

\$1,100,000 - 17662 Us Highway 87, Fredericksburg

MLS® #1918583

\$1,100,000

Bedroom, Bathroom,
Commercial on 0.00 Acres

N/A, Fredericksburg, TX

Welcome to the legendary Cherry Spring Dance Hall, a sacred landmark of Texas music history seated on 9.67 unrestricted acres along the booming US-87 wine and tourism corridor just minutes from Fredericksburg. This is more than real estate. It is a Texas icon. Cherry Springs Dance Hall was established in 1889 by Herman Lehmann(The Blue-Eyed Indian), adopted son of the Comanche Chief Quanah Parker. He originally opened the hall as a rest stop for the cowboys passing through Cherry Spring as part of the long cattle drives heading north. Before he knew it, the hall became a popular music venue which hosted the greats. Country music legends such as Johnny Cash, Elvis, Lefty Frizzell, Buck Owens, Marty Robbins, Ernest Tubb and the Texas Troubadours, and George Jones performed live, echoing across generations. Hank Williams and Patsy Cline are rumored to have also played here. Now, this extraordinary piece of Texas heritage is available for the next visionary to shape its future. The historic character has been carefully preserved, with a brand new metal roof already installed on the dance hall, the most important preservation upgrade already complete. Inside, you will find the original hand carved bar with stained glass accents, vibrant hand painted murals from the 1970s, original hardwood floors, vintage tin ceilings, and authentic Texas German craftsmanship throughout. 2 charming historic residences are also located on the property and are ideal for



luxury lodging, a tasting suite, or owner's quarters. Situated along more than 900 feet of prime Highway 87 frontage, this property sits directly within one of the fastest growing luxury tourism and wine regions in the Texas Hill Country. Surrounded by successful wineries, wedding and event venues, boutique resorts, and high end rural developments, the visibility, accessibility, and future potential are unmatched. This is a rare opportunity to transform an already iconic destination into a premier Hill Country experience. Cherry Spring Dance Hall offers limitless potential for restoration or reinvention. Whether envisioned as a luxury wedding and music venue, a vineyard and winery estate with a powerful built in brand story, a boutique resort or retreat, or a long term commercial or residential investment, this property is uniquely positioned to deliver both emotional appeal and scalable return. History and opportunity rarely meet at this level. Cherry Spring Dance Hall is more than a property. It is a legacy, a statement, and a defining opportunity in the heart of the Texas Hill Country.

Built in 1921

Essential Information

MLS® #	1918583
Price	\$1,100,000
Acres	0.00
Year Built	1921
Type	Commercial
Sub-Type	Business/Professional Park
Status	New

Community Information

Address	17662 Us Highway 87
Area	3100
Subdivision	N/A

City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Utilities	Electricity, Water, Telephone, Sewer
Parking Spaces	10

Interior

Heating	Central, None
Cooling	Central, None
# of Stories	1.0
Stories	1

Exterior

Roof	Metal, Composition
Construction	Wood

School Information

District	Fredericksburg
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Additional Information

Date Listed	October 27th, 2025
Days on Market	3
Zoning	N/A

Listing Details

Listing Agent	John Barrera
Listing Office	eXp Realty

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