

\$5,500,000 - 10046 Us Highway 290, Fredericksburg

MLS® #1910185

\$5,500,000

Bedroom, Bathroom, 20,000 sqft
Commercial on 0.00 Acres

N/A, Fredericksburg, TX

PRIME COMMERCIAL real estate on Highway 290! Discover an incredible investment opportunity with this property, strategically located along the thriving Highway 290 corridor, right in the heart of the Hill Country wine trail. This impressive estate offers over 20,000 square feet of commercial space, making it a versatile asset for business endeavors. Key Features: Commercial Space: Over 20,000 square feet devoted to a mix of office spaces, showrooms, body shop and storage units ensuring ample room for various business needs. Storage Facilities: The property includes 10 storage units and large metal buildings, providing extensive business solutions. Living Quarters: A spacious 1,400 square-foot apartment offers comfortable living accommodations on-site. Highway Frontage: Approximately 500 feet of Highway 290 frontage, offering excellent visibility and accessibility. Current Leases: With most of the commercial property currently leased, this estate presents a lucrative income opportunity. Location: Situated less than 8 miles from the historic town of Fredericksburg, TX, and providing easy access to Austin (67 miles) and San Antonio (68 miles). Land Use: The estate consists of 4 acres dedicated to commercial purposes. Dont miss the opportunity for investors, venture capitalists, and business owners to purchase this conveniently located property.

Built in 2000



Essential Information

MLS® #	1910185
Price	\$5,500,000
Square Footage	20,000
Acres	0.00
Year Built	2000
Type	Commercial
Sub-Type	Business/Professional Park
Status	Active

Community Information

Address	10046 Us Highway 290
Area	3100
Subdivision	N/A
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Utilities	Electricity, Water, Septic
Parking Spaces	20

Interior

Heating	Window Unit
Cooling	Central, Other, Wall
# of Stories	0.0

Exterior

Roof	Metal
Construction	Stone, Metal, Rock/Stone Veneer, Steel Frame

School Information

District	CALL DISTRICT
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Additional Information

Date Listed	September 24th, 2025
Days on Market	36
Zoning	UNZONED

Listing Details

Listing Agent	Sarah Wanek
Listing Office	Reata Ranch Realty

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