



1100 FRIENDSHIP LANE

JUSTIN COP, BROKER, GRI, CNE | 830-997-6531





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14.28± ACRES | FREDERICKSBURG, TEXAS | GILLESPIE COUNTY

Welcome to an exceptional property nestled in the heart of Fredericksburg, Texas. Spread across 14.28± acres on Friendship Lane, this versatile parcel offers a prime location and endless possibilities for development.

Boasting a strategic location, this property is perfectly positioned for mixed-use development. With the potential to be easily converted to R2 zoning, it presents a golden opportunity for a variety of endeavors.

The property's prime location lends itself to a multitude of potential uses, including but not limited to hotel/motel accommodations, medical facilities, agricultural sales, automotive repair services, and club or lounge establishments. Additionally, with Conditional Use Permit (CUP), the potential for townhomes and duplexes further expands the possibilities.

Convenient access to gas, sewer, water, and city electric services enhances the property's appeal and sets the stage for seamless development. Whether you're a developer seeking an investment opportunity or an entrepreneur with a vision, this property offers the canvas upon which to bring your dreams to life.

PROPERTY HIGHLIGHTS

14.28± ACRES

PRIME LOCATION!

CITY WATER & SEWER readily available

AGRICULTURAL TAX EXEMPTIONS

NICE LEVEL TOPOGRAPHY

C2 RESTRICTIONS



SCHEDULE A SHOWING TODAY

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FREDERICKSBURG
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