



LUXURY TEXAS WEDDING VENUE

TYPE	OPERATING BUSINESS
LOT	40 ACRES
SIZE	3,575 TOTAL SQ FT



2-STORY WEDDING VENUE



3 CEREMONY SITES



ON-SITE LIVING/LODGING



40 ACRES

BUSINESS OVERVIEW

Wonderland Pines features enchanting pine forests, sprawling pastures, and captivating photo spots.

2	1
Prepping Suites	Catering Room
3	4
Ceremony Sites	Bedroom On-Site Lodging
15+ BOOKINGS	8.6 MILES
Since onboarding Marketing Partner (Late Nov 2023)	Distance to the nearest hotel

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THANK YOU

Enjoy our Spotify playlists & Pinterest boards to inspire your special day.

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ONE-PAGER HIGHLIGHTS

Key highlights infographic covering all key details of Wonderland Pines.

VENUE INTERIOR

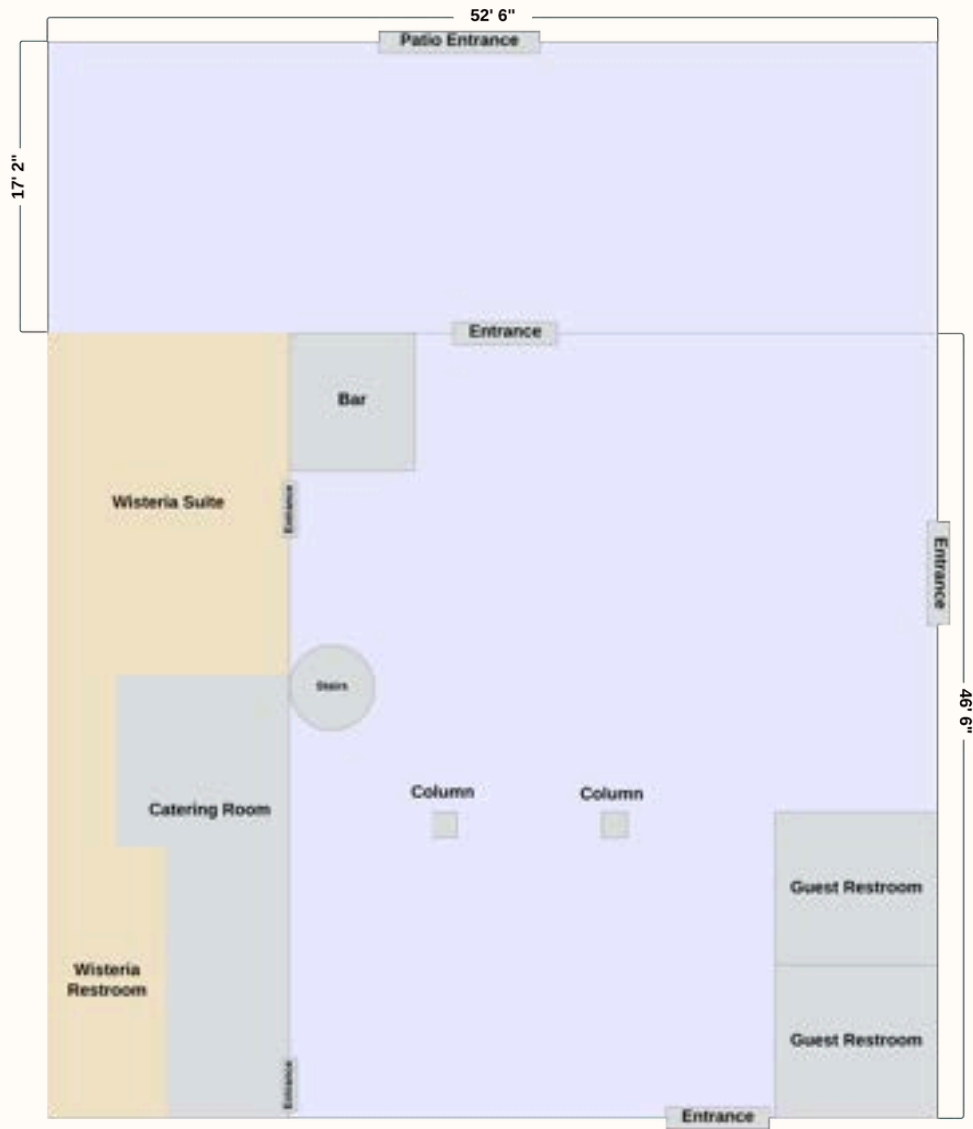
Unveil the unparalleled beauty of the Wonderland Pines interior, the key attractant for potential couples.

Nestled within an atmosphere of refined elegance and rustic allure, the dining hall offers a luxury experience hosts and guests.

Immerse yourself in the fully renovated dining interior, meticulously adorned with soaring chandeliers, intricately designed sconces, and two expansive prepping suites tailored to couples' day-of needs.



FIRST FLOOR



SECOND FLOOR



DINING HALL

The Dining Hall features 5 chandeliers, pearlescent wall tiles, a grand wood-paneled feature, and 2 restrooms for guests. The bar is equipped with a built-in ice chest, ice machine, spacious sink, wine fridge and a luxurious marble countertop. Tall ceilings grace the venue, complemented by a scenic view from the upper Emerald Lounge balcony.



CATERING ROOM

This culinary haven features ample, well-organized shelving, expansive counter space, a spacious refrigerator and sink, all harmoniously designed to elevate food prepping needs.



WISTERIA SUITE

The Wisteria Suite features six hair and makeup stations, each with LED mirrors. Ample space is provided for dress hanging and display, along with access to a spacious, private half-bath. Meanwhile the space includes cozy seating with several sofas and coffee setup for brides to enjoy.



EMERALD LOUNGE

Nestled on the upper floor, this suite provides ample space for the groom's pre-event preparations. Complete with a convenient half bath, television, and generous seating, it offers a secluded haven to get ready and have fun before the event.



OUTDOOR SITES & FEATURES

Experience the captivating exterior of Wonderland Pines, spanning 40 acres of picturesque landscapes, encompassing lush forests, open spaces, and a plethora of beautiful features designed to enchant couples and their guests.

Discover the charm of this unique venue, renowned among Texan couples for its scenic beauty and enchanting surroundings, perfect for creating unforgettable moments.



County Road 1705

County Road 1705

Enchanted Pines

Neverland Park

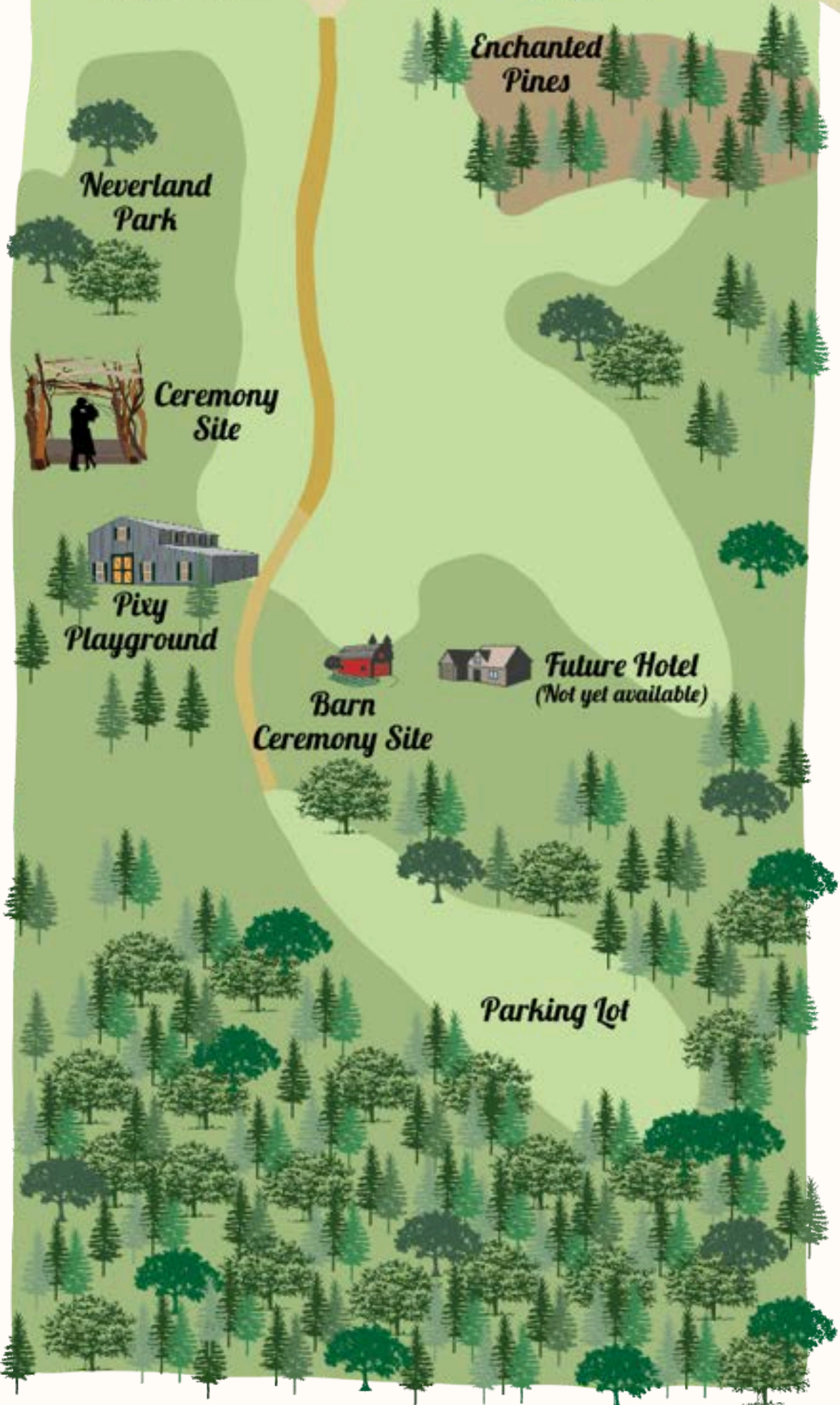
Ceremony Site

Pixy Playground

Barn Ceremony Site

Future Hotel
(Not yet available)

Parking Lot



DANCE FLOOR

The venue dance floor is beneath the forest canopy, adorned with string lights that cast a warm, golden glow, illuminating the space with a soft, romantic radiance. This idyllic setting is perfect for music, allowing guests to dance under the stars.



PIXY PLAYGROUND ———

The front of the venue is encircled by tall pines and an expansive playground to give your youngest guests their own adventure. We also have corn hole boards, giant Jenga, and many more games for guests to enjoy between the ceremony and dining.



CEREMONY SITES

Wonderland Pines offers couples 3 beautiful ceremony sites for their special day. They can choose from a natural wooded arbor with built in benches, a more intimate site nestled in the trees, or a covered ceremony site within the red barn.



NEVERLAND PARK —————

Beyond the venue, Wonderland Pines has a park with large trees, swings for photos, and an open area. Couples have loved this space for photo opportunities and even as a ceremony site.

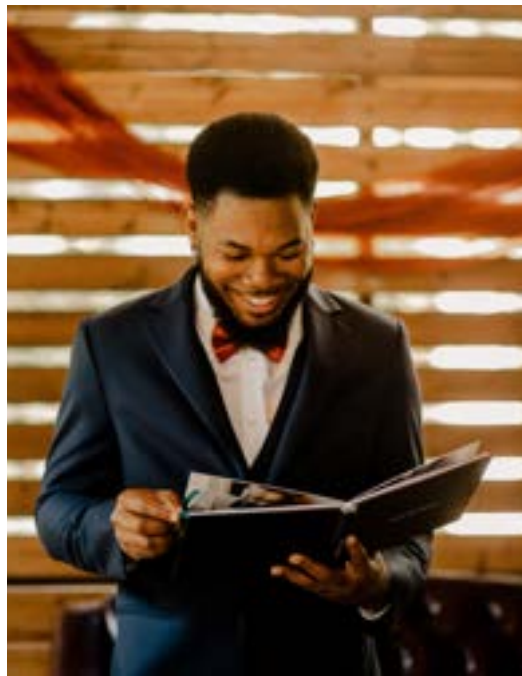


PAST EVENTS & WEDDINGS

In this section we share photos of our most cherished past weddings and events, which hold a dear place in our hearts and remind us that our 5-star Google Rating was earned with love and dedication, while creating unforgettable memories for our couples.

Join us on this visual journey showcasing the true magic of Wonderland Pines: the love it showcases within and beyond its sparkling interior.







ADDITIONAL INCLUSIONS

In addition to the diverse real estate assets within this investment, Wonderland Pines comes with a wide spectrum of valuable inclusions. These additions enhance the venue's value proposition and cater to the evolving needs of both existing and prospective clientele.

These supplementary elements not only bolster the investment's potential for growth and profitability but also ensure that it remains adaptable and responsive to the dynamic landscape of the market, thereby securing long-term success and a strong conversion rate from touring clients.



DECOR

As part of the sale of Wonderland Pines, the comprehensive decor collection will be included, comprising of a rich assortment of decorative glassware, outdoor lanterns, elegant table runners, artificial florals, lush greenery, and an array of additional items. Traditionally, venues provide borrowed decor as a complimentary addition, aiming to incentivize couples to book by offering substantial cost savings on their wedding day. This thoughtful gesture not only enhances the appeal of the venue but also contributes to a memorable and budget-friendly experience for the newlyweds.

YARD GAMES

Similarly, Wonderland Pines boasts an extensive collection of beloved outdoor yard games, ranging from oversized chess and yahtzee to giant connect 4 and jenga. The assortment also features a classic favorite of East Texas: custom-crafted cornhole boards. These engaging recreational activities add an extra layer of enjoyment and entertainment for guests, ensuring unforgettable experiences amidst the natural beauty of Wonderland Pines.

At Wonderland Pines, a plethora of supportive marketing resources awaits, providing you with the necessary content to bolster and persuade couples to book at the venue. Upon purchase, you will not only obtain the printer but also a variety of crucial materials, including:

1. A comprehensive Tour Brochure featuring venue highlights and sample timelines.
2. Tailored Welcome Kits for Couples, brimming with invaluable wedding planning resources.
3. Thoughtfully crafted Welcome Kits for Guests, complete with local lodging, shopping, and dining suggestions.
4. A user-friendly Table Layout Designer to streamline event planning.
5. Carefully curated Spotify Playlists and Pinterest Boards to inspire and set the mood.
6. Templates for Wedding Day Cards and Envelopes to add a personal touch.
7. A complete roster of preferred and recommended vendors at Wonderland Pines.
8. Access to the CRM and marketing platform, credited with boosting conversions by over 200% since its integration.

These assets are designed to empower the new owners with the materials needed to ensure seamless management of the venue.

THANK YOU



THANK YOU FOR YOUR INTEREST IN WONDERLAND PINES

Any questions or tour requests can be made by
emailing cheryl@txcommercialrealtyinc.com or by
calling 832-224-6126

WONDERELANDPINES.COM





WONDERLAND PINES

KEY HIGHLIGHTS



Covered
Ceremony Site



On-Site
Living/Lodging



Carport, Decor
& Equipment
Included

OUTDOORS

DANCE FLOOR



COVERED SEATING



OUTDOORS



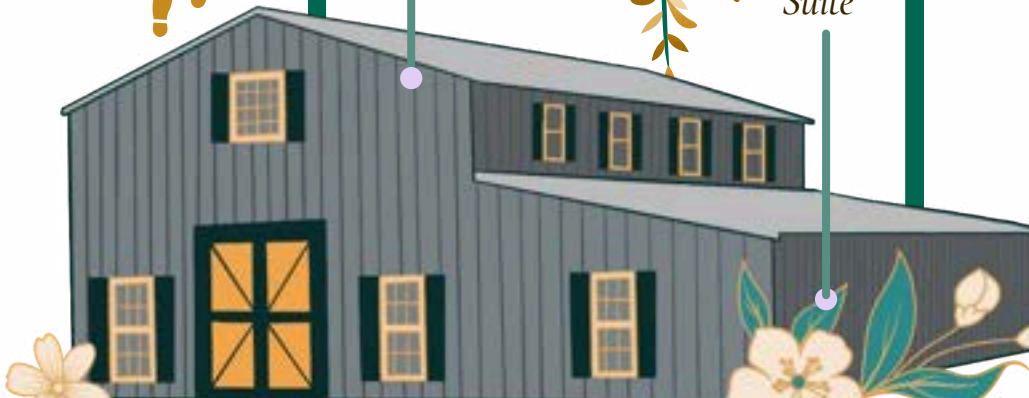
Groom & Bridal Suites



Emerald
Lounge



Wisteria
Suite



4 Restrooms



Catering Room



Bar

200
Guest Capacity



AC/Heated