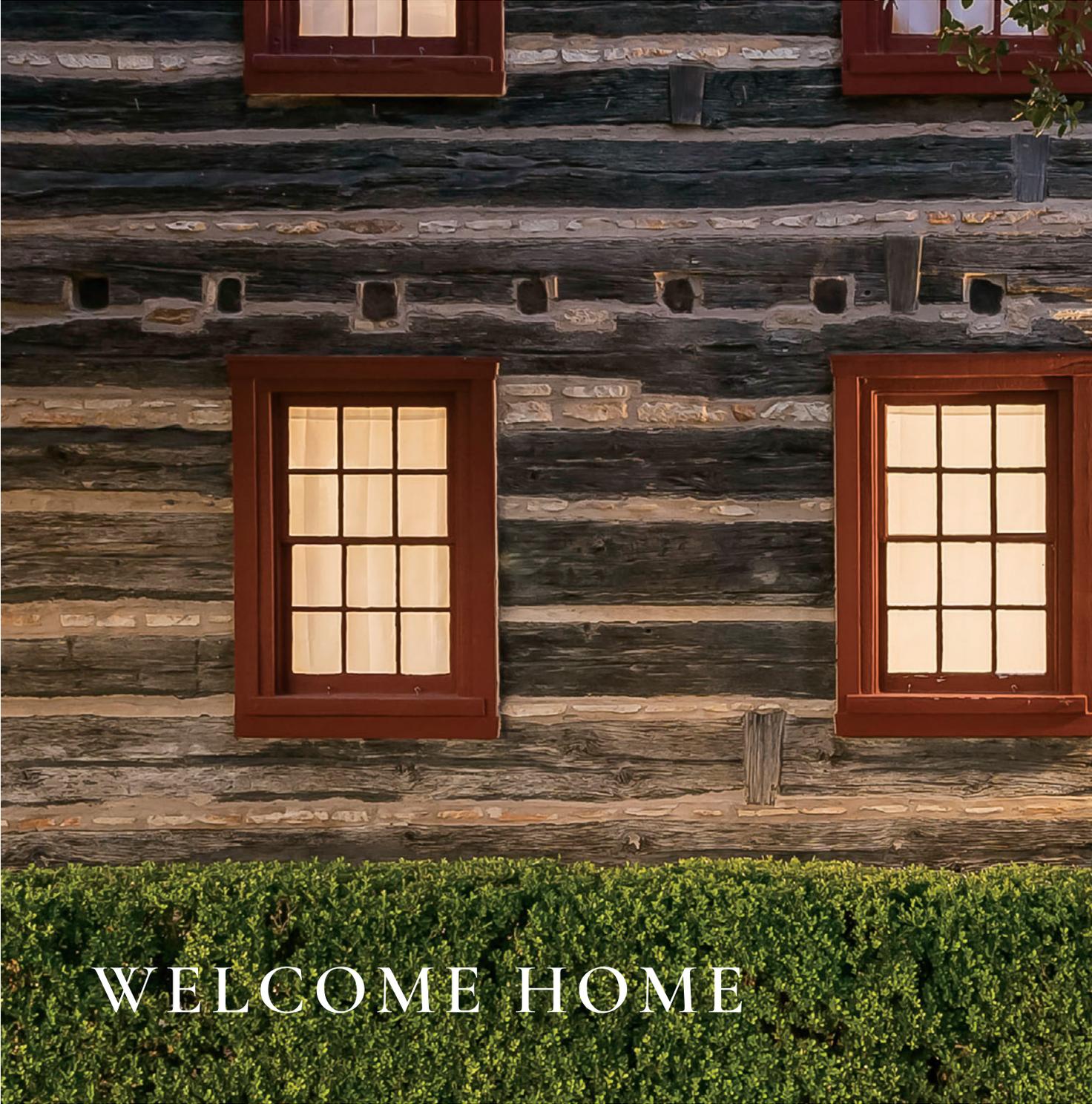




HAUSSEGEN PLATZ

104 E. AUSTIN, FREDERICKSBURG, TEXAS



WELCOME HOME









HAUSSEGEN PLATZ

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 0.11± ACRES

MAIN HISTORIC RESIDENCE | SEPARATE GUEST QUARTERS

PROPERTY HIGHLIGHTS

- Prime **ONE-BLOCK-OFF MAIN STREET** location in the heart of Fredericksburg
- Authentic **LOG CABIN ORIGINALLY BUILT IN THE 1770S**, relocated from Pennsylvania and reassembled in the 1980s
- The main historic residence boasts **2,320 SQ FT OF LIVING SPACE, FEATURING 4-BEDS/3.5-BATHS**
- The property includes a separate **528 SQ FT GUEST CABIN WITH 1-BED/1-BATH**
- **PRESERVED ARCHITECTURAL DETAILS** including exposed log construction and handcrafted elements
- **PRIVATE COURTYARD** and outdoor living areas
- **PRIVACY FENCING** for a secluded retreat
- **JUST STEPS FROM DOWNTOWN**
- Rare opportunity to own a **DOCUMENTED PIECE OF EARLY AMERICAN HISTORY**
- Proven historical STR performance with an **AVERAGE ANNUAL GROSS BOOKING REVENUE OF \$210,000**
- **STRONG, YEAR-ROUND DEMAND** driven by walkability, historic charm, and proximity to dining, shopping, and wineries
- Suitable for continued **STR OPERATION, BOUTIQUE HOSPITALITY USE, OR COMMERCIAL INVESTMENT**
- Located in one of **TEXAS' MOST DESIRABLE AND RESILIENT SHORT-TERM RENTAL MARKETS**



SET JUST ONE BLOCK OFF FREDERICKSBURG'S ICONIC MAIN STREET,

104 E. Austin Street offers a rare combination of historic significance, prime walkability, and proven income performance. **Originally constructed in the 1770s**, this authentic log cabin was carefully decommissioned and relocated from Pennsylvania to Fredericksburg in the 1980s, where it was meticulously reassembled and preserved. Today, it stands as one of the area's most distinctive and successful short-term rental properties.

Situated on a 0.11± acre lot, the property includes the **main historic cabin along with a separate guest house**, creating flexible accommodations that appeal strongly to overnight guests seeking an immersive Fredericksburg experience. Rich architectural details — exposed log construction, handcrafted finishes, and period character — are thoughtfully complemented by modern comforts, private outdoor spaces, and a fenced courtyard that enhances privacy and guest appeal.

This property is a **top-performing STR**, generating an average annual gross booking revenue of **\$210,000**, with consistent demand driven by its unbeatable location, historic charm, and proximity to Fredericksburg's dining, shopping, events, and wine scene. Its walk-to-everything setting provides a competitive advantage that few properties can replicate.

Haussegen Platz offers an enduring Hill Country investment. With established revenue, a premier location, and an irreplaceable story, this property presents a rare opportunity to own a piece of early American history. Benefit from Texas's strong short-term rental market, whether as an income-producing asset or a commercial hospitality offering.





MAIN HOME

BUILT IN 1770

OVER 2,300 SQ FT

4 BEDROOMS

3.5 BATHROOMS

EXPOSED LOG CONSTRUCTION

FIREPLACE

SUCCESSFUL SHORT-TERM RENTAL













GUEST CABIN

1 BEDROOM

1 BATHROOM

KITCHENETTE

HISTORIC CHARM

UNBEATABLE LOCATION—
ONE BLOCK OFF MAIN STREET









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FREDERICKSBURG
REALTY