

THE ITZ INN

320 W MAIN ST. | FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 0.48± ACRES



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Historic 1895 limestone landmark on Main Street

FREDERICKSBURG, TEXAS





HISTORIC LANDMARK







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FOUR GUEST SUITES | MULTIPLE OUTDOOR AREAS | ADDITIONAL COMMERCIAL SPACE

PROPERTY DETAILS

HISTORIC 1895 LIMESTONE LANDMARK ON MAIN STREET

APPROXIMATELY 3,798± SF

0.48± ACRE LOT

PRIME CBD (Central Business District) **LOCATION**

Currently operating as a **HOSPITALITY PROPERTY**

FOUR GUEST SUITES, each with ensuite bathrooms

TWO SUITES UPSTAIRS and **TWO SUITES DOWNSTAIRS**

HISTORIC LIMESTONE AND PIONEER STONE CONSTRUCTION

ORIGINAL ARCHITECTURAL DETAILS throughout

Expansive second-story **COVERED GALLERY PORCH OVERLOOKING MAIN STREET**

LARGE COURTYARD AND OUTDOOR GATHERING AREAS

HISTORIC CELLAR

ADDITIONAL COMMERCIAL SPACE ideal for tasting room, retail, office, gallery, or hospitality expansion

HIGH CEILINGS and **EXPOSED STONE** interiors

LARGE REAR YARD with parking potential

HIGH-SPEED INTERNET AVAILABLE

RARE MIXED-USE INVESTMENT OPPORTUNITY in downtown Fredericksburg

WALKING DISTANCE to shopping, restaurants, wineries, and attractions

LODGING & INVESTMENT HIGHLIGHTS

FOUR ACTIVE GRANDFATHERED LODGING PERMITS IN PLACE:

- Front Balcony Suite — Permit #8056001737
- Back Courtyard Suite — Permit #8056001738
- Front Porch Suite — Permit #8056001739
- Back Privacy Suite — Permit #8056001740

PERMITS ESTABLISHED PRIOR TO APRIL 1, 2022

PERMITS TRANSFERABLE UPON SALE, subject to City of Fredericksburg requirements

RARE DOWNTOWN LODGING OPPORTUNITY with established permitting in place



THE ITZ INN | HISTORIC MAIN STREET LANDMARK

Historic Main Street property with four grandfathered lodging permits and commercial flexibility. Positioned along one of Fredericksburg's most recognizable stretches of Main Street, The Itz Inn presents a rare opportunity to acquire a historic limestone property with exceptional commercial flexibility, income-producing potential, and deep roots in the city's history.

Originally constructed circa 1895, the property has served many purposes throughout its lifetime; from the Rudolph Itz family residence to Herman's Saloon, later an Itz family meat market, and eventually a beer distributorship before its thoughtful restoration and transformation into a hospitality destination. Today, the property stands as a remarkable example of Fredericksburg's architectural heritage while offering opportunities for continued hospitality use, retail, office, tasting room, event space, or mixed-use redevelopment.

The approximately 3,798-square-foot structure showcases original limestone walls, pioneer stone construction, soaring ceilings, exposed beams, wood floors, and period architectural details that are increasingly difficult to find in such well-preserved condition. Four spacious guest suites with private ensuite bathrooms provide immediate lodging income potential, while additional commercial areas create opportunities for expanded business operations.

A defining feature of the property is the expansive second-story gallery porch overlooking Main Street, offering a distinctive setting for guests, gatherings, or future commercial use. Behind the building, multiple courtyard spaces, mature trees, and a generous rear yard create a private retreat rarely found within Fredericksburg's downtown corridor. The historic cellar further contributes to the property's character and future possibilities.

Situated on approximately 0.48 acres within Fredericksburg's Central Business District, The Itz Inn combines historic significance, prime location, and exceptional versatility. Whether envisioned as a boutique hospitality property, tasting room, restaurant concept, retail destination, office headquarters, event venue, or long-term investment, this landmark property offers a unique opportunity to become part of Fredericksburg's continuing story.

























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