

RETAIL FOR SALE OR LEASE

HILL COUNTRY CULINARY & HOSPITALITY

16920 RANCH ROAD 12, WIMBERLEY, TX 78676



BROCHURE

LOCAL REAL ESTATE GROUP

1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JOAQUIN LOPEZ, REALTOR

O: (512) 368-2229

C: (512) 567-6429

info@localreg.com

657845, Texas

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.

TABLE OF CONTENTS

16920 RANCH ROAD 12



LOCAL REAL ESTATE GROUP
1801 S MoPac Expwy #100
Austin, TX 78746

JOAQUIN LOPEZ, REALTOR
O: (512) 368-2229
C: (512) 567-6429
info@localreg.com
657845, Texas

EXECUTIVE SUMMARY 3

1 - PROPERTY INFORMATION

Property Photos 5
Renovation in 2014 7
Survey 9

2 - LOCATION INFORMATION

Regional Map 11
Location Maps 12

3 - TRADE AREA OVERVIEW

Business Map 14
Demographics 15
Disclaimer 16
IABS 17

EXECUTIVE SUMMARY

16920 RANCH ROAD 12



Property Overview

Situated on 1.87 wooded acres along the scenic Ranch Road 12 corridor, this 2,152 sq. ft. property offers a "turn-key" foundation for your next vision. Located just 3 miles north of downtown Wimberley and near the growth of Dripping Springs, it benefits from high visibility and a sophisticated, ready-made atmosphere. In 2014 the property was radically overhauled and transformed to this turnkey high end culinary spot with a rustic hill country feel and modernized interior look.

Ideal Use Cases

Culinary & Hospitality: Fine dining, wine bar, taproom, or artisanal coffee shop. **Creative Space:** Art gallery, photography studio, or health and wellness retreat. **Residential:** A unique primary residence or short-term rental with unmatched character.

Property Highlights

- **Structure:** 2,152 sq. ft. building (originally designed as a 2–3 bedroom home) with a blend of rustic Hill Country and European bistro aesthetics.
- **Interior Highlights:** Open-concept layout featuring exposed barn beams, custom ironwork, copper-topped bar, and a floor-to-ceiling stone fireplace.
- **Modern Infrastructure:** Major renovations (2014) include updated plumbing, electrical, HVAC, and a reinforced pier-and-beam foundation.
- **Outdoor Living:** Expansive decking, a tranquil bridge water feature, a back firepit area, and mature trees providing a secluded, "destination" feel.
- **Parking & Access:** 30+ parking spaces on-site; positioned with no zoning restrictions (Hays County/Woodcreek ETJ), allowing for maximum flexibility.

Asking Price:	\$1,250,000
Lease Rate:	Call for Pricing
Building SF:	2,152
Available SF:	2,152
Lot Size:	1.876AC
Signage:	Street and Building
Frontage:	428'
Year Built:	1983
Renovated:	2014
Parking:	30+ (per Seller)
Zoning:	No Zoning

LOCAL REAL ESTATE GROUP
1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

JOAQUIN LOPEZ, REALTOR
O: (512) 368-2229
C: (512) 567-6429
info@localreg.com
657845, Texas



16920 RANCH ROAD 12

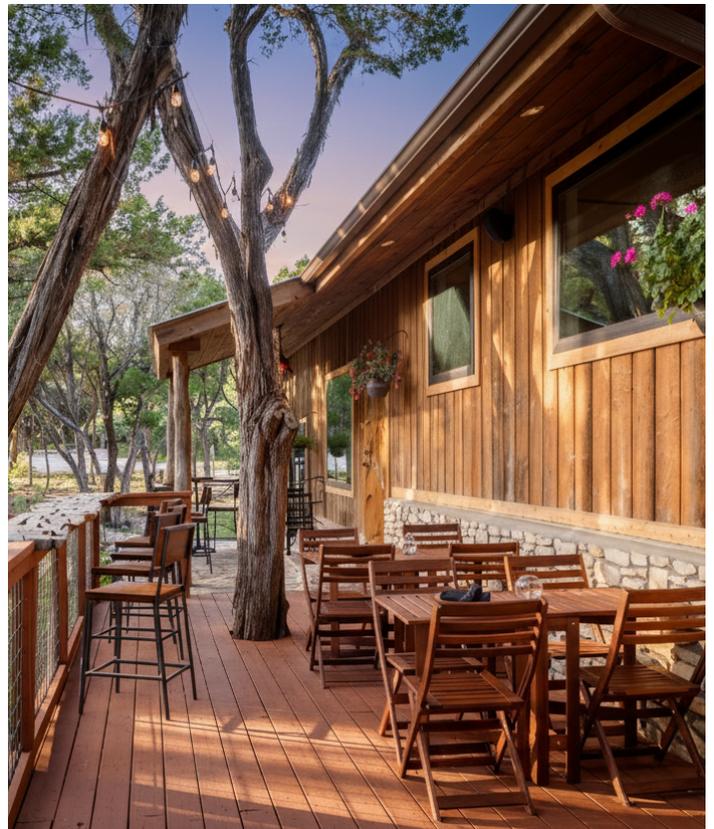
PROPERTY INFORMATION

1

PROPERTY PHOTOS
RENOVATION IN 2014
SURVEY

PROPERTY PHOTOS

16920 RANCH ROAD 12



LOCAL REAL ESTATE GROUP
1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

JOAQUIN LOPEZ, REALTOR
O: (512) 368-2229
C: (512) 567-6429
info@localreg.com
657845, Texas

PROPERTY PHOTOS

618 LIVE OAK STREET



LOCAL REAL ESTATE GROUP
1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

JOAQUIN LOPEZ, REALTOR
O: (512) 368-2229
C: (512) 567-6429
info@localreg.com
657845, Texas

Major Renovation completed by 2014

The \$400,000 transformation of 16920 Ranch Road 12 was a comprehensive "to-the-studs" conversion conducted between 2013 and 2014. This renovation pivoted the property from its original 1983 residential footprint into a high-functioning, sophisticated commercial venue—the acclaimed Jobell Café & Bistro.

The project prioritized three pillars: **structural integrity** (to support heavy commercial use), **industrial-grade kitchen infrastructure**, and **curated European-bistro aesthetics**.

Renovation Cost Breakdown (Estimated Itemization)

The following breakdown represents the core investments required to achieve the current 2,152 sq. ft. commercial standard.

1. Structural & Building Envelope (\$85,000)

- ✦ **Foundation Reinforcement:** Pier-and-beam stabilization to support commercial foot traffic and heavy kitchen equipment.
- ✦ **Roof & Windows:** Installation of a high-durability metal roof and energy-efficient commercial windows.
- ✦ **Siding:** Replacement with premium Board & Batten/Wood siding to create the signature "modern rustic" exterior.

2. New Septic & Propane Infrastructure (\$30,000)

- ✦ **New High-Capacity Septic:** Installation of a new high-capacity engineered septic system.
- ✦ **New Commercial Grade Propane:** New commercial-grade propane and piping installed to the building kitchen.

3. MEP Infrastructure (Mechanical, Electrical, Plumbing) (\$95,000)

- ✦ **Electrical Overhaul:** 100% replacement of wiring to meet commercial codes and power the high-demand kitchen and lighting systems.
- ✦ **HVAC Systems:** Installation of dual commercial-grade central air and heating units.
- ✦ **Commercial Plumbing:** New supply and waste lines for the kitchen and updated ADA-compliant restroom facilities.

4. Professional Grade Kitchen & Bar (\$110,000)

- ✦ **Appliances:** Meticulously maintained line featuring high-output burners, ovens, refrigeration, and specialized wine cooling.
- ✦ **Exhaust & Ventilation:** Custom-engineered hood system and fire suppression (Type 1 Hood) to meet safety regulations.
- ✦ **Surfaces:** Commercial-grade stainless steel prep stations and custom copper-topped bar counters for a high-end finish.

5. Interior Design & Architectural Finishes (\$55,000)

- ✦ **Structural Accents:** Exposed rustic barn beams supported by custom-forged iron brackets.
- ✦ **Lighting & Decor:** Designer fixtures sourced from **Restoration Hardware** and imported Moroccan artisans.
- ✦ **Flooring & Stonework:** Refurbishment of the floor-to-ceiling stone fireplace and installation of commercial-grade hardwood and linoleum flooring.

6. Site Improvements & Landscaping (\$25,000)

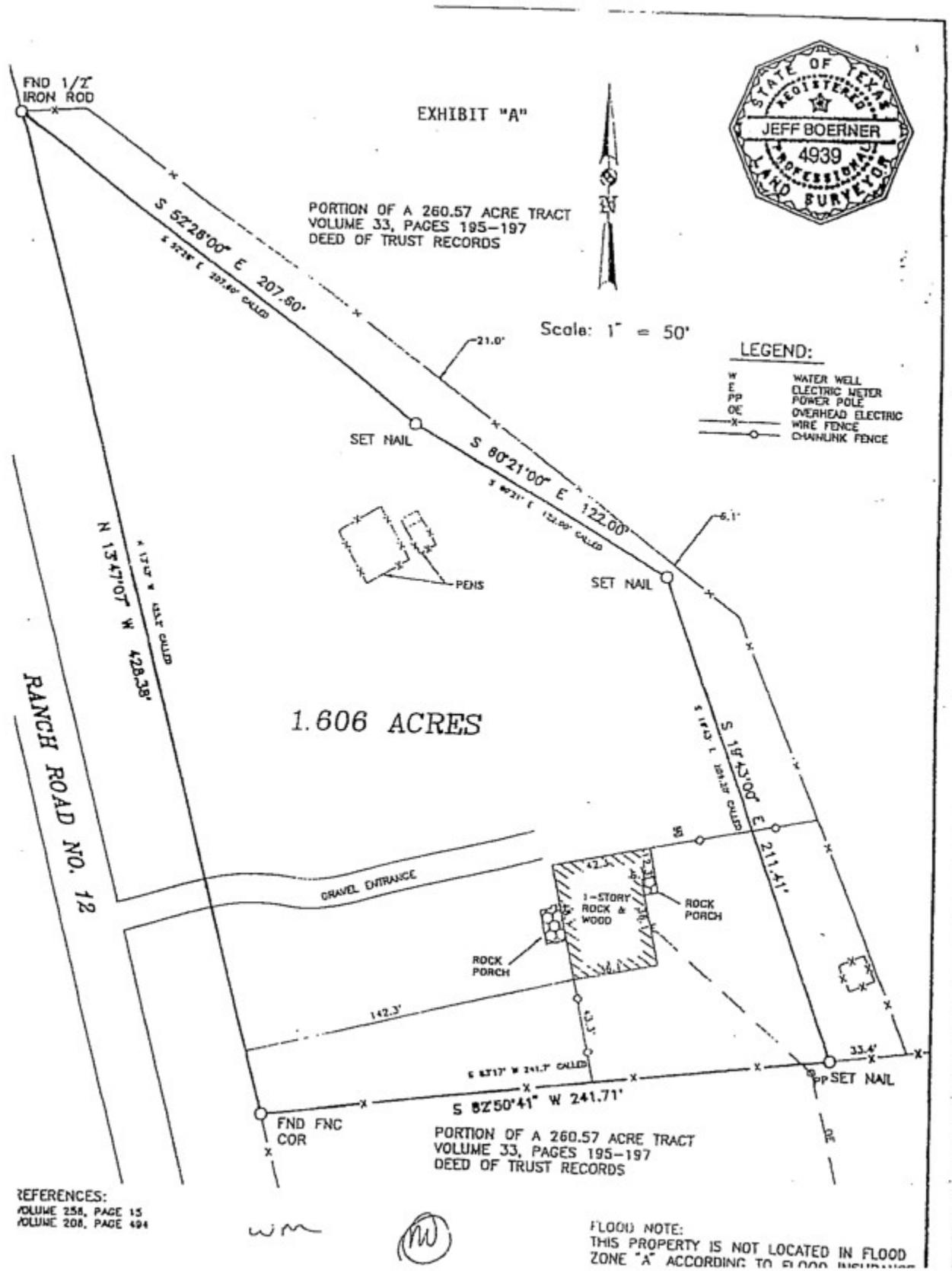
- ✦ **Outdoor Living:** Construction of the expansive multi-level decking and back firepit area.
- ✦ **Entrance Features:** Installation of the bridge water feature and stone-lined walking paths.
- ✦ **Parking:** Leveling and lighting for 30+ parking spaces.

Summary of the Transformation

By investing in "invisible" infrastructure first (plumbing, septic, and foundation), the renovation ensured that the property isn't just a beautiful space, but a durable business asset. This \$400,000 capital expenditure significantly lowers the barrier to entry for the next operator, providing a **grandfathered commercial infrastructure** that is increasingly difficult and expensive to replicate in the Wimberley/Woodcreek ETJ.

SURVEY

16920 RANCH ROAD 12



LOCAL REAL ESTATE GROUP
1801 S MoPac Expwy #100
Austin, TX 78746

JOAQUIN LOPEZ, REALTOR
O: (512) 368-2229
C: (512) 567-6429
info@localreg.com
657845, Texas



16920 RANCH ROAD 12

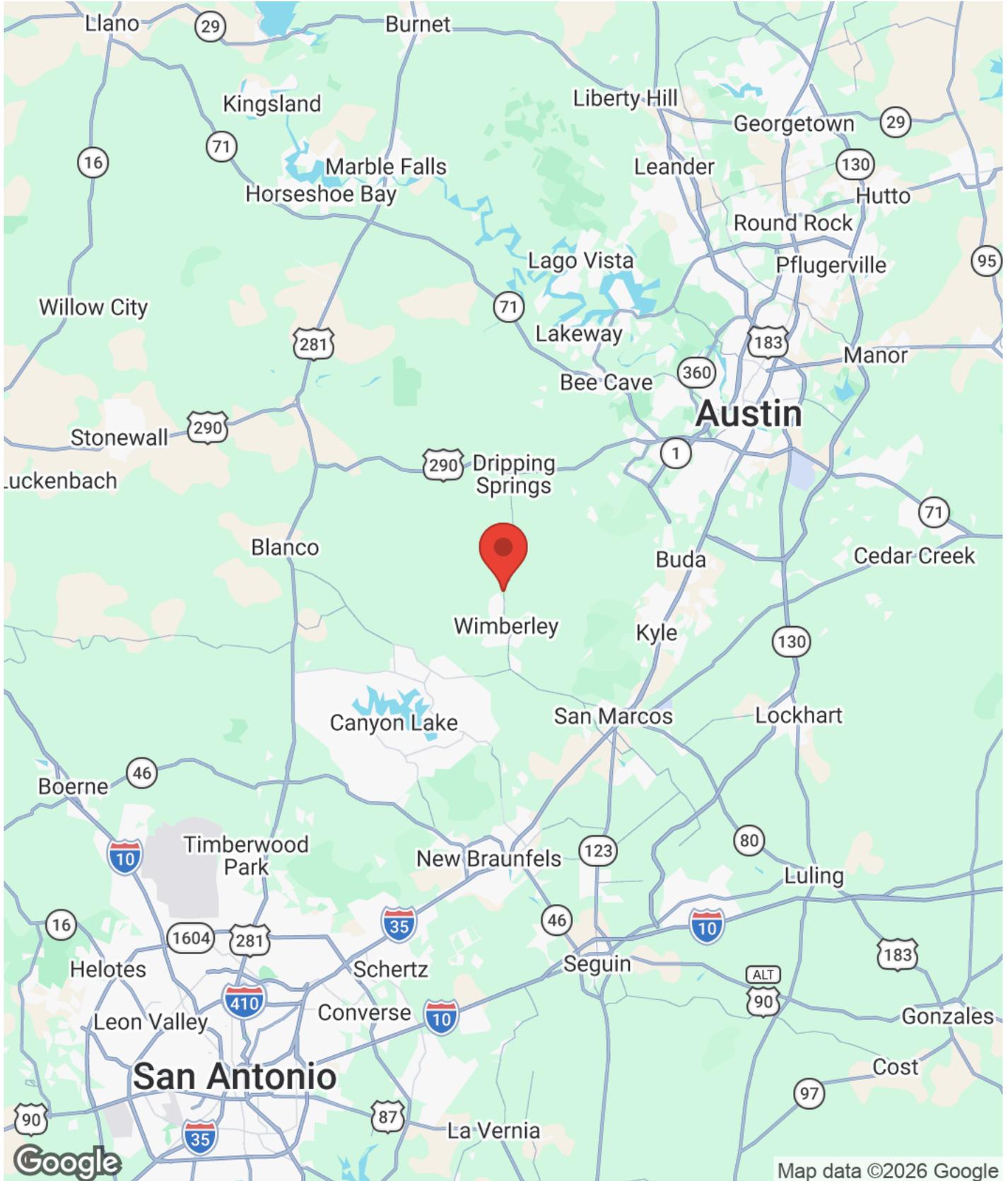
LOCATION INFORMATION

REGIONAL MAP
LOCATION MAPS

2

REGIONAL MAP

16920 RR 12, WIMBERLEY, TX 78676



LOCAL REAL ESTATE GROUP
1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

JOAQUIN LOPEZ, REALTOR
O: (512) 368-2229
C: (512) 567-6429
info@localreg.com
657845, Texas

LOCATION MAPS

16920 RR 12, WIMBERLEY, TX 78676



LOCAL REAL ESTATE GROUP
1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

JOAQUIN LOPEZ, REALTOR
O: (512) 368-2229
C: (512) 567-6429
info@localreg.com
657845, Texas



16920 RANCH ROAD 12

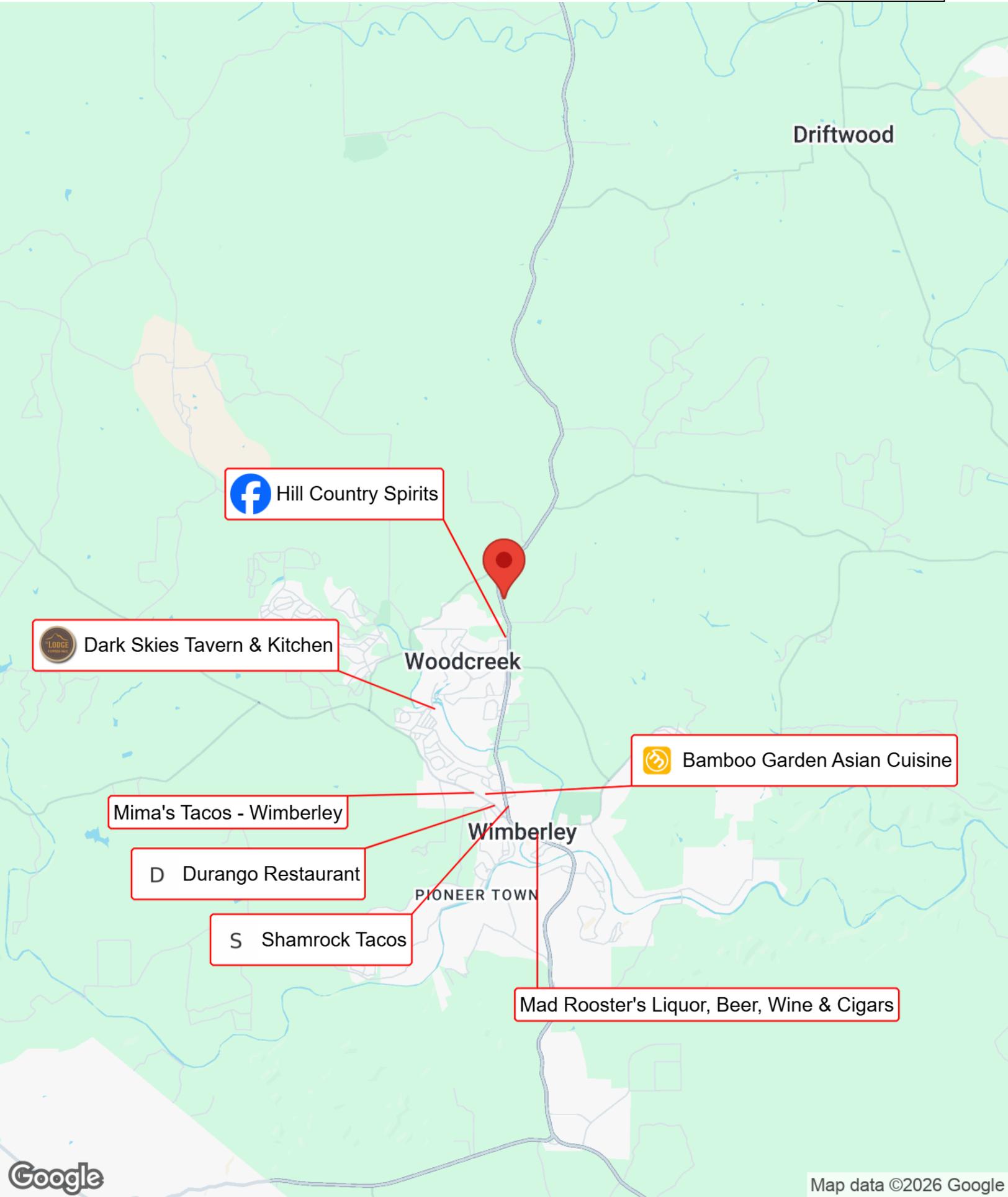
TRADE AREA OVERVIEW

3

BUSINESS MAP
DEMOGRAPHICS
DISCLAIMER
IABS

BUSINESS MAP

618 LIVE OAK STREET



Driftwood

 Hill Country Spirits

 Dark Skies Tavern & Kitchen

Woodcreek

 Bamboo Garden Asian Cuisine

Mima's Tacos - Wimberley

Wimberley

 Durango Restaurant

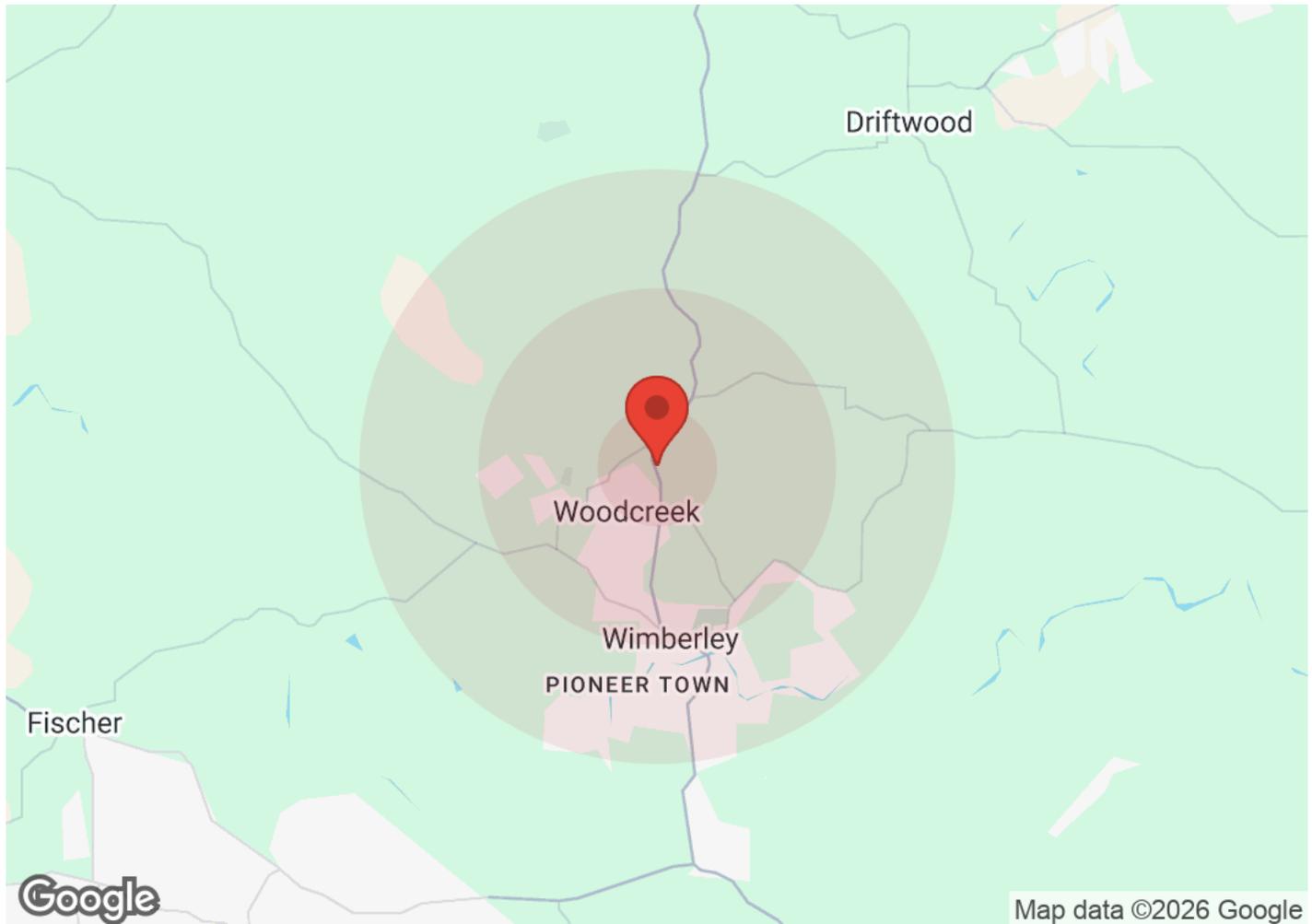
PIONEER TOWN

 Shamrock Tacos

Mad Rooster's Liquor, Beer, Wine & Cigars

DEMOGRAPHICS

618 LIVE OAK STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	483	3,511	6,349	Median	\$66,441	\$80,428	\$93,063
Female	556	3,731	6,709	< \$15,000	19	135	228
Total Population	1,039	7,242	13,058	\$15,000-\$24,999	5	139	392
				\$25,000-\$34,999	118	327	393
				\$35,000-\$49,999	61	307	571
				\$50,000-\$74,999	70	599	827
				\$75,000-\$99,999	85	328	515
				\$100,000-\$149,999	74	532	929
				\$150,000-\$199,999	18	336	727
				> \$200,000	38	453	985
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	158	1,167	2,094	Total Units	541	3,562	6,313
Ages 15-24	80	594	1,124	Occupied	486	3,155	5,568
Ages 25-54	277	2,202	4,013	Owner Occupied	364	2,479	4,402
Ages 55-64	133	1,036	1,991	Renter Occupied	122	676	1,166
Ages 65+	389	2,242	3,837	Vacant	55	408	745
Race	1 Mile	3 Miles	5 Miles				
White	778	5,202	9,201				
Black	N/A	46	97				
Am In/AK Nat	1	11	17				
Hawaiian	N/A	N/A	N/A				
Hispanic	234	1,756	3,344				
Asian	11	80	136				
Multi-Racial	15	133	238				
Other	1	14	26				

LOCAL REAL ESTATE GROUP
 1801 S MoPac Expwy #100
 Austin, TX 78746



Each Office Independently Owned and Operated

JOAQUIN LOPEZ, REALTOR
 O: (512) 368-2229
 C: (512) 567-6429
 info@localreg.com
 657845, Texas

DISCLAIMER

618 LIVE OAK STREET



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial 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 KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

LOCAL REAL ESTATE GROUP

1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JOAQUIN LOPEZ, REALTOR

O: (512) 368-2229
C: (512) 567-6429
info@localreg.com
657845, Texas

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.



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:
 - 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.

<u>Keller Williams Realty</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9010968</u> License No.	<u></u> Email	<u>(512)448-4111</u> Phone
<u>ME Cook</u> Designated Broker of Firm	<u>357270</u> License No.	<u>mecook@kw.com</u> Email	<u>(512)263-9090</u> Phone
<u>Linda Ramsey</u> Licensed Supervisor of Sales Agent/ Associate	<u>364174</u> License No.	<u>lindaramsey@kw.com</u> Email	<u>(512)448-4111</u> Phone
<u>Joaquin Lopez</u> Sales Agent/Associate's Name	<u>657845</u> License No.	<u>joaquin@localreg.com</u> Email	<u>(512)368-2229</u> Phone
		7/1/2025 09:22 PDT	
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Joaquin Lopez
LOCAL REAL ESTATE GROUP
 1801 S MoPac Expwy #100
 Austin, TX 78746

Keller Williams Realty, Inc.
JOAQUIN LOPEZ, REALTOR
 O: (512) 368-2229
 C: (512) 567-6429
 info@localreg.com
 657845, Texas

IABS 1-0
 TXR 2501

