

\$1,600,000 - 2 Fm 289, Comfort

MLS® #1875157

\$1,600,000

4 Bedroom, 3.00 Bathroom, 3,678 sqft

Residential on 7.57 Acres

A10467 - SURVEY 26 L SHOTWELL,
Comfort, TX

Unrestricted 7.57 Acres in Comfort, TX - Multi-Use Investment Opportunity For the first time since 1981, this unique and storied property at 2 FM 289 is being offered for sale. Ideally located at the intersection of FM 289 and US Hwy 87, and just minutes from I-10, this unrestricted 7.57-acre tract offers excellent visibility, access, and flexibility-making it an outstanding opportunity for residential, commercial, or investment use. The property features three separate homes, providing options for multi-generational living, short-term rentals, or business potential: The Grey House: 2,518 sq ft, 3 bedrooms, 3 bathrooms - spacious and quaint. The Barndominium: 2,082 sq ft, 2 bedrooms, 1.5 bathrooms - formerly a working feed barn turned antique shop and art studio, now a fully livable and creative space. The Tan House: 3,678 sq ft, 4 bedrooms, 3 bathrooms - the largest of the three, offering expansive living areas, ideal for extended family or rental income. Rich in local history, it's said the original home was once Comfort's schoolhouse in the late 1800s before being relocated here. The iconic red barn was partially reduced when FM 289 was constructed to accommodate road expansion. In 1981, the barn was reimagined into a successful antique store, with the tack room becoming a decorative art studio. While the shop and studio are no longer operating, the property has since evolved into a peaceful family compound with multiple improvements



and expansion. With unrestricted land use, you have limitless possibilities-develop rental properties, launch a business, host events, or simply enjoy a beautiful piece of Texas Hill Country history. This is a rare chance to own a legacy property in Comfort-with charm, flexibility, and investment potential all in one.

Essential Information

MLS® #	1875157
Price	\$1,600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,678
Acres	7.57
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Other
Status	Active

Community Information

Address	2 Fm 289
Area	2504
Subdivision	A10467 - SURVEY 26 L SHOTWELL
City	Comfort
County	Kendall
State	TX
Zip Code	78013

Amenities

Amenities	None
Parking	None/Not Applicable
Pool	None

Interior

Interior	Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, High
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	Speed Internet, Telephone, Walk in Closets, Attic - Pull Down Stairs, Three Living Area, Attic - Partially Floored
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Dishwasher, Ice Maker Connection, Water Softener (owned), Electric Water Heater, Solid Counter Tops, 2+ Water Heater Units, Down Draft, Private Garbage Service, Wood Stove
Heating	Central, Heat Pump, Wood Stove
Cooling	One Central, 3+ Window/Wall
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Three+, Living Room, Master Bedroom, Other
# of Stories	1.0
Stories	1

Exterior

Exterior	Siding
Exterior Features	Covered Patio, Cross Fenced, Other - See Remarks, Patio Slab
Lot Description	5 - 14 Acres, Mature Trees (ext feat)
Roof	Metal
Construction	Pre-Owned

School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Date Listed	June 12th, 2025
Days on Market	146
HOA Fees	0.00

Listing Details

Listing Agent	Traci Frasier
Listing Office	Legacy Broker Group

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