

\$1,500,000 - 59 Segner, Fredericksburg

MLS® #1915919

\$1,500,000

4 Bedroom, 4.00 Bathroom, 5,000 sqft

Residential on 4.01 Acres

N/A, Fredericksburg, TX

30-Year Pet Care Business w/a home,studio apartment & full suite attached to main home.Nestled just minutes from historic Fredericksburg in scenic Gillespie County, this long-standing business sits on 4.1 beautifully treed acres along peaceful Segner Road. The setting offers the perfect blend of Hill Country charm and convenience,close to town, yet private enough for a tranquil country lifestyle. Business Overview: Kellie's Doggie Country Resort has proudly served the Fredericksburg area for over 30 years, earning a loyal customer base and strong local reputation. This turnkey pet care and grooming facility includes everything needed to continue operations or expand further.

Improvements:The property features over 5,000 square feet of functional space dedicated to the grooming and boarding business. Facilities include:Reception and office area,Spacious grooming room,Tub and bathing room,Laundry area,Upstairs cat room/kennels,Abundant storage and workspace. The property is thoughtfully designed for comfort and efficiency, with plenty of room to grow or diversify services. Main Residence & Living Quarters: Next to the main business facility is a charming residence with a swimming pool and covered porches shaded by mature oak trees. A connected mother-in-law suite or apartment offers flexibility for staff, family, or potential rental income. Additional living space includes a second-story studio apartment, ideal for an



on-site caretaker or as a guest suite.
Additional Features:Three-car garage,Ample parking for up to 10 vehicles,Mature oak trees and beautiful country landscaping. Private well and septic,Quiet country setting with excellent visibility and access. Opportunity: This is a rare opportunity to acquire a well-established, income-producing pet care business in one of the Texas Hill Country's most desirable markets. With room to expand facilities or services, Segner Road offers both a established business foundation and an exceptional lifestyle property.

Built in 1979

Essential Information

MLS® #	1915919
Price	\$1,500,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	5,000
Acres	4.01
Year Built	1979
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	59 Segner
Area	3100
Subdivision	N/A
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	Other - See Remarks, None
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	Two Living Area
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Dishwasher
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Wood
Exterior Features	Covered Patio
Lot Description	County Vlew
Roof	Composition, Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	October 16th, 2025
Days on Market	14
HOA Fees	0.00

Listing Details

Listing Agent	Stephanie Mabry
Listing Office	Wooten Land Co. LLC

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