below Appraised Value!



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The Venue at Bonita Canyon

15 +/- ACRES

~~\$3,575,000~~

\$2,950,000

Welcome to the Venue at Bonita Canyon in Franklin, Texas - a beautifully designed and highly adaptable property offering a rare opportunity for a wide range of uses.

Originally designed as an event venue, this timeless space is perfectly suited for **retreats, private gatherings, weddings, and corporate events**, but its flexibility extends far beyond. The layout and setting also lend themselves well to **church or ministry use, retreat centers, private club or membership concepts, personal event spaces, or even a showcase for a car collection or specialty hobby use.**

Positioned centrally between Houston and Dallas, and just a short drive from Bryan/College Station and Waco, the property offers a unique destination setting while remaining highly accessible.

The thoughtfully designed improvements allow for small, intimate gatherings or large-scale events, with the ability to host everything from weekend retreats to full-scale productions. With space for dining, gathering, and lodging components, the property is equipped to accommodate a variety of operational visions.

Whether you're looking to operate a business, create a private destination for your network, or develop a unique concept, The Venue at Bonita Canyon offers the flexibility and setting to bring it to life.



The Venue

Main Facility

13,200 SF

- Venue Capacity: 750+ (Most venues offer 200-300 capacity)
- Main facility affords guests the ability to host ceremony and post-ceremony activities without resetting tables/chairs
- Courtyard space for outdoor activities and games
- Equipped with a state-of-the-art climate control system, ensuring a comfortable and cool atmosphere





- Bar
 - Designated space for bar service
 - Commercial refrigeration capability
 - Extra space in bar area for additional refrigerator capacity/storage capabilities
- Separate caterer/vendor entrance and room at rear of property
 - Space includes storage, drop zone and counterspace
- Public restrooms
- Porte-cochère for unloading and guest drop off: Guests can conveniently pull up under our porte-cochère – a covered entrance designed for easy drop-off and pick-up, rain or shine.



Bride's Quarters

Equipped with 8 salon chairs, a lounge space and full bathroom!





Groom's Quarters

Equipped with bar, pool table,
lounge space, televisions and
full bathroom!



Magnolia House

Second Facility

6,146 SF

- Excellent space for smaller, more intimate gatherings as well as Rehearsal dinners, post-event hangouts and guest lodging
- Can be rented on its own for Showers and smaller parties
- Fully furnished - 8 bedrooms/4.5 baths
- Laundry facility onsite
- Airbnb Capabilities – proven history of success





Property Capabilities & Use Potential

Functionality

- 15 acres of land
- Water well
- Septic - 10 tanks (2 systems)
- Abundant outdoor lighting
- Additional power can support additional lodging
- Includes all tables, chairs, linens and furnishings used in operating the business



Additional Information

Parking Lot

- Rocked parking for 100 vehicles
- Additional non-rocked parking capacity for larger events
- Handicap parking spaces near the main entrance

Chapel

- Covered arbor
- Nestled among a grove of trees, the chapel area offers a serene and picturesque setting. With centrally placed bench seating that can accommodate 300-375 seating capacity and a charming covered arbor, this space is perfect for an intimate ceremony or group event surrounded by nature



**Boundary lines are approx.*





For more information contact:



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Clark Isenhour Real Estate Services, LLC	8999919	frontdesk@clarkisenhour.com	9792686840
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Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Josh Isenhour	506325	josh@clarkisenhour.com	9792686840
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Scott Lovett	657747	scott@clarkisenhour.com	9792686840
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date