

LAND FOR SALE

ARROWHEAD CREEK VINEYARDS

13502 U.S. 290, STONEWALL, TX 78671



FOR SALE

BROWNING COMMERCIAL REAL ESTATE

6061 Broadway St
San Antonio, TX 78209



**BROWNING
COMMERCIAL**
REAL ESTATE

PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

13502 U.S. 290 | STONEWALL, TX 78671



Property Summary

Price:	\$4,250,000
Lot Size:	13.8 Acres Total
Legacy Lounge	1,225 SQ FT
Ice House	675 SQ FT
Tasting Room	1,500 SQ FT
Pavillion	1,200 SQ FT
Zoning	OCL

Property Overview

Nestled between the celebrated Highway 290 Wine Trail and the scenic Pedernales River, Arrowhead Creek Vineyard offers 14± acres in one of America's most visited wine regions. The property features 2.5 acres of mature Tannat and Mourvèdre vines, a beautifully restored 1800s tasting room, and multiple event spaces including the Legacy Lounge, Ice House with outdoor kitchen, and a riverside pavilion overlooking a natural amphitheater.

Location Overview

With over 1,100 feet of Highway 290 frontage, 1,400+ feet of Pedernales River frontage, premium water rights, and a location just one hour from Austin and San Antonio, the estate is perfectly positioned for weddings, corporate retreats, artisan markets, and live music events. The established infrastructure and natural beauty make it ideal for a boutique winery, craft brewery, artisan distillery, or premier hospitality venue in the heart of Texas Wine Country.

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PROPERTY PHOTOS

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PROPERTY VIDEO

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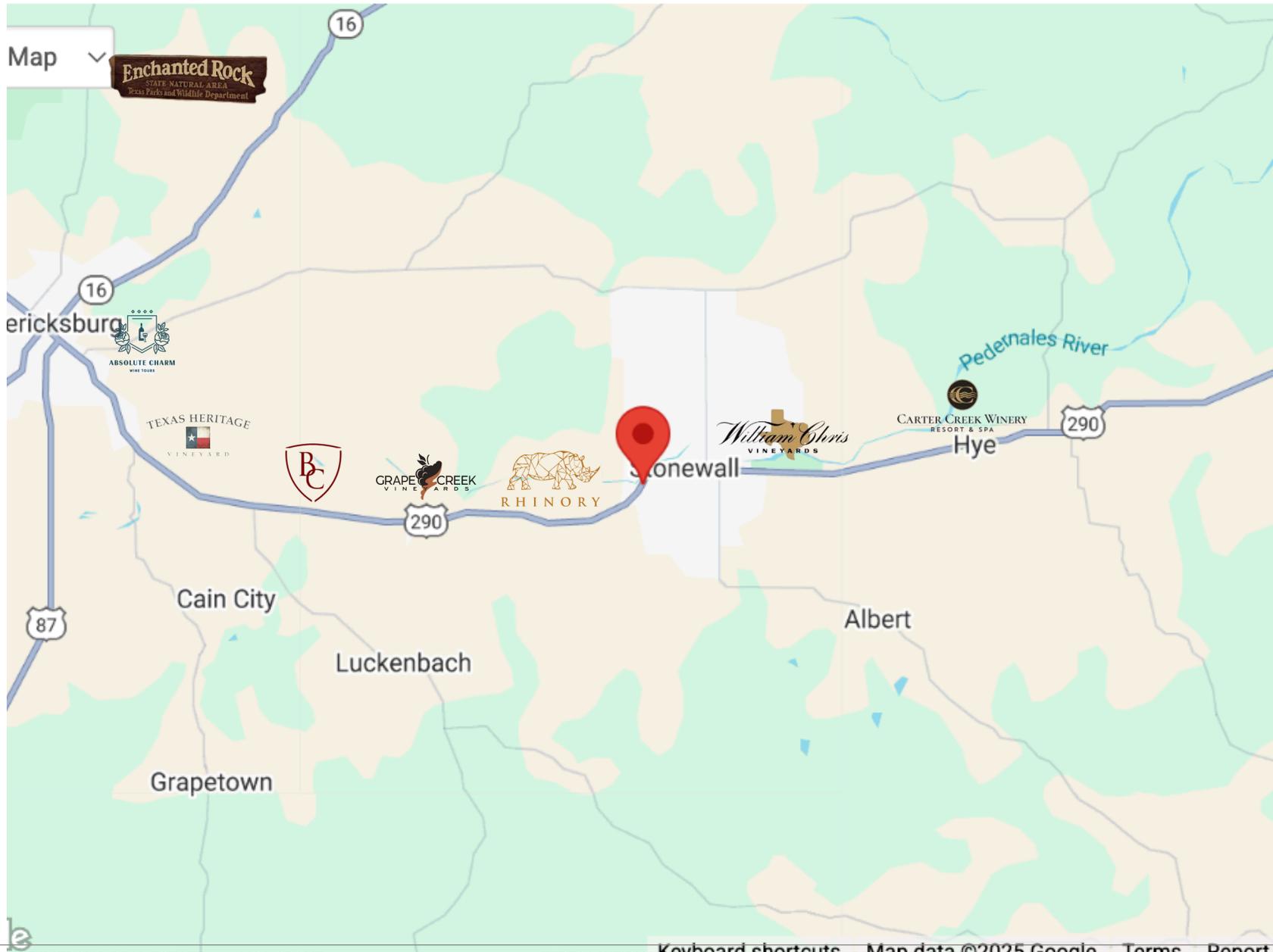
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BUSINESS MAP

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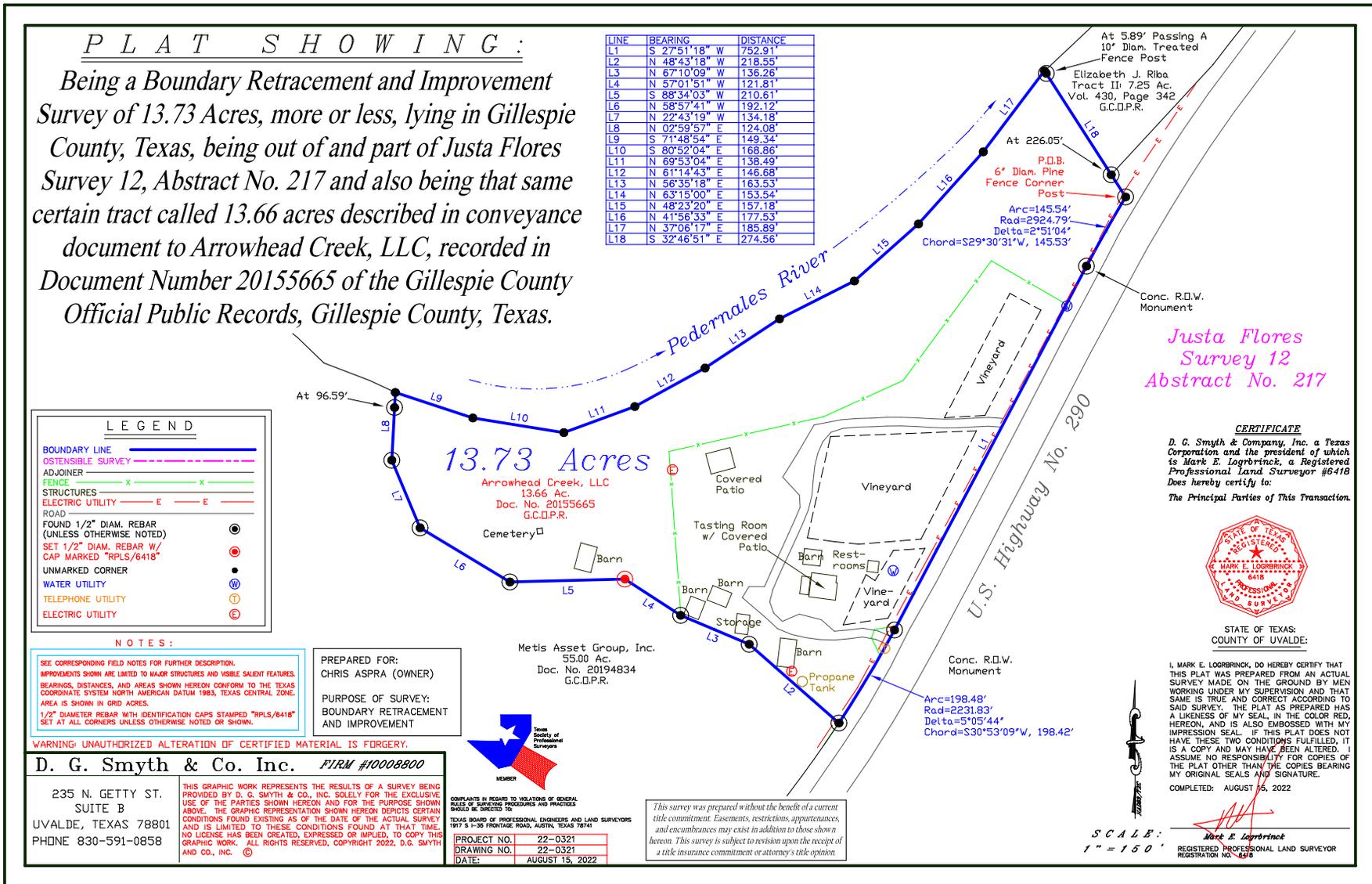
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SURVEY

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REAL ESTATE



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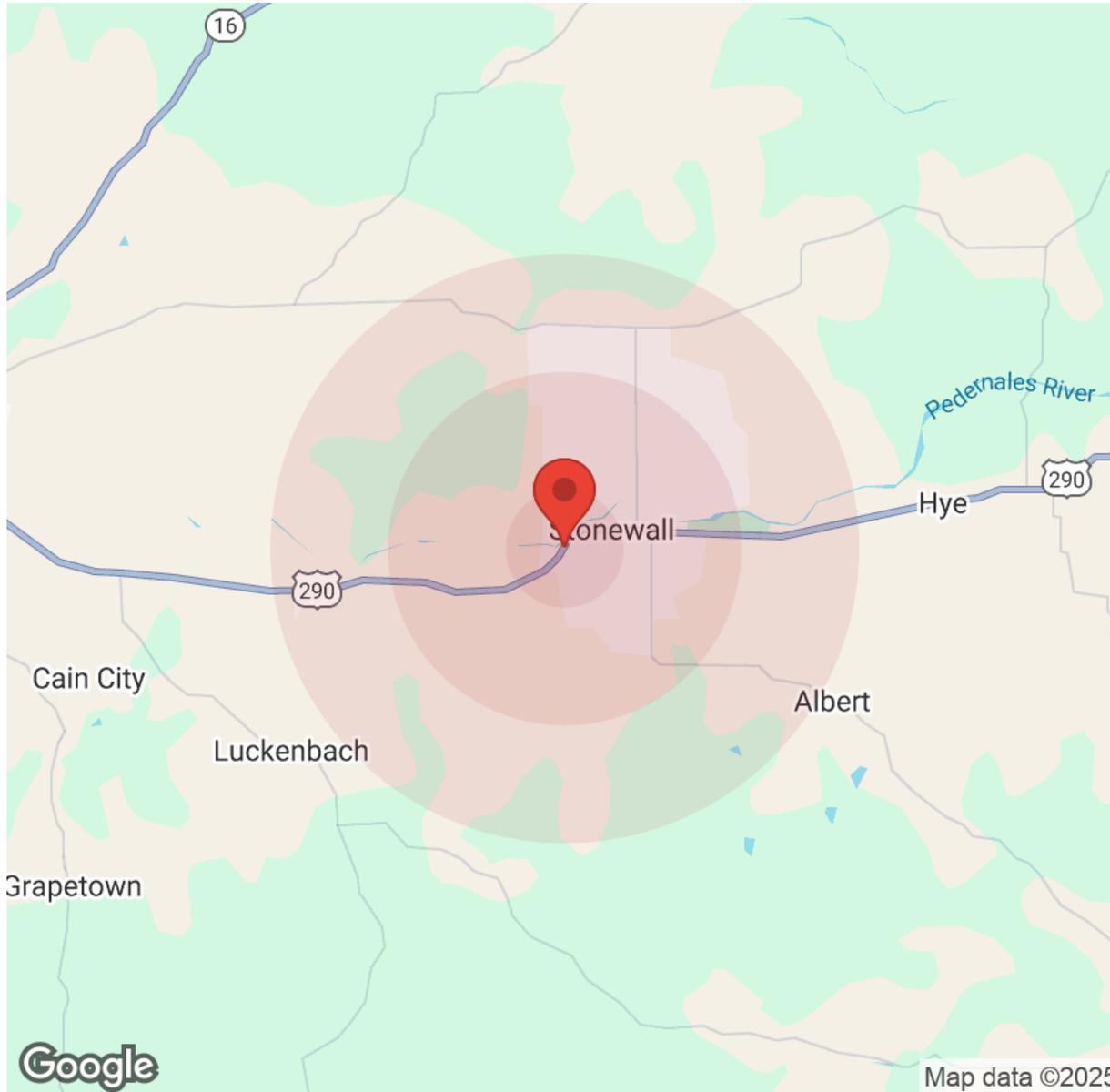
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	28	355	722
Female	25	324	675
Total Population	53	679	1,397

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6	93	198
Ages 15-24	5	73	154
Ages 25-54	16	197	395
Ages 55-64	9	112	229
Ages 65+	16	204	422

Race	1 Mile	3 Miles	5 Miles
White	38	492	1,025
Black	1	7	11
Am In/AK Nat	N/A	2	3
Hawaiian	N/A	N/A	N/A
Hispanic	13	166	334
Asian	N/A	2	4
Multi-Racial	1	9	18
Other	N/A	1	3

Income	1 Mile	3 Miles	5 Miles
Median	\$34,977	\$50,024	\$61,283
< \$15,000	3	34	59
\$15,000-\$24,999	N/A	4	13
\$25,000-\$34,999	8	78	126
\$35,000-\$49,999	2	27	51
\$50,000-\$74,999	3	34	77
\$75,000-\$99,999	1	28	70
\$100,000-\$149,999	2	44	111
\$150,000-\$199,999	2	25	58
> \$200,000	1	14	26

Housing	1 Mile	3 Miles	5 Miles
Total Units	29	368	746
Occupied	23	288	590
Owner Occupied	19	235	479
Renter Occupied	4	53	111
Vacant	6	79	156

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11-2-2015



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 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;
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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.

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Phyllis Browning Company	400203	broker@phyllisbrowning.com	(210) 824-7878
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Designated Broker of Firm	License No.	Email	Phone
Will G Curtis III	627466	wcurtis@phyllisbrowning.com	(210) 201-5444
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lisa D Grove	444720	lgrove@phyllisbrowning.com	(210)857-7085
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Buyer/Tenant/Seller/Landlord Initials

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Browning Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Browning Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Browning Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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