

THE MEYER HOTEL + CAMP COMFORT

A Hill Country Hospitality Offering

COMFORT, TX | KENDALL COUNTY

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EXACTLY LIKE
NOTHING ELSE



*"160 years of history. Families have returned here for generations. The foundation is already here — **the legacy is yours to continue.**"*

On the banks of Cypress Creek in historic Comfort, Texas, The Meyer Hotel and Camp Comfort come to market together for the first time — two operating boutique hotels and event venues across 8.4± acres, with 1,130± feet of combined creek frontage. One carries 160 years of history; the other, an identity built entirely on word of mouth. Established, operating, and available together or individually.


GASTHAUS

WHAT'S ON THE TABLE

8.4±
ACRES

1,130± ft
CYPRESS CREEK

5
EVENT VENUES

14
ACCOMMODATION TYPES

138
GUEST CAPACITY

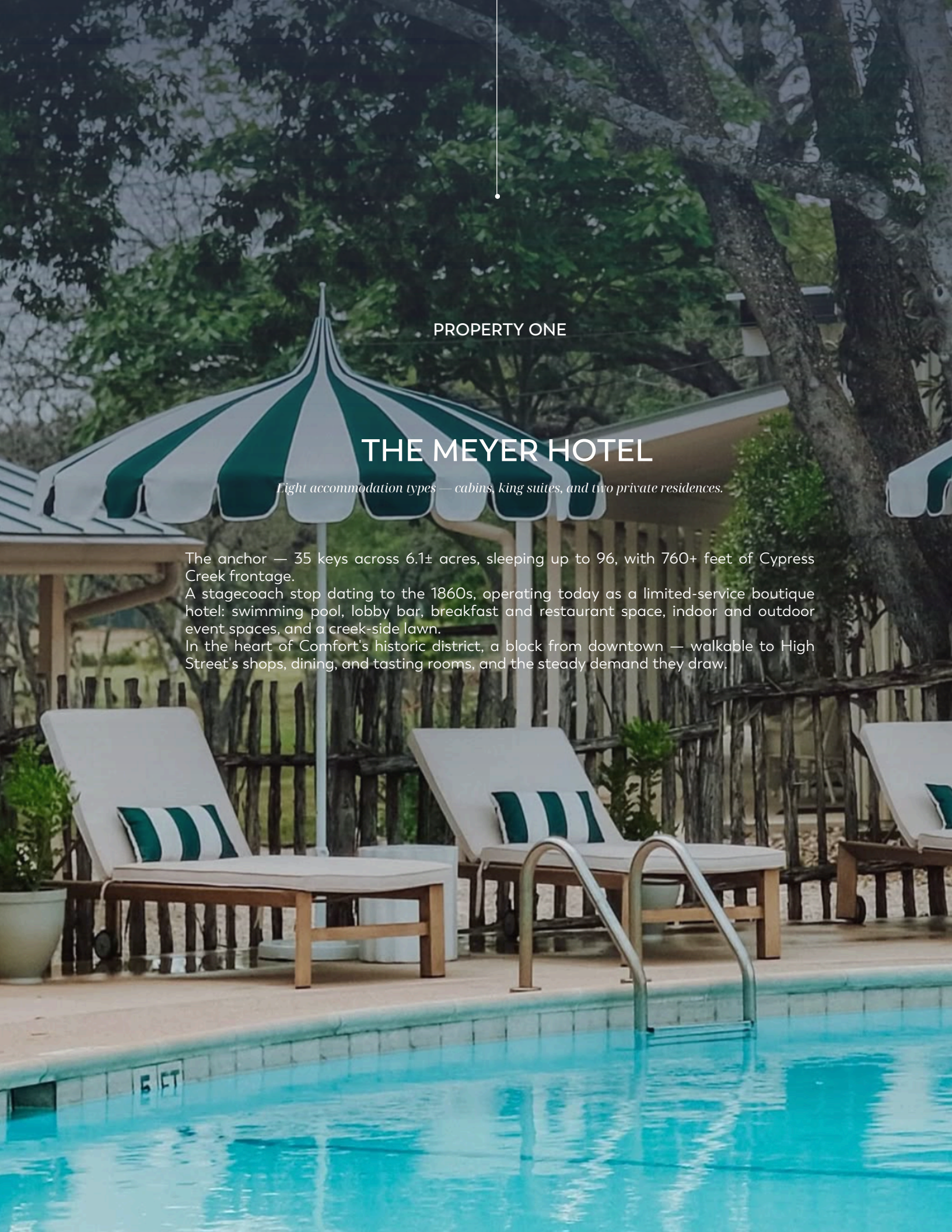
47
KEYS

— Revenue Streams —
Lodging · Food & Beverage · Weddings & Events · Wellness



AT THE CENTER OF THE HILL COUNTRY

Comfort sits directly on I-10, within about two hours of the Austin-San Antonio corridor — a fast-growing megaregion of more than five million people — and within a half-day's drive of Houston and Dallas, the weekend-travel engine that fills Hill Country hospitality year-round. It's 35 minutes from Fredericksburg, the second most-visited wine country in the U.S., in one of Texas's best-preserved 19th-century districts. Location here isn't scenery — it's the demand engine, and it's only strengthening as luxury capital moves in.



PROPERTY ONE

THE MEYER HOTEL

Eight accommodation types — cabins, king suites, and two private residences.

The anchor — 35 keys across 6.1± acres, sleeping up to 96, with 760+ feet of Cypress Creek frontage.

A stagecoach stop dating to the 1860s, operating today as a limited-service boutique hotel: swimming pool, lobby bar, breakfast and restaurant space, indoor and outdoor event spaces, and a creek-side lawn.

In the heart of Comfort's historic district, a block from downtown — walkable to High Street's shops, dining, and tasting rooms, and the steady demand they draw.








THE
MEYER
HOTEL







PROPERTY TWO

CAMP COMFORT

Six accommodation types — cabins, vintage Airstreams, and a private compound.

A short walk from The Meyer — 12 keys on 2.3± acres, sleeping up to 42, with private Cypress Creek access. A historic retreat built around communal gathering: The Social Hall (c.1870), an outdoor concert stage, a Cedar Wood Sauna and cold plunge, fire pits and grills, vintage Airstreams, and the Camp Comfort House with its private dunk pool. Set along Water Street in the historic district, a short walk from downtown — the same walkability, drawing a guest all its own.












CAMP
COMFORT
COMFORT, TEXAS
ESTABLISHED
2013





Amenities

THE MEYER HOTEL

Restaurant space
Lobby bar
Swimming pool
760+ ft Cypress Creek frontage
Cedar Sauna
Communal fire pits
Mature oaks and park-like grounds
Walking distance to historic High Street

CAMP COMFORT

Private Cypress Creek access
Cedar Wood Sauna
Cold plunge
Communal fire pits & grills
Hill Country views
Hammock areas
Cornhole & ping pong
Walking distance to historic downtown







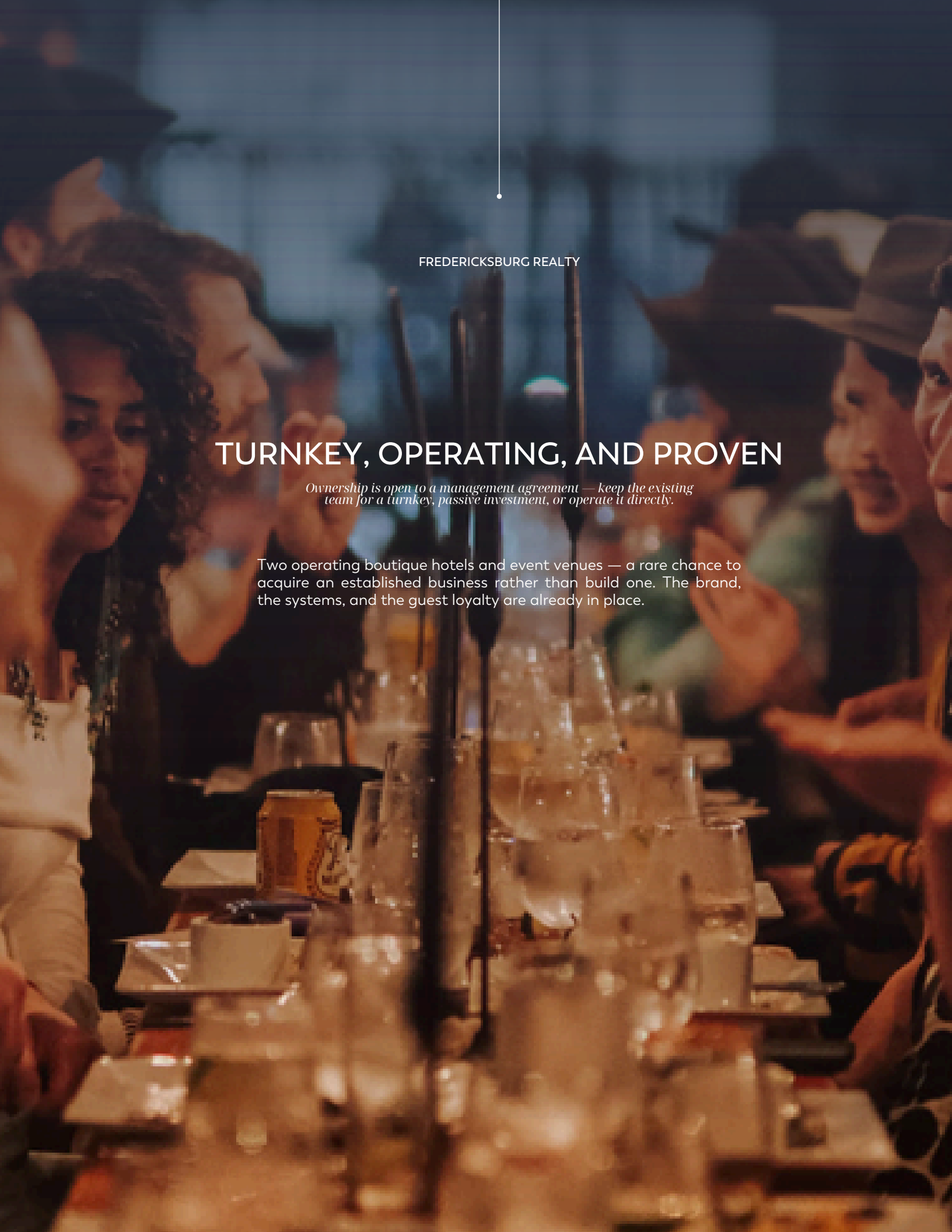
Event Spaces

THE MEYER HOTEL

Gast Haus (c.1880) — Historic Indoor Event Venue
Lodge House — Meeting & Gathering Space
Creek-Side Lawn — Outdoor Wedding & Event Setting

CAMP COMFORT

The Social Hall (c.1870) — Historic Indoor Event Hall
Outdoor Concert Stage — Live Bands · Ticketed Events



TURNKEY, OPERATING, AND PROVEN

Ownership is open to a management agreement — keep the existing team for a turnkey, passive investment, or operate it directly.

Two operating boutique hotels and event venues — a rare chance to acquire an established business rather than build one. The brand, the systems, and the guest loyalty are already in place.

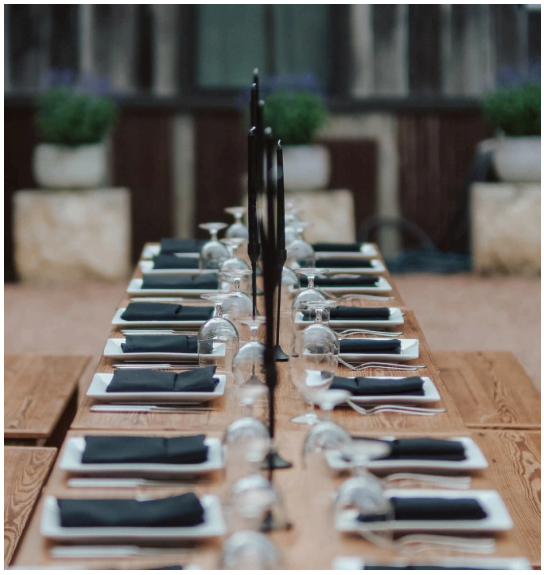
THE INVESTMENT CASE

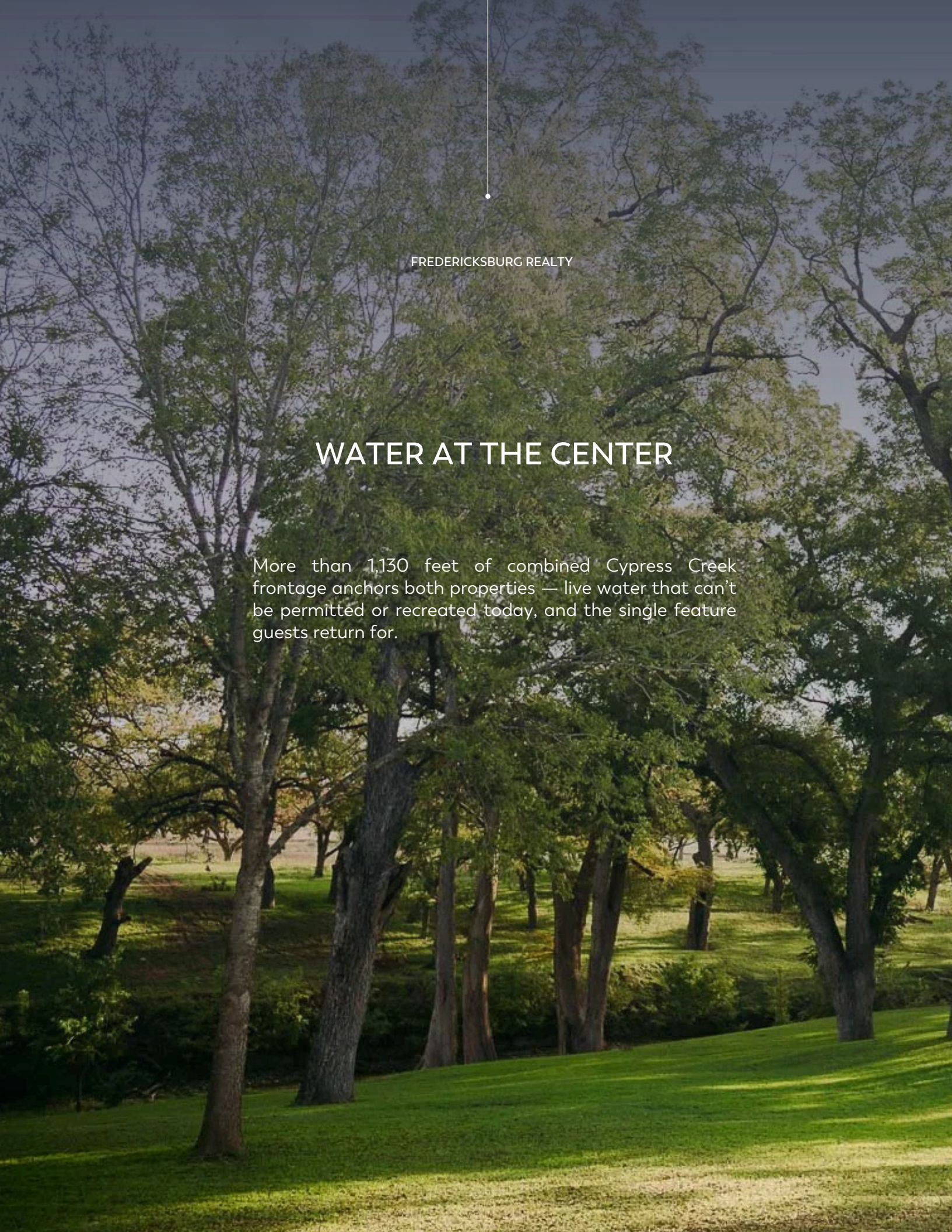
Scale, Setting, and Established Demand

Comfort's position between Austin and San Antonio places both properties inside one of the country's most consistent leisure markets.

What's difficult to replicate is the combination: 47 keys, 1,130± feet of creek frontage, five event venues, and an operating program — assembled across two properties in a single walkable footprint, in a corridor being validated by the arrival of the Waldorf Astoria, Kimpton, and Aman. Offered together or separately, with meaningful upside for a hands-on owner. Detailed financials are available to qualified parties under NDA.





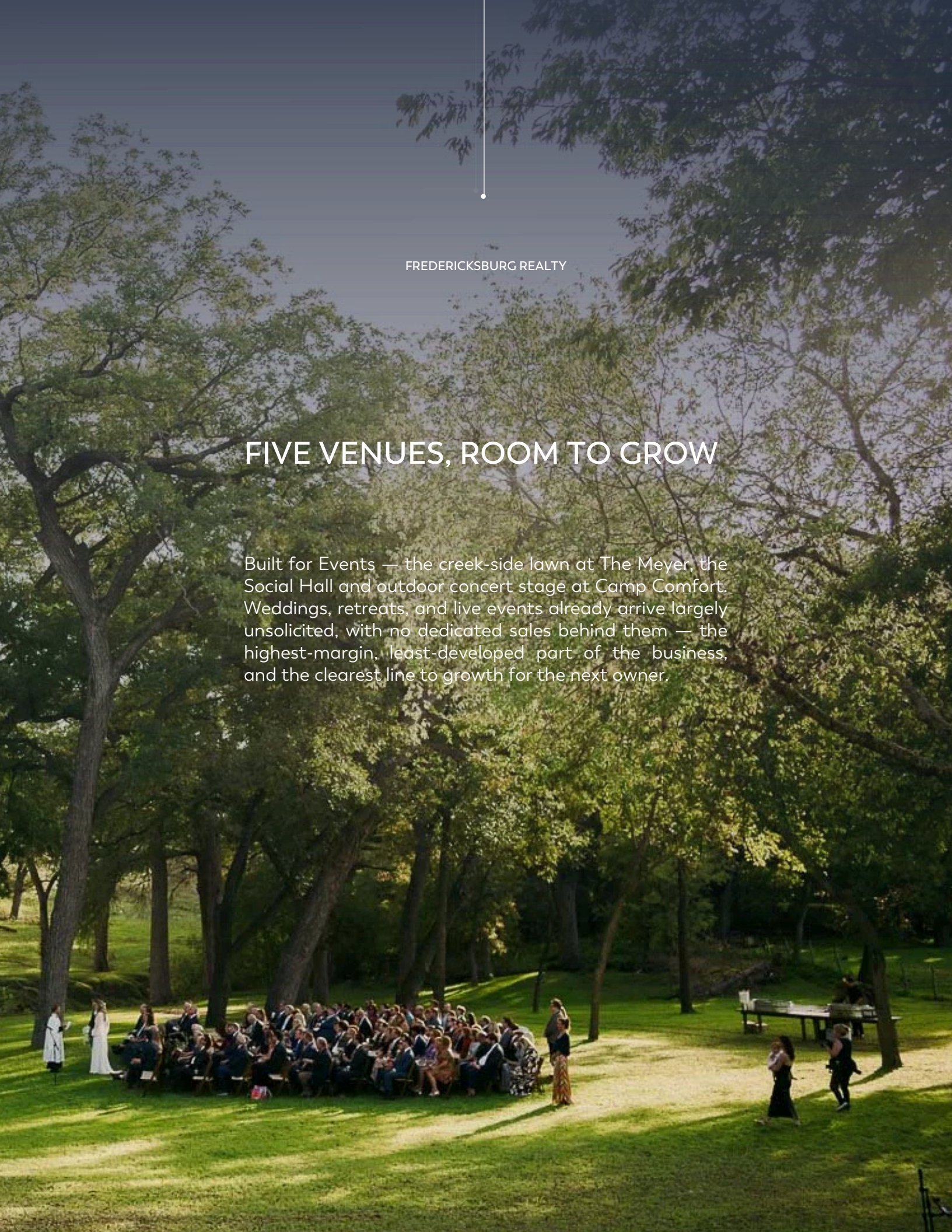


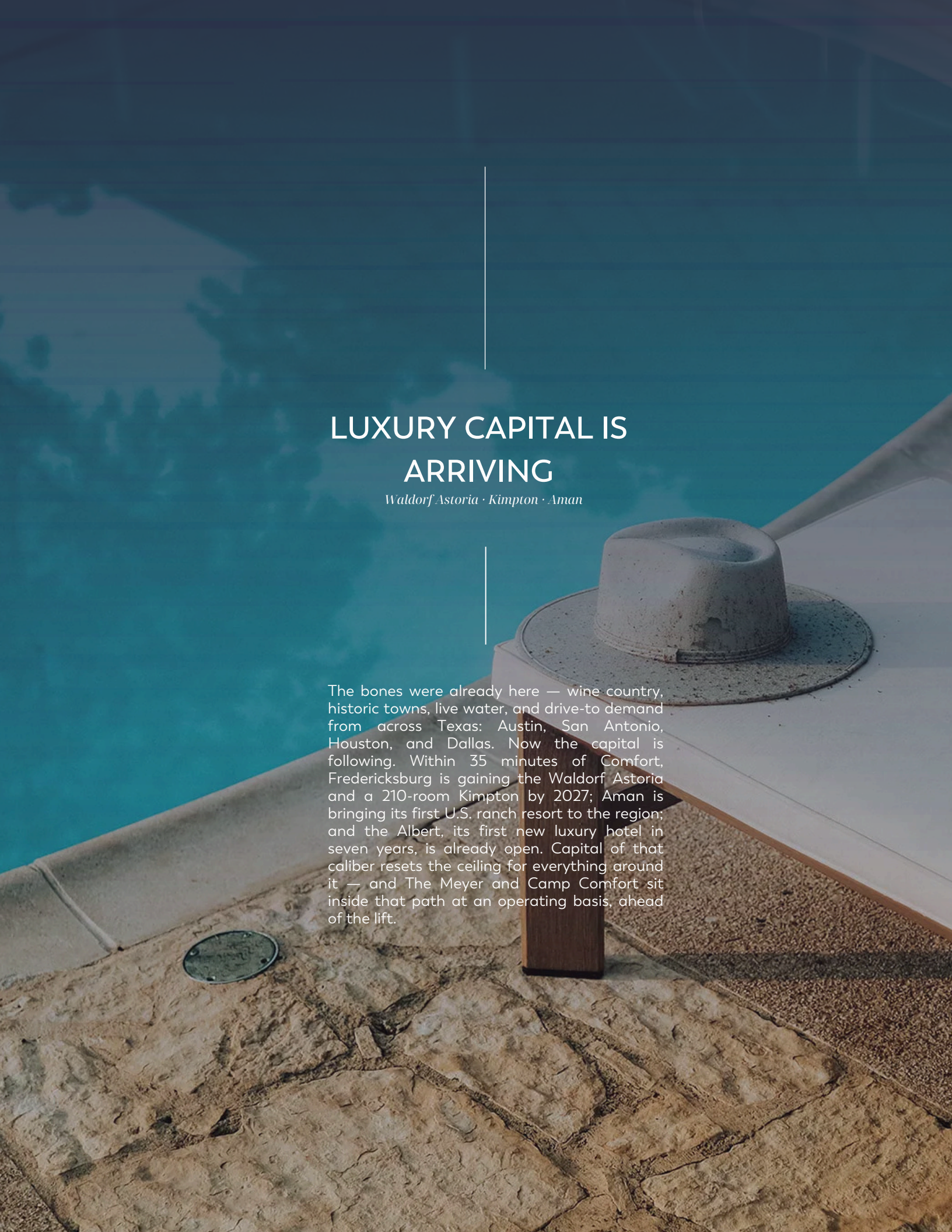
WATER AT THE CENTER

More than 1,130 feet of combined Cypress Creek frontage anchors both properties — live water that can't be permitted or recreated today, and the single feature guests return for.

FIVE VENUES, ROOM TO GROW

Built for Events — the creek-side lawn at The Meyer, the Social Hall and outdoor concert stage at Camp Comfort. Weddings, retreats, and live events already arrive largely unsolicited, with no dedicated sales behind them — the highest-margin, least-developed part of the business, and the clearest line to growth for the next owner.





LUXURY CAPITAL IS ARRIVING

Waldorf Astoria · Kimpton · Aman

The bones were already here — wine country, historic towns, live water, and drive-to demand from across Texas: Austin, San Antonio, Houston, and Dallas. Now the capital is following. Within 35 minutes of Comfort, Fredericksburg is gaining the Waldorf Astoria and a 210-room Kimpton by 2027; Aman is bringing its first U.S. ranch resort to the region; and the Albert, its first new luxury hotel in seven years, is already open. Capital of that caliber resets the ceiling for everything around it — and The Meyer and Camp Comfort sit inside that path at an operating basis, ahead of the lift.

THE GAP IS THE OPPORTUNITY

Upside Beyond Today

Current ownership operates from out of town, with no active event sales, limited marketing, and no dedicated revenue management. Today's performance reflects passive ownership — not the ceiling of the assets.

A hands-on owner grows the events business, expands F&B, and lifts rate through light-touch improvements, all while preserving the historic character that sets them apart. The infrastructure is built; the demand is proven; the runway is open.







FREDERICKSBURG REALTY

AS GUESTS TELL IT

Proven Demand

Google 4.8 · 850+ reviews | Airbnb 4.94 · 420+ reviews
Booking.com 9.3/10 · 600+ reviews | Vrbo 9.8/10 · 180+ reviews

★★★★★

"It's a gem in the Texas Hill Country."

— Booking.com

★★★★★

"Camp Comfort was beyond perfect for our wedding."

— WeddingWire

★★★★★

"If I had to plan a wedding all over again, I'd choose Camp Comfort every time."

— The Knot

COME SEE IT FOR YOURSELF

Photographs only go so far. Contact us to schedule a private tour.



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PROPERTY DETAILS

SCAN TO EXPLORE
THE PROPERTY

FBG REALTY WEBSITE