THE ITZ INN

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



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The Itz Inn
320 W Main St. | Fredericksburg, Texas 78624 | Gillespie County
0.48+/- Acres
$2,995,000

Agent
Justin Cop

Property Highlights

- 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

Property Taxes:
$28,825.15
$37,725.87 w/o exemptions

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.

MLS #: C105706A (Active) **List Price: $2,995,000** **(12 Hits)** **320 W Main St Fredericksburg, TX 78624**



Type of Property: Professional/Office, City Commercial, Bed & Breakfast, Multi-Story
Current Use: Bed & Breakfast, Business, Investment
Current Use 2: Mixed Use, Other, See Remarks
Current B&B: Yes
 # Units:
Apx SqFt: Retail Over 3000 SqFt
Source SqFt: GCAD
Appx Year Built: 1895
Parking: On Street, See Remarks

Original List Price: $2,995,000
Unit #:
Area: City-Northwest
Subdivision: N/A
County: Gillespie
School District: Fredericksburg
Distance From City Limits: In City Limits
Apx Acreage: 0.4800
Seller's Est Tax: 28825.10
Showing Instructions: Call Listing Agent, LA Must Accompany
Days on Market 1

Tax Exemptions: **Taxes w/o Exemptions:** $37,725.87 **Tax Info Source:** CAD **CAD Property ID #:** 20530 **Zoning:** CBD

Flood Plain:	Deed Restrictions:	Easements:	STR Permit:	Permit #:	Manufactured Homes Allowed:
No	No	Electric Service	Yes	8056001737	No

Rental Property: Short-Term **Rental $:** **Items Not In Sale:**
Sale Includes: Building & Land **Terms of Lease:** None

Documents on File: Aerial Photo, Legal Description

Construction: Historic Rock
Foundation: Pillar/Post/Pier
Roof: Standing Seam
Utilities: Water Connected, Sewer Connected, City, Electricity Connected
Water: Public
Sewer: Public Sewer
Heating: Electric, Central
Cooling: Central Air, Electric

Property Features: Inside Storage, Business Opportunity, Other-See Remarks
Topography: Level, Few Trees
Access: City Street, Paved
Location: Interior Lot, City
Fence: Chain Link, Other

TrmsFin: Cash, Conventional **Possessn:** Closing/Funding **Excl Agy:** No
Title Company: Fredericksburg Titles **Attorney:** **Refer to MLS#:**

Location/Directions: From Fredericksburg downtown, travel on W Main St. for about 0.3 miles; the property will be on the right, next to Hondo's.

Owner: ITZ INN LLC

Legal Description: FBG ADDN BLK 28 LOT 159 & 160-PT

Instructions: Call LA for instructions

Public Remarks: A rare opportunity to own a piece of Fredericksburg's history along iconic Main Street, The Itz Inn is a circa-1895 limestone landmark offering approximately 3,798 SF. Currently operating as a hospitality property, it features four guest suites with private ensuite baths, additional commercial space, and four grandfathered lodging permits. Set across 0.48± acres, the property also offers something increasingly valuable downtown—substantial outdoor space, including a large rear yard, courtyard areas, and rear parking. Historic limestone and pioneer stone construction, exposed stone interiors, high ceilings, wood floors, and original architectural details preserve the distinctive character of the property. An expansive second-story covered gallery porch overlooking Main Street creates a memorable setting for guests, while the courtyards, mature trees, and historic cellar add another dimension to the property. Additional commercial space provides flexibility for a tasting room, retail concept, gallery, office, or expansion of the existing hospitality use. Positioned within walking distance of Fredericksburg's restaurants, wineries, shops, galleries, and attractions, The Itz Inn brings together established lodging, commercial versatility, generous grounds, and a premier Main Street location. Whether continued as a boutique hospitality property or reimagined as a distinctive mixed-use destination, this landmark presents a compelling opportunity to acquire a substantial downtown property with character, flexibility, and multiple avenues for future use.

Agent Remarks: Four active grandfathered lodging permits in place, transferable upon sale (subject to City of Fredericksburg requirements). B&B managed by Absolute Charms / Commercial Lease space. Remaining Permit #'s: 8056001738, 8056001739, Historic District Overlay

Withdraw Comments:

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

Office Broker's Lic #: 9003085

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: Justin Cop (#:130)
Agent Email: justin@fredericksburgrealty.com
Contact #: (830) 998-2895
License Number: 0613372

Information Herein Deemed Reliable but Not Guaranteed
Central Hill Country Board of REALTORS Inc., 2007

Itz Inn - 320 W Main St

Texas, AC +/-



Boundary

Justin Cop
P: 830-997-6531 www.fredericksburgrealty.com 257 West Main St.

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Zoning Map - Fredericksburg, TX



10/23/2026

1:3,179

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

- ROW / Property Lines
- Historic Shopping District
- Historic District
- City Limit Boundary

Zoning

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- CBD - Central Business District
- OS - Open Space
- PF - Public Facilities
- R1 - Single Family Residential
- R2 - Mixed Residential
- 1-Mile ETJ Boundary
- GCAD Parcels
- Citations

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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City of Fredericksburg Short-Term Rental (STR) Permit Information

Useful STR Information

The City of Fredericksburg provides a Short-Term Rental Information Portal containing guidance on:

- STR requirements
- Zoning verification
- Parcel identification
- Application procedures
- Inspection requirements
- Hotel Occupancy Tax (HOT) remittance
- Additional STR resources

STR Information Portal:
https://maps.cityoffbg.com/portal/apps/MapSeries/index.html?appid=00365999116d4f889188e2c16ddccbb0

MyGovernmentOnline (MGO) Portal

All permit applications, renewals, ownership transfers, fee payments, and inspection scheduling are processed through MyGovernmentOnline (MGO).

MGO Portal:
https://www.mgoconnect.org/cp/portal

STR Permit Fee Schedule

(Effective January 1, 2024)

- 1 Bedroom: $300 + processing fee
- 2 Bedrooms: $500 + processing fee
- 3 Bedrooms: $700 + processing fee
- 4 Bedrooms: $900 + processing fee
- 5 Bedrooms: $1,000 + processing fee

Documents Needed for New Applications or Renewals

Prior to beginning an application, gather the following:

- Gillespie County Parcel ID
- Property zoning designation
- Floor plan and parking plan (hand-drawn plans accepted)
- Street-facing photo of the property
- Copy of owner's driver's license

Permit Renewals

Properties that obtained STR permits prior to April 1, 2022, are generally considered legal nonconforming ("grandfathered") uses.
To renew:

1. Log into the MGO Portal.
2. Select the application type:
   "STR – Nonconforming Permit"
3. Complete the application and upload required documents.
4. Submit payment.

Information contained in this document is provided as a courtesy to prospective purchasers of The Itz Inn. *Fredericksburg Realty* has compiled this information from sources believed to be reliable, including publicly available records and information provided by third parties; however, no guarantee, warranty, or representation is made regarding the accuracy, completeness, or current status of any information contained herein. Buyers should conduct their own independent due diligence and verify all permitting, zoning, operational, transferability, licensing, and regulatory matters directly with the appropriate governmental authorities. Information is current to the best of our knowledge as of June 1, 2026.

Permit Transfers

Transfer Fee: $300

Existing STR permits may be transferred upon the sale of a property if the transfer application is submitted within 90 days of closing.

An STR Life Safety Inspection is required as part of the transfer process.

Required Transfer Documents

- Proof of ownership (deed, deed of trust, or closing documents)
- Copy of existing STR permit
- Street-facing property photo
- Copy of new owner's driver's license

Transfer Process

1. Log into the MGO Portal.
2. **Select:** "Add a Permit to an Existing Project"
3. **Choose:** "Transfer of Ownership"
4. Complete the application and upload documents.
5. Submit the application.
6. Pay the transfer fee once invoiced.
7. Schedule the required inspection through MGO.

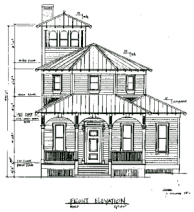
The Itz Inn – Existing Lodging Permits

The property currently operates with four active grandfathered lodging permits established prior to April 1, 2022.

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

Buyer should independently verify permit status, transfer requirements, and any future operational requirements directly with the City of Fredericksburg.

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MGOC-Search Permit Result Export

Project Number: 8056001737 | Project Address: 320 W MAIN ST, Fredericksburg TX 78624 | Project Description:
Jurisdiction: Fredericksburg | Project Name: ITZ INN FRONT BALCONY SUITE | Work Type: Non-conforming Facility
Project Type Name: Short Term Rental | Status: **Pending** | Created Date: **6/17/2021** | Subdivision: | Unit: | Lot:
Parcel Number: | Designation: | Specific Use:

Inspection Details:

Short Term Rental Inspection	Scheduled: 10/16/2025	Completed: 10/16/2025	Inspection Result: Passed
Short Term Rental Inspection	Scheduled: 10/22/2024	Completed: 10/22/2024	Inspection Result: Passed

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Project Number: 8056001738 | Project Address: 320 W MAIN ST, Fredericksburg TX 78624 | Project Description:
Jurisdiction: Fredericksburg | Project Name: ITZ INN BACK COURTYARD SUITE | Work Type: Non-conforming Facility
Project Type Name: Short Term Rental | Status: **Pending** | Created Date: **6/17/2021** | Subdivision: | Unit: | Lot:
Parcel Number: | Designation: | Specific Use:

Inspection Details:

Short Term Rental Inspection	Scheduled: 10/23/2025	Completed: 10/23/2025	Inspection Result: Passed
Short Term Rental Inspection	Scheduled: 10/22/2024	Completed: 10/22/2024	Inspection Result: Passed

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Project Number: 8056001740 | Project Address: 320 W MAIN ST, Fredericksburg TX 78624 | Project Description:
Jurisdiction: Fredericksburg | Project Name: ITZ INN BACK PRIVACY SUITE | Work Type: Non-conforming Bed & Breakfast
Project Type Name: Short Term Rental | Status: **Pending** | Created Date: **6/17/2021** | Subdivision: | Unit: | Lot:
Parcel Number: | Designation: | Specific Use:

Inspection Details:

Short Term Rental Inspection	Scheduled: 10/16/2025	Completed: 10/16/2025	Inspection Result: Passed
Short Term Rental Inspection	Scheduled: 10/22/2024	Completed: 10/22/2024	Inspection Result: Passed

Project Number: 8056001739 | Project Address: 320 W MAIN ST, Fredericksburg TX 78624 | Project Description:

Jurisdiction: Fredericksburg | Project Name: ITZ INN FRONT PORCH SUITE | Work Type: Non-conforming Facility

Project Type Name: Short Term Rental | Status: **Pending** | Created Date: **6/17/2021** | Subdivision: | Unit: | Lot:

Parcel Number: | Designation: | Specific Use:

Inspection Details:

Short Term Rental Inspection	Scheduled: 10/16/2025	Completed: 10/16/2025	Inspection Result: Passed
Short Term Rental Inspection	Scheduled: 10/22/2024	Completed: 10/22/2024	Inspection Result: Passed

Gillespie CAD Property Search

Property ID: 20530 For Year 2026

Property Details

Account		
Property ID:	20530	**Geographic ID:** S0010-28-0
Type:	R	**Zoning:** CBD
Property Use:		**Condo:**
Location		
Situs Address:	320 W MAIN ST TX	
Map ID:	6	**Mapsco:**
Legal Description:	FBG ADDN BLK 28 LOT 159 & 160-PT	
Abstract/Subdivision:	S0010	
Neighborhood:	(WM300) MAIN STREET WEST 300 BLK	
Owner		
Owner ID:	67579	
Name:	ITZ INN LLC	
Agent:		
Mailing Address:	%GARCIA, ANTONIO 105 SCENIC RIDGE DR FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$1,801,490 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$1,159,480 (+)

Agricultural Market Valuation:	$0 (+)
Market Value:	$2,960,970 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$2,960,970 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$698,586 (-)
Assessed Value:	$2,262,384
Ag Use Value:	$0

Information provided for research purposes only. 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: ITZ INN LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CFB	CITY OF FREDBG	$2,960,970	$2,262,384	$5,145.27	
G086	GILLESPIE COUNTY	$2,960,970	$2,262,384	$6,074.50	
HUW	HILL CNTRY UWCD	$2,960,970	$2,262,384	$110.86	
SFB	FREDBG ISD	$2,960,970	$2,262,384	$17,490.49	
WCD	GILLESPIE WCID	$2,960,970	$2,262,384	$4.03	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$2,960,970	$2,262,384	$0.00	

Total Tax Rate: 1.274105

Estimated Taxes With Exemptions: $28,825.15

Estimated Taxes Without Exemptions: $37,725.87

Property Improvement - Building

Type: COMMERCIAL **Living Area:** 3798.0 sqft **Value:** $1,801,490

Type	Description	Class CD	Year Built	SQFT
MO	MOTEL	CE	0	1581
MO	MOTEL	CE	0	667
MO	MOTEL	CE	0	1550
CN	CANOPY	WE	0	290
CN	CANOPY	WE	0	248
CN	CANOPY	WE	0	248
STG	STORAGE	RETV	0	700

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C	COMMERCIAL	0.48	20,705.00	102.50	202.00	$1,159,480	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$1,801,490	$1,159,480	$0	$2,960,970	$0	$2,262,384
2025	$1,784,780	$1,159,480	$0	$2,944,260	$0	$1,885,320
2024	$713,910	$857,190	$0	$1,571,100	$0	$1,571,100
2023	$713,910	$857,190	$0	$1,571,100	$0	$1,571,100
2022	$493,400	$724,680	$0	$1,218,080	$0	$1,218,080
2021	$483,960	$517,630	$0	$1,001,590	$0	$1,001,590
2020	$448,150	$517,630	$0	$965,780	$0	$965,780
2019	$446,340	$517,630	$0	$963,970	$0	$963,970
2018	$435,460	$517,630	$0	$953,090	$0	$953,090

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number

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. 3.500. - HO: HISTORIC OVERLAY.

Intent

This zone is intended to encompass that portion of the City with historic resource value. The area within the Historic Overlay District is subject to the requirements of two sets of development standards:

1. The underlying zoning district land use designations and development standards; and
2. The historic characteristics of the district, including that all exterior construction, restoration, alteration or demolition within the district is subject to the provisions of the Historic Preservation Ordinance.

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 of the development standards and regulations specified in the underlying zoning district, the Historic Preservation Ordinance, and the Historic Design Guidelines/Standards. 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.

Lot Area - The minimum lot area shall be as provided in any underlying zone or as may be required upon approval of a Conditional Use Permit.

Lot Dimensions - Shall be as provided in any underlying zone, or as may be required upon approval of a Conditional Use Permit.

Yards - Each lot shall have front, side and rear yards extending across the full widths and lengths of the lot as may be required in the underlying zone, or as may be required upon approval of a Conditional Use Permit.

Height Regulations - Section 7.500.

Fences, Walls and Visibility - Section 7.530.

Parking - Section 7.800.

Temporary/Accessory Building Regulations - Section 8.000.

Historic Preservation Ordinance

Signs - Sign Ordinance

(Ord. No. 2022-13, § 9(Exh. I), 3-21-2022)