

ELITE PROPERTY



2367 Usener Road
Fredericksburg, Texas 78624



**PHYLLIS
BROWNING Co.**
COMMERCIAL



AWARD WINNING CHISHOLM TRAIL WINERY

Just fifteen minutes from Fredericksburg, this well-established, award winning winery sits on over thirty three acres of land featuring rolling hills. The property hosts twenty three \pm acres of improved pasture with irrigation in place, an approximately 1,872 sq. ft. barn, a parking field able to accommodate fifty or more vehicles and a 13,376 \pm sq. ft. winery. The interior of the winery offers a large production area with a catwalk and about a 15,000 gallon capacity of wine tank space. There are abundant offices and plenty of storage space available. An area for culinary experiences is available through the wood fired pizza oven kitchen which creates gourmet handcrafted pizzas. The saloon style tasting room awaits with plenty of space for quietly enjoying a glass of wine or hosting large gatherings. Outside, a covered porch provides views of the stunning surrounding Hill Country along with a space for playing a horseshoes game. A grape stomping station presents an opportunity for visitors to have an especially memorable experience. Upon proof of funding and an NDA, production, furniture, equipment and branding plus detailed inventory and financials will be made available. This property is Ag-Exempt and stuns with its Hill Country views and sunsets.







PROPERTY DETAILS		INTERIOR HIGHLIGHTS	
ZONING:	Unrestricted	<ul style="list-style-type: none">• Award winning 13,376 ± sq. ft. winery• Saloon style tasting room with plenty of space for quietly enjoying glass of wine or large gatherings• Covered outdoor patio extends wine tasting to the outdoors plus horseshoes game set up• Grape stomping station• Wood fired pizza oven kitchen creates gourmet handcrafted pizzas• Large production area with catwalk and 15,000 gallon capacity of wine tank space• Abundant storage and offices• Stained concrete floors• High speed Internet• Production, furniture, equipment and branding along with detailed inventory and financials are available upon proof of funding and NDA	
# UNITS:	Barn and Winery		
ACRES:	Approx. 33.16 acres		
# PARKING:	Parking field accommodates 50+		
TOTAL SQ. FT.:	Approx. 15,248		
EXTERIOR FEATURES			
<ul style="list-style-type: none">• Sale includes Chisholm Trail Winery• 23 ± acres of improved pasture with irrigation in place• Approx. 1,872 sq. ft. barn with bathroom• Generous parking field may accommodate 50+ vehicles• Beautiful Hill Country views with stunning sunsets• Ag-Exempt			







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