

\$4,499,000 - 101 Rocky Meadow Ln, Wimberley

MLS® #1627531

\$4,499,000

Bedroom, Bathroom,
Commercial on 23.76 Acres

N/A, Wimberley, TX

This established Vineyard and Winery sits in the heart of the Hill Country just north of the tourist destination of Wimberley, Texas. The growth potential is unparalleled with populations exploding in this area and the less than one-hour proximity to Austin, San Antonio, San Marcos, and New Braunfels. The entire 24 acre perimeter of the property is high-fenced to keep harvests strong and provide a backdrop to the many facets that make Limestone Terrace Vineyard and Winery unique. From the wet weather creek running along the property's western edge, the land slopes up to the east, providing the namesake terrace and yielding amazing long-range Hill Country views. Purchased in portions beginning in 2015, the current layout has been meticulously designed and added to over the years. There are approximately 7.5 acres under vine of the Sangiovese, Mourvedre, and Albarino varietals bringing flavors known traditionally from Italy, Spain, and Portugal. These vines are over five years mature, and their on-site harvest yields help produce multiple award-winning wines under the Limestone Terrace label. The recently renovated Tasting Room inside the Estate House allows guests to relax and unwind in complete comfort as they belly up to the bar or lounge in the leather sofa and chairs to connect and discuss life. A private tasting room is available within the Estate House for larger parties wanting to let loose a bit. A state-of-the-art commercial kitchen is also



functional, serving charcuterie and the like to help curb the appetite of hungry patrons. Outside the Estate House, you can also sit in the afternoon breeze under the trees and umbrellas, sipping Estate Wine as you overlook the vineyard. Just up the hill, you will find the Tasting Tent. This permanent structure was built in 2021 to help with the demand created for the wines and views known to be unique to Limestone Terrace. The tent's covered shade, the gentle breezes of being up on the terrace, and the long-range views of the Hill Country make the wine even more satiating. Outside the tent is a massive 2,500-square-foot two-level deck designed amongst the oak trees overlooking the main vineyard. A full bar set up for tastings and bottle service allows patrons to make an entire afternoon in the tent and on the deck overlooking the vines and listening to live music from the adjacent stage as they soothe their souls with the relaxing spirit of Limestone Terrace. Near the southern edge of the property lies the almost 3,800 square-foot Winery with a fully operational setup including laboratory, fermentation, and barrel aging. This state-of-the-art building contains all the equipment, tanks, cold storage, and barrels required to create, produce and bottle the Limestone Terrace labeled estate wines on site. The winery also actively produces wine for other vineyards under their labels as an additional revenue source. The side process is a large part of what makes Limestone Terrace stand alone in their operation. With six of the Limestone Terrace Estate Wines having won Gold, Silver, or Bronze medals in the 2021 Texas International Wine Competition, the winery has created a solid client base filled with wine connoisseurs and Hill Country residents alike. These award-winning wines are made from a combination of the on-site harvest yields grown in the Texas Hill Country AVA and carefully selected grapes grown in

the Texas High Plains AVA. The passionate following created by these wines has led to increased sales year over year and continued expansion plans for new wine products. Limestone Terrace Vineyard and Winery also provides considerable additional growth and expansion opportunities. Indeed, one of the most readily available, the winery could be used to expand and generate different private label wines for other vineyards in the Texas Hill Country. If desired, the vineyard can be expanded to include additional acres. Another option could be a Bed and Breakfast community. Come see it!

Essential Information

MLS® #	1627531
Price	\$4,499,000
Acres	23.76
Type	Commercial
Sub-Type	Other: Motel/Hotel/MH Prk
Status	Active

Community Information

Address	101 Rocky Meadow Ln
Area	3100
Subdivision	N/A
City	Wimberley
County	Hays
State	TX
Zip Code	78676

Amenities

Amenities	Controlled Access, Security Fence
Utilities	Electricity, Septic
Parking Spaces	100

Interior

Heating	3 Units, Central
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Cooling	Three+ Central, Central
# of Stories	1.0
Stories	1

Exterior

Roof	Metal
Construction	Masonry/Steel, Metal, Wood
Foundation	Slab

School Information

District	Wimberley
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Additional Information

Date Listed	August 1st, 2022
Days on Market	657
Zoning	NONE

Listing Details

Listing Office	Kuper Sotheby's Int'l Realty
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