



BROWNING COMMERCIAL
REAL ESTATE

CONFIDENTIAL



FREDERICKSBURG, TEXAS · HISTORIC DOWNTOWN CORE

The Evening Bells

Die Abendglocken · A 2.576-Acre Commercial Land Assemblage — Zoned C-2

±2.576
ACRES

Unpriced
OFFERING STATUS

C-2
ZONING

225.87 FT
WASHINGTON ST FRONTAGE

Property Summary

PRICE	Offered Unpriced
SITE AREA	2.576 Net Acres
GROSS SURVEY AREA	112,202 SF
FRONTAGE	225.87 FT Washington St
CONFIGURATION	6 Lots + Lot 7X
ZONING	C-2 Commercial
OWNERSHIP	Single Owner (Trust)
IMPROVEMENTS	2 Leased Structures + House
PROPERTY TYPE	Land / Redevelopment

PROPERTY OVERVIEW

Die Abendglocken is a 2.576-acre assemblage at Auguste and Washington Streets, held by a single trust two blocks from Main Street. Zoning is C-2 Commercial, permitting hotel, restaurant, retail, and multifamily use. Baron's Creek runs through the block.

Two structures are leased, providing interim income through a typical replat and design period — the Washington Street medical office is leased month-to-month, and the Auguste Street retail space is leased through Q3 2027. City water, sewer, and power are in place.

LOCATION OVERVIEW

The site sits inside Fredericksburg's walkable historic core — 0.2 miles to Main Street, with three hotels operating within a block. Fredericksburg draws 1.5M+ annual visitors as a leading Texas wine-tourism destination.

MAIN STREET

HISTORIC DISTRICT

BARON'S CREEK

THREE HOTELS WITHIN A BLOCK



THE HOUSE



MEDICAL OFFICE · 307 S WASHINGTON ST



RETAIL · 401 E AUGUSTE ST

BROWNING COMMERCIAL REAL ESTATE

116 E Travis St, Fredericksburg, TX 78624 · phyllisbrowning.com

Teresa Weirich (512) 517-2691

Agent

tweirich@phyllisbrowning.com

O (830) 219-2633 · Lic. 352139

Chris Stearns (210) 425-5956

Associate Broker

cstearns@phyllisbrowning.com

Lic. 679944



WATCH THE PROPERTY FILM

[VIMEO.COM/1223151638](https://vimeo.com/1223151638)

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Two blocks from Main Street — historic downtown core, adjacent to three area hotels and Baron's Creek.

Zoning & Entitlements

ZONING	C-2 Commercial
MIN. LOT AREA	5,000 SF
MAX. HEIGHT	3 Stories / 38 FT
MAX. IMPERVIOUS COVERAGE	80%
REPLAT STATUS	Proposed — Not Recorded
FLOODPLAIN	Partial 100-Year
FEMA PANEL	48171C0288C

PERMITTED BY RIGHT

HOTEL / MOTEL

RESTAURANT

GENERAL RETAIL

MULTIFAMILY RESIDENTIAL

OFFICE

INDOOR ENTERTAINMENT

SHORT-TERM RENTAL*

*Requires an STR permit under a density-limited regime. Condominium, townhouse, and duplex residential require a conditional use permit.

REPLAT & FLOODPLAIN

The lot configuration referenced is a proposed replat and is not recorded; a buyer pursuing subdivision should anticipate a municipal replat process. A limited portion of the site lies within the mapped 100-year floodplain, which is not coextensive with proposed Lot 7X. Buyers should confirm floodplain treatment and replat timeline directly with the City of Fredericksburg.

Income & Financials

LEASES IN PLACE

LOT 6 · 401 E AUGUSTE **Retail**

TERM **Through Aug 31, 2027**

LOT 1 · 307 S WASHINGTON **Medical Office**

TERM **Month to Month**

TAX PARCELS (GCAD)

307 S WASHINGTON ST **GCAD 27857**

401 E AUGUSTE ST **GCAD 24152**

409 E AUGUSTE ST **GCAD 99897**

LEASE SUMMARY

Ownership has preserved short-term flexibility rather than pursuing lease optimization, protecting the site's redevelopment timeline. The Washington Street medical office can be vacated on short notice; the Auguste Street retail lease holds interim occupancy through Q3 2027, with full vacant possession available in the second half of that year. Rent roll and lease documents are available to qualified prospects under a confidentiality agreement.

PRO FORMA & OPERATING NOTES

Illustrative pro forma models for a hold-with-income case and for redevelopment are available on request — subject to buyer underwriting and independent diligence. Improvements are offered as-is; buyers should independently evaluate condition and redevelopment cost. This memorandum states no purchase price, rent figures, or valuation conclusions.

confirm

ACCESS & DILIGENCE

The medical office is an active practice; interior access is not available during marketing. The retail space may be shown by appointment.

TRADE AREA		1 MI · 3 MI · 5 MI		
2025 Population	5,442	15,817	17,601	
Growth 2020–25	16.1%	12.3%	12.1%	
Median HH Income	\$55.8K	\$61.4K	\$62.9K	

VISITOR ECONOMY		Gillespie Co., 2022	
Visitors		1.5M	
Direct Spending		\$314M	
Total Impact		\$468M	

THE MARKET

Fredericksburg (pop. 11,893) anchors a \$24.39B Texas wine industry, with 109 active winery permits in Gillespie County. The county drew 1.5M visitors in 2022, and hotel performance is strengthening — ADR up 6.7% and RevPAR up 10.4% year over year.

HOTEL PIPELINE — COUNTYWIDE		996 Rooms Total
Under Construction / Renovation		357
Approved & Pending		41
Proposed		598

Of the 996 pipeline rooms, roughly 110 sit inside the walkable core — including the 210-room Kimpton at The Meuse and the ~105-room Albert Hotel — with the balance on highway corridors, reflecting a shortage of assembled downtown land.



The Offering

WHAT CONVEYS	Lots 1–6 + 7X
SALE STRUCTURE	Single Assemblage
MARKETING PROCESS	Phased
OPTION PERIOD	90+ Days Typical

PROCESS

Offered unpriced; pricing guidance is available on request to qualified prospects. The property is being marketed in phases — a private preview by appointment, followed by a public call for offers with scheduled tours. Current phase and any dates are set out in the accompanying summary flyer, which governs where it conflicts with this memorandum.

OFFERS SHOULD SPECIFY

PURCHASE PRICE	EARNEST MONEY	OPTION PERIOD & FEE	CLOSING TIMELINE
FINANCING CONTINGENCY	SOURCE OF FUNDS		

DISCLAIMER

The Evening Bells · Auguste & Washington Streets, Fredericksburg, TX 78624

All materials and information received or derived from Browning Commercial Real Estate, its directors, officers, agents, advisors, and affiliates are provided without representation or warranty as to completeness, accuracy, or compliance with applicable governmental requirements. Each party shall conduct its own independent investigation and due diligence.

The lot configuration referenced in this memorandum is a proposed replat and has not been recorded. No representation is made regarding entitlement, permit availability, floodplain treatment, or municipal approval of any use — all such matters are determinations of the City of Fredericksburg and should be confirmed directly.

Information contained herein is confidential and furnished solely for evaluation of this property. It may not be reproduced or distributed without the written consent of Browning Commercial Real Estate. Property subject to prior sale, change, or withdrawal. A signed confidentiality agreement is required before release of the buyer diligence package.

Information About Brokerage Services (IABS). Teresa Weirich's and Chris Stearns' current, unaltered TREC IABS forms are attached as the final pages of this memorandum.

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Equal Housing Opportunity. This memorandum has been prepared from sources believed reliable; no representation or warranty is made as to its accuracy or completeness.

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A DIVISION OF PHYLLIS BROWNING COMPANY

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www.phyllisbrowning.com



theeveningbells.stearnsranchrealty.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Phyllis Browning Company</u>	<u>400203</u>	<u>realty@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Michelle Ellis</u>	<u>6127445</u>	<u>broker@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Jo ann Gonzales</u>	<u>532414</u>	<u>jgonzales@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Teresa Bailey-Weirich</u>	<u>352139</u>	<u>tweirich@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Phyllis Browning Company, 6061 Broadway San Antonio TX 78209
Lisa Grove

Phone: 2108247878 Fax:
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

7960 Heuermann



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Buyer/Tenant/Seller/Landlord Initials

Date