



Founded in 2006, Pedernales Cellars has become a leading winery in Texas, known for high-quality 100% Texas wines, particularly hot-climate varieties like Tempranillo and Viognier. The winery champions sustainable practices, including geothermal cooling and rainwater collection, and offers the first organically certified Texas wines. Situated on 146 acres with stunning views overlooking the Pedernales River valley, the winery features a welcoming tasting room and shaded decks, providing an excellent customer experience to many visitors each year.





### Production Highlights

- Approx 15,500 sqft of production facility capable of producing 25,000 cases of wine per year with two level construction facilitating substantial gravity flow production.
- An underground barrel cellar and hospitality space featuring structural concrete construction and geothermal cooling, and natural earthen insulation capable of storing over 600 barrels of wine.
- A fully equipped production space including 46,500 gallons of stainless-steel tank capacity, glycol chilling, catwalk access, 2,400 sqft of covered crush pad, and an additional 1,650 sqft of extended concrete working pad space.
- 3,600 sqft of onsite case storage in a conditioned steel-frame building with foam insulation.
- 50,000 gallons of rainwater storage capacity with sufficient roof shed to collect up to 500,000 gallons in a year of average rainfall.
- Average current case production of 10,000 cases/year with historic maximum production at 18,000 cases/year
- Crush pad capable of processing up to 500 tons/yr
- State-wide distribution of wines to retail and on-premise accounts in all of the major Texas urban centers since 2011.







### **Tasting Room and Offices**

- More than 6,500 sqft of hospitality and office space
- 2,000+ sqft of improved and shaded deck space as well as substantial outdoor space for larger events.
- A spacious indoor retail and tasting space that additionally includes a small private event space, a catering and prep kitchen adjoining the primary tasting room
- Parking capacity for 100+ vehicles
- Site and architectural plans produced by Lake Flato Architects for an additional event and hospitality space ready for construction by a new ownership.





Pedernales Cellars was founded by Larry and Jeanine Kuhlken, who planted their first vineyard in the early 1990s, contributing to Texas winemaking. Their vineyard produced high-quality fruit over time. In 2005, their children, David and Julie, established Pedernales Cellars, creating a boutique winery focused on handcrafted, small-lot wines from varietals suited for the Texas Hill Country.



### THE WINERY

Sustainability is something the Kuhlken family has always had as a priority in the operation of the winery. When you visit, you will see how much of the winery has been craved into the hillside creating a cave like, multi-level concrete facility designed to utilize the natural insulation of limestone, the humidifying and cooling of Hill Country soils for barrel storage of wines. The cellar and case storage facility are cooled utilizing a geothermal cooling system, dramatically reducing energy costs.

Presented by:

Dennis Kusenberger  
830-456-6327  
dennisk@kusey.com

**REMAX**  
Town & Country  
116 E Austin St  
Fredericksburg, TX 78624  
830-990-8708