

THE PEANUT FACTORY

FREDERICKSBURG, TX

SHOP cos.



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ABOUT

PROJECT OVERVIEW

The Peanut Factory Development Site is a trophy asset located in the heart of the historic Warehouse District of downtown Fredericksburg, Texas. The property is located directly across Park Street from a highly trafficked HEB, and is positioned within easy walking distance to Main Street & all parts of downtown. This property represents perhaps the single most important redevelopment opportunity in Fredericksburg. The Peanut Factory comes with one of the most flexible zoning classifications & strategically sits outside of the heavily restrictive Historic District, allowing for a wide variety of redevelopment, plans uses, density etc.

PROPERTY DETAILS

- Total Building Area: +/- 22,250 SF
- Land Area: +/- 3.74 Acres
- Existing Structures: 7
- Zoning: M1
- Historic Designation: No
- Flood Plan: No



AERIAL

South Llano Street Shared-Use Bridge

The bridge facilitates pedestrian and non-motorized traffic, connecting the Historic District to the Warehouse District. It spans Barons Creek between East Creek and East Ufer Streets.

NEIGHBORHOOD



LOS TIOS

Offering an inviting atmosphere where guests can enjoy freshly prepared dishes.



BLACK CHALK LAUNDRY

One of the most unique home decor & gift boutiques in the Texas Hill Country. Items to surprise and delight at every turn



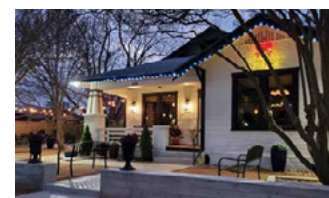
CABERNET GRILL

Small batch coffee shop and cafe. We roast and sell Ranch Road Roasters wholesale coffee in-house.



CALICHE COFFEE

Small batch coffee shop and cafe. We roast and sell Ranch Road Roasters wholesale coffee in-house.



GRANITE HOUSE

A place where people can unwind and connect with a craft cocktail. Where the food is quality, but not fussy.



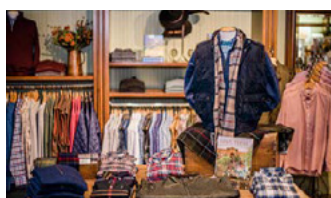
ALBERT HOTEL

A tranquil Hill Country resort tucked just off Fredericksburg. The hotel features 105 guest rooms.



HILL AND VINE

Our love of and passion for Texas Food & Wine is what inspired us to build this destination.



HILL COUNTRY OUTFITTERS

Easygoing, family-owned store carrying casual clothing & accessories for women & men, plus gifts.



HOFFMAN HOUSE

Luxury Bed and Breakfast- Bespoke event venue and lodging in the heart of Fredericksburg, Texas.



LOST DRAW CELLARS

It all started when the vision of a grape farmer, a retired oil and gas distributor, and a civil engineer came together.



OTTO'S

Cozy eatery offering fine German fare using locally sourced ingredients, with cocktails & a patio.



PROMETHEUS PIZZA

Unassuming food truck offering limited outdoor seating & 12-inch Neapolitan style artisan pizzas.



TRUE HEART HOTEL

This luxury boutique inn is the ideal place for a romantic getaway or relaxing retreat in the heart of the Hill Country



VAUDEVILLE

Hip bistro serving local New American cuisine in a complex with a retail showroom & an art gallery.



WOERNER'S

Airy eatery for local American breakfast-lunch fare such as soups & sandwiches plus wine & beer.

PROPERTY PHOTOS





PROPOSED RENDERINGS



AERIAL VIEW - LOOKING AT HOTEL ENTRY COURT

PROJECT RENDERINGS

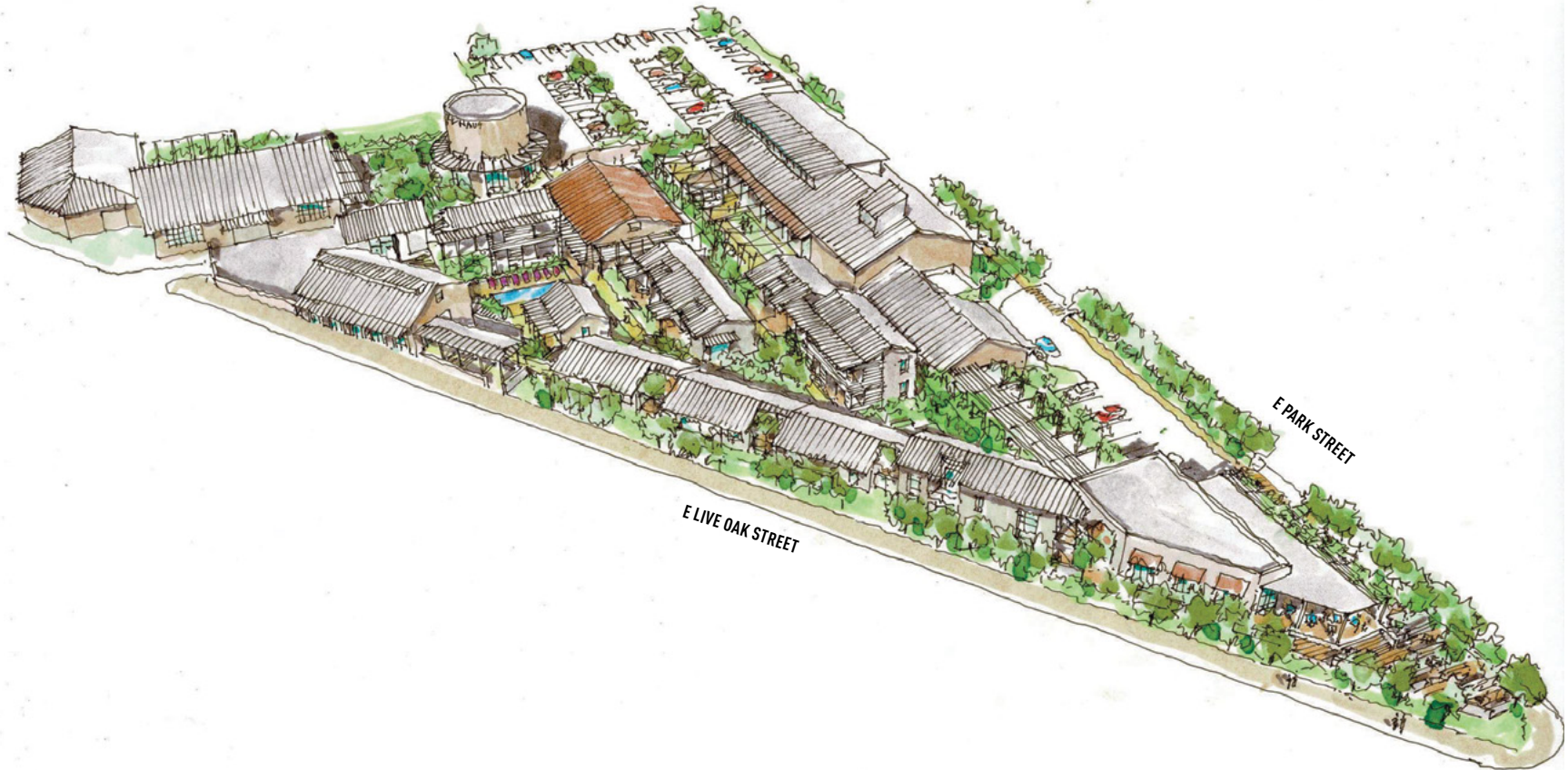


AERIAL VIEW - LOOKING AT CORNER BAR AND TERRACE



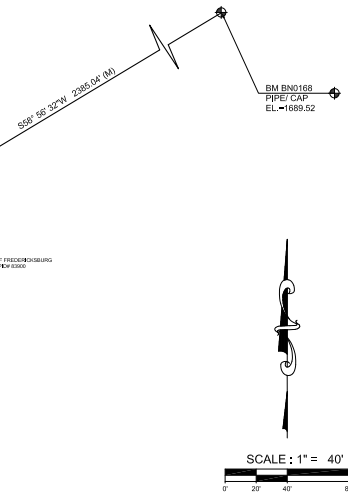
AERIAL VIEW - LOOKING AT CORNER BAR AND TERRACE (WITH TREES)

PROJECT RENDERINGS

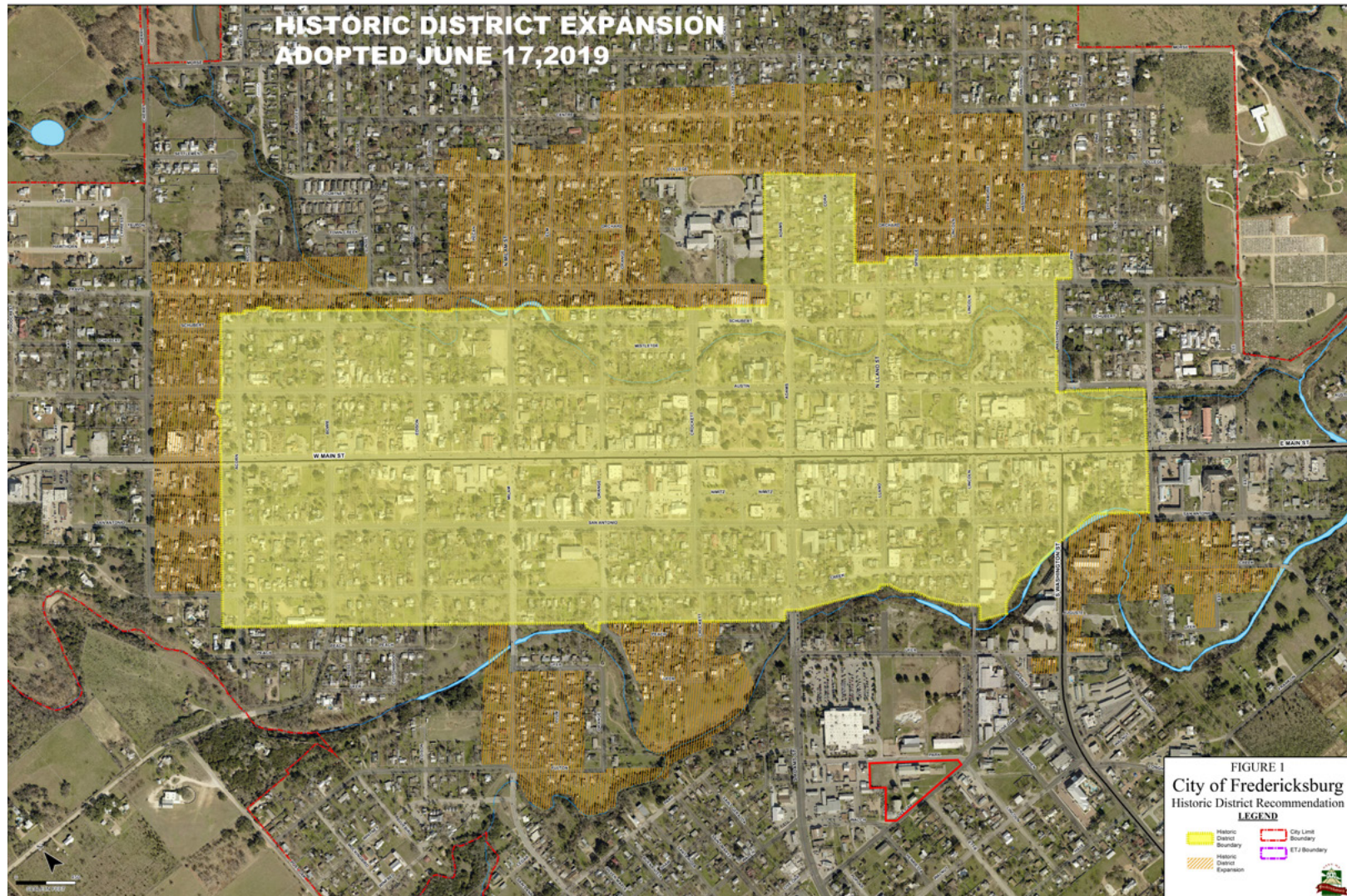


AERIAL VIEW - LOOKING NW

1	1 STORY STRUCTURE 407A SQ. FT. BUILDING HEIGHT=16.1'± #NO ADDRESS POSTED
2	1 STORY STRUCTURE 2,504A SQ. FT. BUILDING HEIGHT=22.21'± #NO ADDRESS POSTED
3	1 STORY STRUCTURE 651A SQ. FT. BUILDING HEIGHT=12.5'± #NO ADDRESS POSTED
4	1 STORY STRUCTURE 2,247A SQ. FT. BUILDING HEIGHT=24.0'± #NO ADDRESS POSTED
5	1 STORY STRUCTURE 4,848A SQ. FT. BUILDING HEIGHT=24.6'± #NO ADDRESS POSTED
6	1 STORY STRUCTURE 560A SQ. FT. BUILDING HEIGHT=19.0'± #NO ADDRESS POSTED
7	1 STORY STRUCTURE 1,241A SQ. FT. BUILDING HEIGHT=44.0'± #NO ADDRESS POSTED



HISTORIC DISTRICT MAP (RESTRICTED RETAIL AREA)



DEMAND

OUTSIDE OF THE MAJOR METROS, FREDERICKSBURG RANKS AS **ONE OF THE TOP TOURIST DESTINATIONS IN TEXAS**, DRIVEN BY WINE TOURISM, WEDDINGS AND HILL COUNTRY ADVENTURE TRAVEL.

"Best Small Town in Texas" | **Southern Living Magazine**

"Most Charming Southern Vacation" | **TripAdvisor**

"Top European Feel in the United States" | **Forbes**

"Best Weekend Getaway" | **Conde Nast Traveler**

"Cutest Town in Texas" | **PureWow**

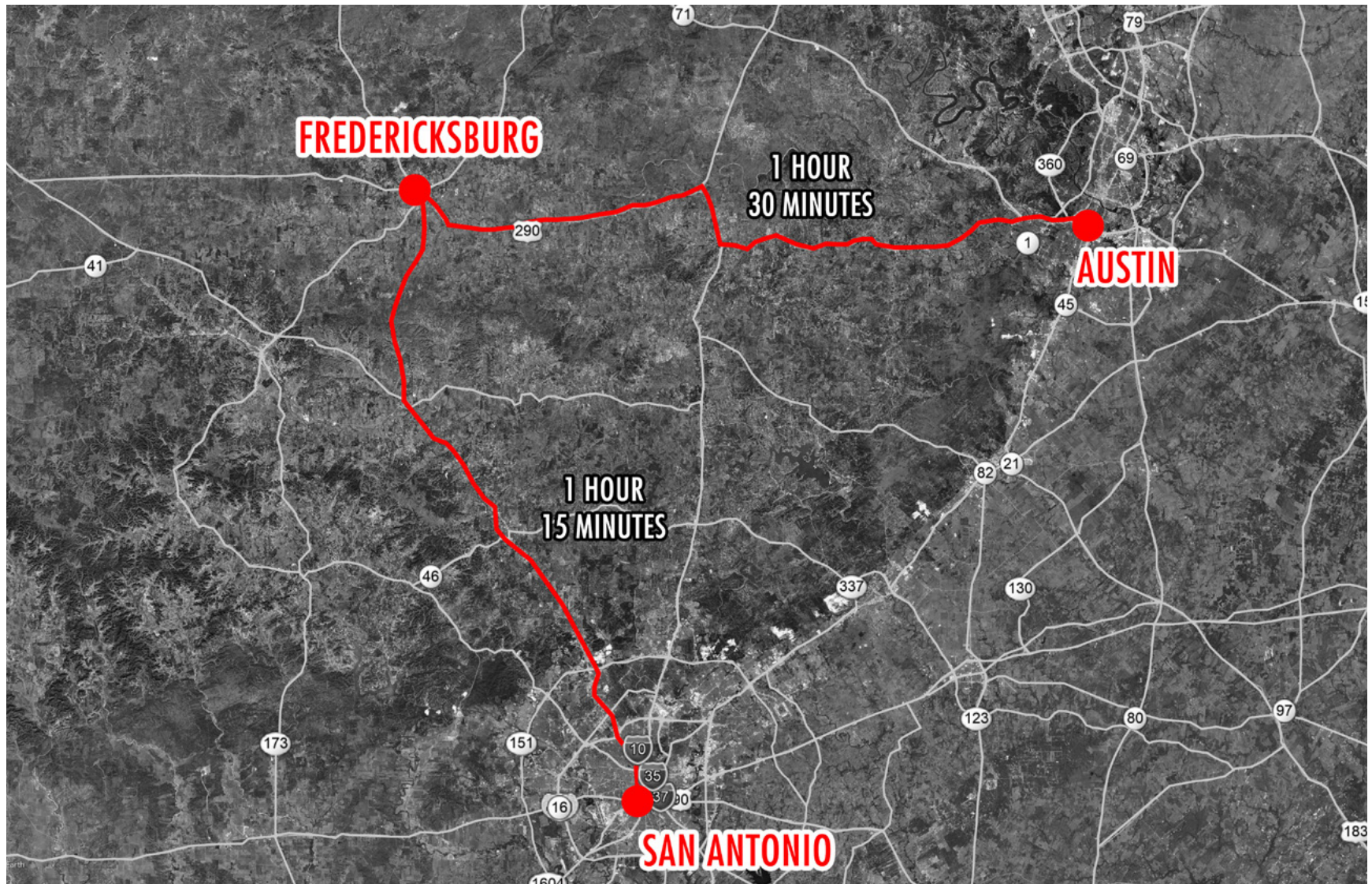
"Prettiest Town in Texas" | **Architectural Digest**

"One of "America's Hidden Gems" | **Reader's Digest**

"Most Charming Southern Vacations You Need to Visit" | **Trip Advisor**

Voted 5th Best Wine Region | **USA Today**

DRIVE TIMES



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2024 Population			
2024 Total Population	3,772	13,927	15,974
2010-2020 Population: Annual Growth Rate	-0.31%	0.42%	0.49%

2024 Daytime Population			
2024 Total Daytime Population	9,297	18,488	19,975
2024 Daytime Population: Workers	7,407	11,705	12,196
2024 Daytime Population: Residents	1,890	6,783	7,779

2029 Population Estimate	1 mile	3 miles	5 miles
2029 Total Population	3,951	14,239	16,361
2023-2028 Population: Annual Growth Rate	0.93%	0.44%	0.48%
2029 Household Population	3,898	14,024	16,124
2029 Family Population	3,057	11,290	13,030
2029 Population Density (Pop per Square Mile)	1,258.6	503.7	208.3

2024 HH Income			
2024 Median Household Income	\$54,214	\$68,012	\$69,173
2024 Average Household Income	\$91,747	\$102,923	\$103,807
2024 Per Capita Income	\$39,996	\$44,717	\$45,033

2024 Educational Attainment			
Bachelor's Degree & Greater Total %	33%	39%	39%
Bachelor's Degree %	19.86%	24.77%	24.69%
Graduate & Professional Degree %	13.58%	14.73%	14.69%

2024 Educational Breakdown			
2024 Pop 25+ by Educ: <9th Grd	229.0	550.0	619.0
2024 Pop 25+ by Educ: Some HS	131.0	381.0	469.0
2024 Pop 25+ by Educ: HS Grad	665.0	2,208.0	2,520.0
2024 Pop 25+/Educ: GED	116.0	437.0	500.0
2024 Pop 25+ by Educ:Some College	460.0	1,869.0	2,162.0
2024 Pop 25+ by Educ:Assoc Deg	266.0	897.0	1,029.0
2024 Pop 25+ by Educ: Bach Degree	557.0	2,596.0	2,973.0
2024 Pop 25+ by Educ: Grad Degree	381.0	1,544.0	1,769.0

2024 Households			
2024 Total Units	1,654	6,031	6,844
2010 Owner-occupied Housing Units	1,081	3,818	4,339
2024 Median Home Value	\$421,008	\$450,700	\$454,841
2024 Average Home Value (Esri)	\$507,961	\$525,806	\$533,542
2024 Average Family Size (Esri)	2.93	2.90	2.93

2024 Age			
2024 Median Age	49.0	50.1	50.4

S H O P ^{C O S.}

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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.

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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

SHOP COMPANIES

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