



BROWNING COMMERCIAL
REAL ESTATE

**5322 TEXAS 16
BANDERA, TEXAS 78003**

FOR SALE





PROPERTY OVERVIEW

A rare opportunity to acquire a historic, income-producing waterfront estate just minutes from downtown Bandera. Dating to the 1920s, this original private ranch property spans 6.62 acres with direct, private access to the Medina River and offers a versatile commercial footprint suitable for hospitality, retreat, event, or destination use.

The main building encompasses approximately 4,729 square feet and includes five bedrooms, five bathrooms, two full kitchens, and multiple expansive gathering rooms. Original stone interior walls, historic architectural details, and period elements reflect the property's authentic Hill Country heritage while supporting modern functionality.

A secondary building of approximately 1,800 square feet provides four additional bedrooms and four bathrooms, allowing for flexible guest accommodations, staff housing, or supplemental revenue use. Combined, the improvements total approximately 7,000 square feet with nine bedrooms and nine bathrooms across the estate.

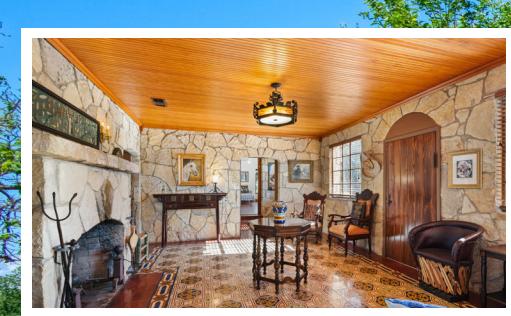
The grounds offer mature trees, open gathering areas, and rare private river frontage, creating a natural setting well-suited for retreats, small events, boutique lodging, or legacy ownership. The property's layout allows for separation of uses while maintaining a cohesive estate environment.

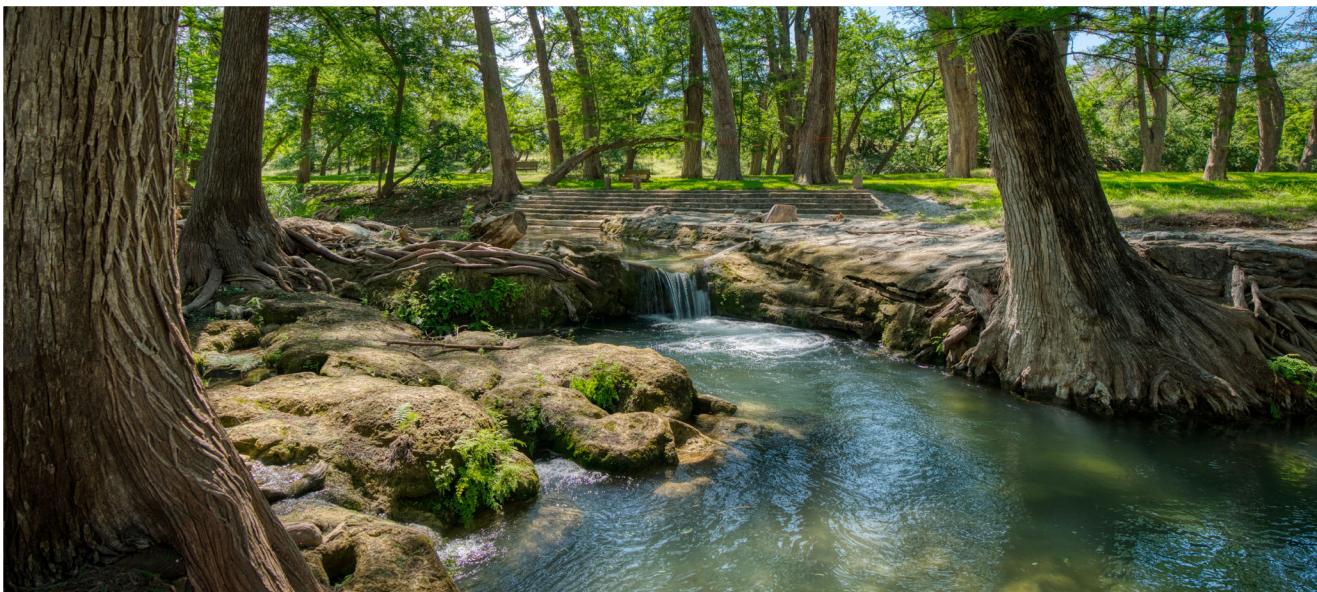
Located just 5-10 minutes from Bandera's dining, shopping, live music, and services, and within close proximity to regional attractions including Lost Maples State Natural Area, Garner State Park, and Hill Country recreation destinations, this property combines privacy, accessibility, and historic significance. A truly uncommon offering in the Texas Hill Country, large-scale, waterfront, historic, and commercially positioned with proven adaptability and long-term potential.

PROPERTY HIGHLIGHTS

USE: Ranch/Mixed Commercial
ZONING: OCL
MARKET: Hill Country

SALES PRICE: \$1,750,000
PROPERTY SIZE: 6.62 Acres
BUILDING AREA: ± 6,529 Sq Ft





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