

\$3,600,000 - 1213 Kott Rd, Fredericksburg

MLS® #1868466

\$3,600,000

Bedroom, Bathroom, 4,550 sqft
Commercial on 0.00 Acres

N/A, Fredericksburg, TX

La Marguerite is a beautiful and versatile property with a lot of potential! An extraordinary 60 acre canvas in the Texas Hill Country, just 12 miles from Fredericksburg off Highway 16 south. This property offers boundless potential for redevelopment. Envision a boutique hotel or bed and breakfast, welcoming guests to experience the tranquility of the one-acre pond, the expansive views, and the scenic beauty of the rolling landscape. Or, picture a thriving winery, capitalizing on the fertile land and breathtaking vistas, with the existing 4,500 SF barn, built using the framing of a 200+ year old Amish barn (a charming blend of traditional craftsmanship and modern design) serving as a unique tasting room. La Marguerite offers a rare opportunity to create something truly special in the heart of the Texas Hill Country. This property, with its natural amenities and prime location, is a must-see for investors seeking a unique and promising venture.

Built in 1990

Essential Information

MLS® #	1868466
Price	\$3,600,000
Square Footage	4,550
Acres	0.00
Year Built	1990
Type	Commercial



Sub-Type	Multi-Use
Status	Active

Community Information

Address	1213 Kott Rd
Area	3100
Subdivision	N/A
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	Controlled Access
Utilities	Electricity, Gas, Septic, Water
Parking Spaces	60

Interior

Heating	Central
Cooling	Central
# of Stories	2.0
Stories	2

Exterior

Roof	Metal
Construction	Metal
Foundation	Slab

School Information

District	Fredericksburg
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Additional Information

Date Listed	May 20th, 2025
Days on Market	163
Zoning	OCL

Listing Details

Listing Agent	Brian Stamness
Listing Office	Phyllis Browning Company

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