



PHYLLIS BROWNING Co.
COMMERCIAL

**123 ROCKY ROAD
HYE, TEXAS 78635**

FOR SALE





PRIME CHANCE FOR 290 WINE TRAIL FRONTAGE

This exceptional opportunity awaits a buyer who would like to stake their claim on the popular 290 Wine Trail just east of Fredericksburg. With 614 front feet on Hwy 290, this 3.4-acre tract that features majestic heritage oak trees slopes gently to a pastoral valley with a beautiful view and constant, gentle breezes. It would make the perfect setting for a tasting room, distillery, brewery or other attraction that incorporates the outdoors. Get your foot in the door of the 290 Corridor and be prepared to grow your business.

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Multi-use	COUNTY	Blanco County
SQ. FT.	4,138 +/-	BUILDINGS	4
LOT SIZE	Approx. 3.43 Acres	PARKING SPACES	Multiple

- Good well with water softener and chlorinator and 2 recently added, oversized, well-maintained septic systems
- 20 x 40 pole barn with concrete floors, water and electricity plus adjacent restrooms
- Historic garage with 2 easy-open garage doors, charmingly remodeled, with electricity and rustic, vintage interior, perfect for gatherings
- Majestic heritage oak trees
- Double wide 3 bed 2 bath manufactured home (1996 model) with sturdy metal roof and large front porch, new HVAC in 2022, some appliances, clean and move-in ready
- Adorable vintage B&B cottage, 1 bedroom, 1 bath with nostalgic kitchen, saltillo tile floors, large bath with clawfoot tub/shower and a sitting porch. Newly remodeled. Tenant occupied until May 1, 2024
- Large, partially covered deck with rock fireplace, beautiful views and surrounding oak trees



The Texas wine industry has experienced significant growth in recent years, contributing substantially to the state's economy. As a leading wine-producing region in the United States, Texas plays an integral role in the national wine market. Ranking fifth in the U.S. for wine production, the Lone Star State adds a \$13.1 billion boost to its economy, gaining prominence alongside renowned wine-making states such as California, Washington, New York, and Oregon.

The economic impact of the Texas wine industry goes beyond wine production itself, as it has become a major magnet for tourists and tourism-driven expenses.

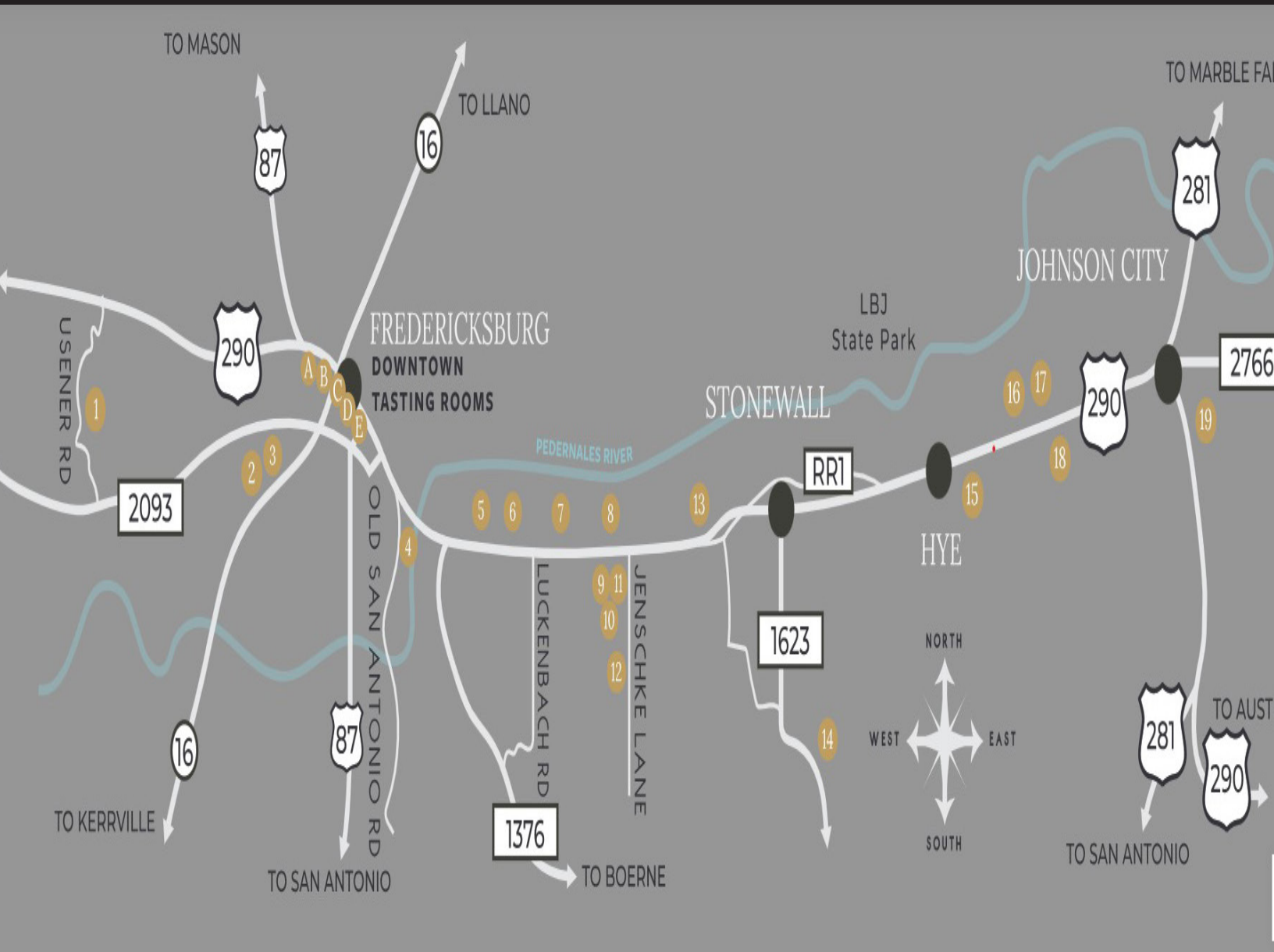
With regions like the Texas Wine Country generating 2.02 million tourist visits and \$685.86 million in annual tourism expenditures, it is clear that the industry is an important contributor to local economies and tax bases.

Looking ahead to 2024, the Texas wine industry is predicted to continue its upward trajectory, with the number of licensed wineries in the state approaching 1,000. This flourishing landscape, driven by dedicated winemakers and enthusiastic consumers alike, is poised to further solidify Texas's position as a powerhouse in the American wine scene.

The Texas wine industry has been consistently growing and making an impact on the state's economy. As of 2024, the industry contributes more than \$20.35 billion in economic value to the state. This considerable impact stretches throughout Texas and benefits businesses seemingly unrelated to the wine industry.

Source: texaswine.com





This offering is subject to errors, omissions, changes in price-terms-conditions, prior sale, or lease without notice. The information herein has been obtained from sources believed to be reliable but has not been verified or guaranteed for its accuracy by Phyllis Browning Company ("Broker") who makes no representation, statement or other assertion with respect to the property condition or its fitness for a particular purpose. Potential purchasers have the sole duty of due diligence to research the property and shall rely solely upon their own examination of the same.



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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.

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.

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Phyllis Browning Company	400203	realty@phyllisbrowning.com	(210) 824-7878
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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Date



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