

# \$2,000,000 - 110 Moellering, Fredericksburg

MLS® #1907890

**\$2,000,000**

4 Bedroom, 4.00 Bathroom,  
Residential on 20.28 Acres

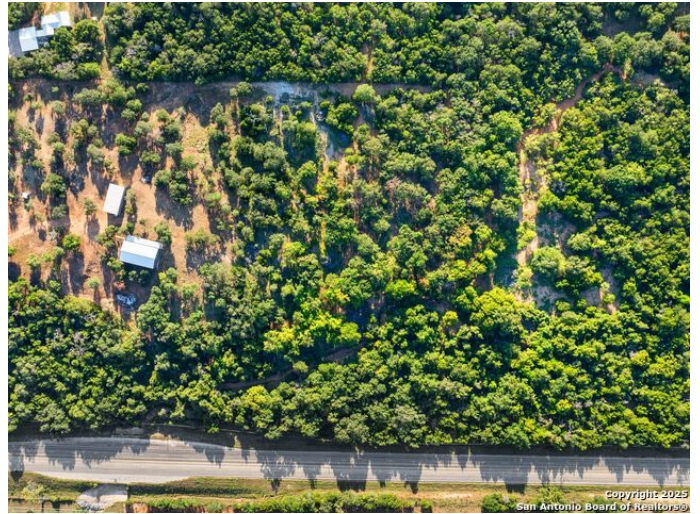
N/A, Fredericksburg, TX

Discover a rare opportunity to own a stunning 20.25 +/- acre property less than 5 minutes from downtown Fredericksburg. This unrestricted tract comes with an ag exemption for low taxes and offers unmatched flexibility for residential, commercial, or mixed-use development. The pre-drywalled Barndominium features 4 spacious bedrooms and 3.5 bathrooms, with the ability to be built out as a private residence, short-term rental, or converted for commercial purposes such as a tasting room, offices, or event space. Additional highlights include 1,400 feet of Highway 89 frontage, RV parking, barn, cross-fencing, well water, and abundant trees for privacy. The land provides endless versatility for a homestead, mini-ranch, commercial venture, or investment. With its prime location just minutes from HEB, boutique shopping, dining, and celebrated wineries, this property seamlessly blends the tranquility of the Texas Hill Country with the convenience of Fredericksburg living. Opportunities like this-unrestricted, ag exempt, and close to town-are incredibly rare. Schedule a showing today.

Built in 2022

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | 1907890     |
| Price  | \$2,000,000 |



|            |                        |
|------------|------------------------|
| Bedrooms   | 4                      |
| Bathrooms  | 4.00                   |
| Full Baths | 3                      |
| Half Baths | 1                      |
| Acres      | 20.28                  |
| Year Built | 2022                   |
| Type       | Residential            |
| Sub-Type   | Single Family Detached |
| Style      | Two Story, Other       |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 110 Moellering |
| Area        | 3100           |
| Subdivision | N/A            |
| City        | Fredericksburg |
| County      | Gillespie      |
| State       | TX             |
| Zip Code    | 78624          |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | None                |
| Parking   | Attached, Oversized |
| Pool      | None                |

### Interior

|              |                 |
|--------------|-----------------|
| Interior     | Two Living Area |
| Appliances   | Not Applicable  |
| Heating      | None            |
| Cooling      | Not Applicable  |
| Fireplaces   | Not Applicable  |
| # of Stories | 2.0             |
| Stories      | 2               |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Metal Structure                                                                                                                               |
| Exterior Features | Patio Slab, Covered Patio, Double Pane Windows, Storage Building/Shed, Mature Trees, Wire Fence, Cross Fenced, Ranch Fence, Horse Stalls/Barn |

|                 |                                                                                                                                                                    |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Corner, Horses Allowed, 15 Acres Plus, Ag Exempt, Hunting Permitted, Partially Wooded, Wooded, Mature Trees (ext feat), Secluded, Gently Rolling, Creek - Seasonal |
| Roof            | Metal                                                                                                                                                              |
| Construction    | New                                                                                                                                                                |
| Foundation      | Slab                                                                                                                                                               |

### **School Information**

|            |                |
|------------|----------------|
| District   | Fredericksburg |
| Elementary | Fredericksburg |
| Middle     | Fredericksburg |
| High       | Fredericksburg |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 45                   |
| HOA Fees       | 0.00                 |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Agent  | Michael Gillispie            |
| Listing Office | Kuper Sotheby's Int'l Realty |

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of October 30th, 2025 at 8:06pm CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.