

HAUSSEGEN PLATZ

104 E. AUSTIN, FREDERICKSBURG, TEXAS



FREDERICKSBURG REALTY TEXAS RANCH REALTY

Haussegen Platz

104 E. Austin | Fredericksburg, TX 78624 | Gillespie County

0.11+/- Acres

\$2,095,000

Agent

Walter Crowder

Property Highlights

- Prime **one-block-off Main Street** location in the heart of Fredericksburg
- Authentic **log cabin originally built in the 1770s**, relocated from Pennsylvania and reassembled in the 1980s
- The main historic residence boasts **2,320 sq ft of living space, featuring 4-beds/3.5-baths**
- The property includes a separate **528 sq ft guest cabin with 1-bed/1-bath**
- Preserved architectural details including exposed log construction and handcrafted elements
- Private courtyard and outdoor living areas
- Privacy fencing for a secluded retreat
- Just steps from downtown
- Rare opportunity to own a **documented piece of early American history**
- Proven historical STR performance with an **average annual gross booking revenue of \$210,000**
- Strong, year-round demand driven by walkability, historic charm, and proximity to dining, shopping, and wineries
- Suitable for **continued STR operation, boutique hospitality use, or commercial investment**
- Located in one of **Texas' most desirable and resilient short-term rental markets**

Property Taxes:

\$16,443.98

Set just one block off Fredericksburg's iconic Main Street, **104 E. Austin Street** offers a rare combination of historic significance, prime walkability, and proven income performance. Originally constructed in the **1770s**, this authentic log cabin was carefully decommissioned and relocated from Pennsylvania to Fredericksburg in the 1980s, where it was meticulously reassembled and preserved. Today, it stands as one of the area's most distinctive and successful short-term rental properties.

Situated on a 0.11± acre lot, the property includes the main historic cabin along with a separate guest house, creating flexible accommodations that appeal strongly to overnight guests seeking an immersive Fredericksburg experience. Rich architectural details—exposed log construction, handcrafted finishes, and period character—are thoughtfully complemented by modern comforts, private outdoor spaces, and a fenced courtyard that enhances privacy and guest appeal.

This property is a **top-performing STR**, generating an average annual gross booking revenue of **\$210,000**, with consistent demand driven by its unbeatable location, historic charm, and proximity to Fredericksburg's dining, shopping, events, and wine scene. Its walk-to-everything setting provides a competitive advantage that few properties can replicate.

Haussegen Platz offers an enduring Hill Country investment. With established revenue, a premier location, and an irreplaceable story, this property presents a rare opportunity to own a piece of early American history. Benefit from Texas's strong short-term rental market, whether as an income-producing asset or a commercial hospitality offering.

MLS #: R99361A (Active) List Price: \$2,095,000 (105 Hits)

104 E Austin St Fredericksburg, TX 78624



New Construction: No
Bedrooms: 4
Full Baths: 3
Half Baths: 1
Main House Living SqFt : 2,320
Apx Total SqFt: 2,848
Price Per SQFT: \$735.60
Source SqFt: GCAD
Appx Year Built: 1770
Type & Style: Cottage, Historical, Log
Current B&B: Yes
Stories: Three Or More
Heating: Central
A/C: Central Air
Garage/Carport: None

Unit #: B
Original List Price: \$2,095,000
Area: City-Northeast
Subdivision: Fredericksburg Addition
County: Gillespie
School District: Fredericksburg
Distance From City Limits: In City Limits
Property Size Range: City Lot
Apx Acreage: 0.1100
Seller's Est Tax: 16444.00
Showing Instructions: Call Listing Agent
Days on Market 53

Tax Exemptions: Taxes w/o Exemptions: \$16,443.98 Tax Info Source: CAD CAD Property ID #: 54273 Zoning: CBD
Flood Plain: No Deed Restrictions: Yes STR Permit: Yes Permit #: 8056000650 Manufactured Homes Allowed: No
HOA: No HOA Fees: HOA Fees Pd: HO Warranty:
Road Maintenance Agreement: No Rental Property: Short-Term Rental \$: Items Not In Sale:
Guest House: Yes # of Guest Houses: 1 Total Guest House SqFt: 528
Guest House # Bedrooms: 1 Guest House # Baths: 1 Guest House # Half Baths: 0

Construction: Log City/Rural: In City Limits
Foundation: Pillar/Post/Pier Site Features: Deck/Patio, Guest Quarters, Privacy Fence
Roof: Metal Interior Features: High Ceilings, Walk-in Closet(s)
Flooring: Wood Topography: Level
Utilities: City Electric Surface Water: None
Water: Public Access: City Street
Sewer: Public Sewer Location Description: Concrete Drive
Fireplace/Woodstove: Wood Burning Stove Documents on File:
Appliances: Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer Misc Search: Potential Short-Term Rental, See Remarks

Trms/Fin: Trms/Fin: Cash, Conventional Possessn: After Closing/Funding Excl Agy: No
Title Company: Hill Country Titles Attorney: Refer to MLS#:
Location/Directions: From Main St, head North on Llano. Take a left on Austin and in 500 feet the property will be on the right.
Owner: Hadianna Homes LLC Occupancy: Short Term Rental
Legal Description: FBG ADDN BLK 44 LOT 67BR

Instructions:

Public Remarks: Set just one block off Fredericksburg's iconic Main Street, 104 E. Austin Street offers a rare combination of historic significance, prime walkability, and proven income performance. Originally constructed in the 1770s, this authentic log cabin was carefully decommissioned and relocated from Pennsylvania to Fredericksburg in the 1980s, where it was meticulously reassembled and preserved. Today, it stands as one of the area's most distinctive and successful short-term rental properties. Situated on a 0.11± acre lot, the property includes the main historic cabin along with a separate guest house, creating flexible accommodations that appeal strongly to overnight guests seeking an immersive Fredericksburg experience. Rich architectural details—exposed log construction, handcrafted finishes, and period character—are thoughtfully complemented by modern comforts, private outdoor spaces, and a fenced courtyard that enhances privacy and guest appeal. This property is a top-performing STR, generating an average annual gross booking revenue of \$210,000, with consistent demand driven by its unbeatable location, historic charm, and proximity to Fredericksburg's dining, shopping, events, and wine scene. Its walk-to-everything setting provides a competitive advantage that few properties can replicate. Haussegen Platz offers an enduring Hill Country investment. With established revenue, a premier location, and an irreplaceable story, this property presents a rare opportunity to own a piece of early American history. Benefit from Texas's strong short-term rental market, whether as an income-producing asset or a commercial hospitality offering.

Agent Remarks:

Display on Internet: Yes Display Address: Yes Allow AVM: No Allow Comments: No

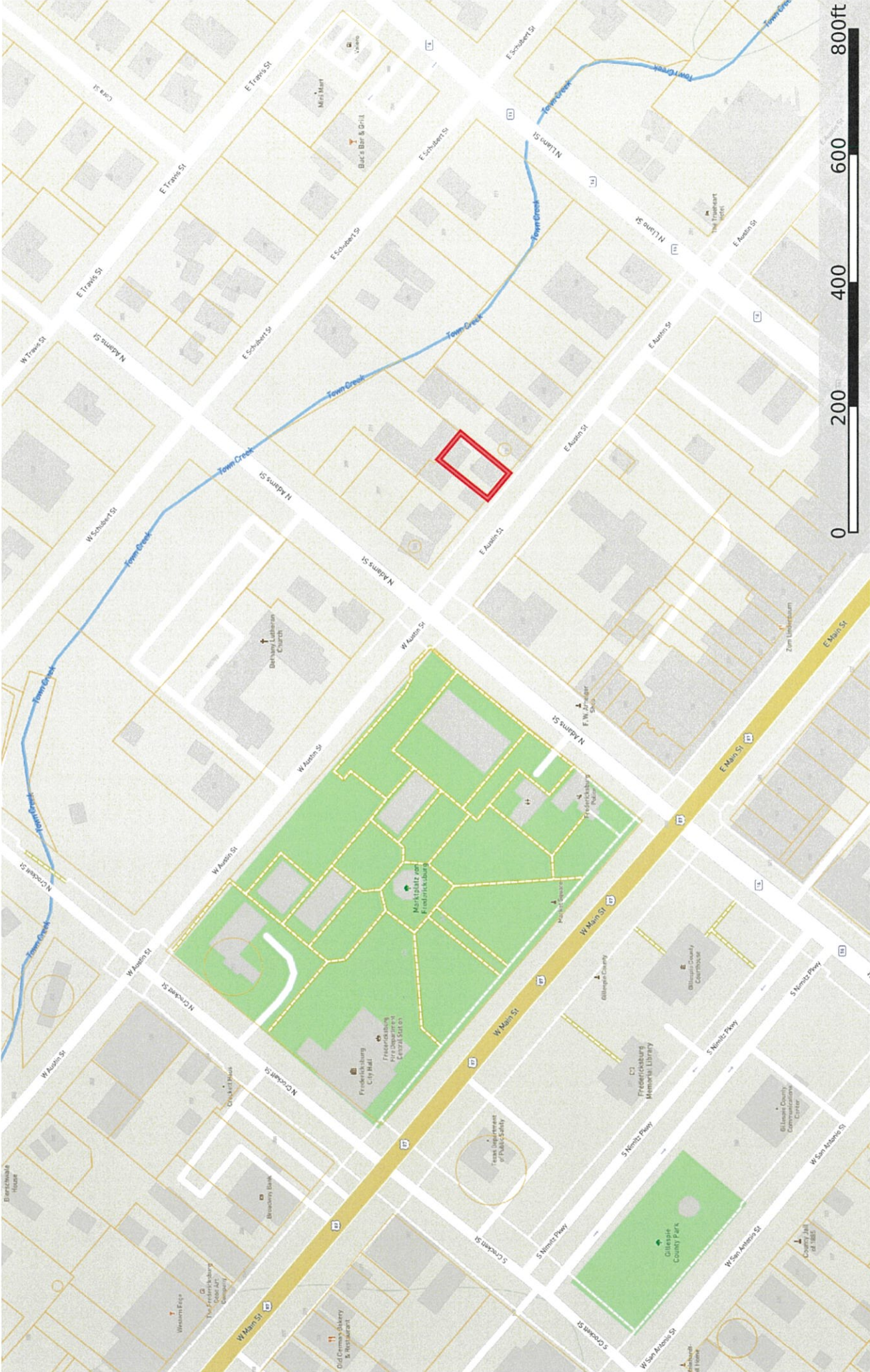
Office Broker's Lic #: 9008035

Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Walter Crowder (#:140)
Agent Email: walter@fredericksburgrealty.com
Contact #: (409) 916-1222
License Number: 0807416



Boundary



Boundary



Sec. 3.220. - CBD: CENTRAL BUSINESS DISTRICT.

Intent

This zone is intended to provide for the intense commercial activities of the central business district or central trading area of the City. This district establishes the character of the City by serving the tourist as well as the residents of the City.

Principal Permitted Uses

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office
Arts and Crafts
Club or Lodge
Cocktail Lounge
Consumer Convenience Services
Consumer Repair Services
Cultural Services
Day Care Services
Financial Services
General Retail Sales
Guidance Services
Liquor Sales
Local Utility Services

Mobile Food Establishments, but not in any right-of-way, public easement or in the Historic Overlay District, except that Mobile Food Vendor's in the Historic District Overlay shall be allowed on school property, museum property, church property, and public property subject to section 8-117(h).
Multiple Family Residential (Section 3.120)
Personal Improvement Services
Personal Services
Pet Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Professional Offices
Religious Assembly
Restaurant
Single Family Residential (detached) if structure was not used as other than residential in its most recent use
Short-term Rental Unoccupied: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, B & B: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, Facility: (With a STR permit and adherence to Chapter 20, Article VII)
Corporate Housing (Chapter 20, Article VII)

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

Business or Trade School
Business Support Services
Commercial Off-Street Parking
Communications Services
Condominium Residential (section 7.610)
Custom Manufacturing
Drive through Facilities associated with any use
Duplex Residential
Food Sales
Funeral Services
Horticulture
Hospital Services (Limited)
Hotel/Motel
Indoor Entertainment
Indoor Sports and Recreation
Medical Offices
Outdoor Entertainment
Outdoor Sports and Recreation

Single Family Residential (Detached)
Townhouse Residential (section 7.610)
Transportation Terminals
Single Family Residential (detached)- new construction or after cessation of use other than residential Group Residential

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered, or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the CBD District shall be subject to the following site development regulations.

Feature	Regulation
Lot Size	Minimum Lot Area, 5000 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 0 feet
Street Side Yard	Minimum Required Setback, 0 feet
Interior Side Yard	Minimum Required Setback, 0 feet; or 10 feet when abutting R1, R1A, or R5 zoning districts
Rear Yard	Minimum Required Setback, 0 feet; or 10 feet when abutting R1, R1A, or R5 zoning districts
Maximum Impervious Coverage	90%
Maximum Building Coverage	
Residential Density	Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000
Special Yard Regulation	Section 7.300

Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Accessory Building Regulations	Section 8.200
Signs	Sign Ordinance
Outdoor Amplified Sound	Prohibited when abutting R-1, R-1-A, or R5

(Ord. No. 23-007, 5-20-2013; Ord. No. 23-014, 9-16-2013; Ord. No. 25-004, 5-4-2015; Ord. No. 2019-11, § 3, 4-15-2019; Ord. No. 2022-13, § 8(Exh. H), 3-21-2022; Ord. No. 2023-18, § 8G, 11-7-2023)

Sec. 5.450. - Short-Term Rental Permits.

Fees for new permit applications and renewal permit applications are based on the room count of the unit and include an initial inspection. Fees shall be charged as follows:

Efficiency unit\$300.00

1 bedroom unit\$300.00

2 bedroom unit\$500.00

3 bedroom unit\$700.00

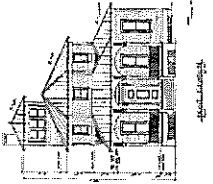
4 bedroom unit\$900.00

5 bedroom unit\$1,000.00

STR Permit Transfer\$300.00

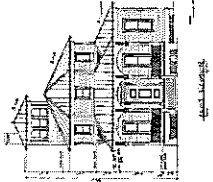
STR Re-inspection fee\$75.00

(Ord. No. 2022-14, § 2, 3-7-2022; Ord. No. 2023-21, § 2, 12-5-2023)



MGOC-Search Permit Result Export

Project Number: 8056000650 Project Address: 104 E AUSTIN ST, Fredericksburg TX 78624 Project Description:
Jurisdiction: Fredericksburg Project Name: HUMMINGBIRD HAUS Work Type: Non-conforming Facility
Project Type Name: Short Term Rental Status: **Issued/Active** Created Date: 3/8/2021 Subdivision: Unit: Lot:
Parcel Number: Designation: Specific Use:
Inspection Details:
Short Term Rental Inspection Scheduled: 8/7/2025 Completed: 8/7/2025 Inspection Result: Passed
Short Term Rental Inspection Scheduled: 12/10/2024 Completed: 12/10/2024 Inspection Result: Passed
Short Term Rental Inspection Scheduled: 10/29/2024 Completed: 10/29/2024 Inspection Result: Cancelled



MGOC-Search Permit Result Export

Project Number: 8056000651	Project Address: 104 E AUSTIN ST, Fredericksburg TX 78624	Project Description:
Jurisdiction: Fredericksburg	Project Name: WILDFLOWER COTTAGE	Work Type: Non-conforming Facility
Project Type Name: Short Term Rental	Status: Issued/Active	Created Date: 3/8/2021
Parcel Number:	Subdivision:	Unit:
Inspection Details:	Designation:	Lot:
Short Term Rental Inspection	Scheduled: 8/7/2025	Completed: 8/7/2025
Short Term Rental Inspection	Scheduled: 11/21/2024	Completed: 11/21/2024
		Inspection Result: Passed
		Inspection Result: Passed

2025 values are now certified!

Property ID: 54273 For Year 2025

Property Details

Account		
Property ID:	54273	Geographic ID: S0010-44-0
Type:	R	Zoning: CBD
Property Use:		Condo:
Location		
Situs Address:	104 E AUSTIN ST B TX	
Map ID:	7	Mapsco:
Legal Description:	FBG ADDN BLK 44 LOT 67BR	
Abstract/Subdivision:	S0010	
Neighborhood:	(FCCC) CITY CENTRAL CENTER	
Owner		
Owner ID:	338892	
Name:	HADIANNA HOMES LLC	
Agent:	J JOSEPH CONSULTING INC	
Mailing Address:	%SPILLER, MATTHEW R MANAGER 8522 SAN JUANICO ST HOUSTON, TX 77044	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$1,087,020 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$203,610 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$1,290,630 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$1,290,630 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$1,290,630
Ag Use Value:	\$0

2025 values are now certified!

Information provided for research purposes only, for current ownership research you are able to change the search year to 2026. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: HADIANNA HOMES LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CFB	CITY OF FREDBG	\$1,290,630	\$1,290,630	\$2,935.24	
G086	GILLESPIE COUNTY	\$1,290,630	\$1,290,630	\$3,465.34	
HUW	HILL CNTRY UWCD	\$1,290,630	\$1,290,630	\$63.24	
SFB	FREDBG ISD	\$1,290,630	\$1,290,630	\$9,977.86	
WCD	GILLESPIE WCID	\$1,290,630	\$1,290,630	\$2.30	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$1,290,630	\$1,290,630	\$0.00	

Total Tax Rate: 1.274105

Estimated Taxes With Exemptions: \$16,443.98

Estimated Taxes Without Exemptions: \$16,443.98

Property Improvement - Building

Living Area: 2320.0 sqft **Value:** \$887,160

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	CT7	1987	754
MA	MAIN AREA	CT7	1987	464
MA2	MAIN AREA 2ND STORY	*	1987	754
MA3	MAIN AREA HALF STORY	*	1987	348

Living Area: 528.0 sqft Value: \$199,860

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	CT5P	1992	528
STG	STORAGE	*	1992	84
OP	OPEN PORCH	*	1992	105

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C	COMMERCIAL	0.11	5,004.00	52.91	94.58	\$203,610	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$1,087,020	\$203,610	\$0	\$1,290,630	\$0	\$1,290,630
2024	\$1,114,190	\$203,610	\$0	\$1,317,800	\$0	\$1,317,800
2023	\$1,155,500	\$203,610	\$0	\$1,359,110	\$0	\$1,359,110
2022	\$1,142,290	\$143,060	\$0	\$1,285,350	\$0	\$1,285,350
2021	\$705,680	\$100,080	\$0	\$805,760	\$0	\$805,760
2020	\$564,560	\$95,080	\$0	\$659,640	\$0	\$659,640
2019	\$564,330	\$95,080	\$0	\$659,410	\$0	\$659,410
2018	\$556,620	\$82,570	\$0	\$639,190	\$0	\$639,190
2017	\$502,040	\$82,570	\$0	\$584,610	\$0	\$584,610

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/19/2021	WDVL	WARRANTY DEED VENDORS LIEN	HUMMINGBIRD OAKS LLC- HAUSSEGEN PLATZ SERIES	HADIANNA HOMES LLC	20215554		

5/14/2018	SWD	SPECIAL WARRANTY DEED	HUMMINGBIRD OAKS LLC	HUMMINGBIRD OAKS LLC- HAUSSEGEN PLATZ SERIES	20182618	
11/22/2013	WD	WARRANTY DEED	BORRON, BILL EDWARD	HUMMINGBIRD OAKS LLC	20135393	

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
07/02/2024 09:45 AM	CAROLE REED, GEORGE TURNER, MARK WITCHER	\$0	\$1,317,800	A - PROTEST APPROVED BY ARB

Estimated Tax Due

If Paid: 01/20/2026



Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	At
2025	CITY OF FREDBG	0.227427	\$1,290,630	\$1,290,630	\$2,935.24	\$2,935.24	\$0.00	\$0.00	
2025	FREDBG ISD	0.773100	\$1,290,630	\$1,290,630	\$9,977.86	\$9,977.86	\$0.00	\$0.00	
2025	GILLESPIE COUNTY	0.268500	\$1,290,630	\$1,290,630	\$3,465.34	\$3,465.34	\$0.00	\$0.00	
2025	GILLESPIE WCID	0.000178	\$1,290,630	\$1,290,630	\$2.30	\$2.30	\$0.00	\$0.00	
2025	HILL CNTRY UWCD	0.004900	\$1,290,630	\$1,290,630	\$63.24	\$63.24	\$0.00	\$0.00	
	2025 Total:	1.274105			\$16,443.98	\$16,443.98	\$0.00	\$0.00	
2024	CITY OF FREDBG	0.205326	\$1,317,800	\$1,317,800	\$2,705.79	\$2,705.79	\$0.00	\$0.00	
2024	FREDBG ISD	0.773100	\$1,317,800	\$1,317,800	\$10,187.91	\$10,187.91	\$0.00	\$0.00	
2024	GILLESPIE COUNTY	0.268500	\$1,317,800	\$1,317,800	\$3,538.30	\$3,538.30	\$0.00	\$0.00	
2024	GILLESPIE WCID	0.000174	\$1,317,800	\$1,317,800	\$2.29	\$2.29	\$0.00	\$0.00	



GF | **FREDERICKSBURG REALTY**
TEXAS RANCH REALTY

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