

OFFERING MEMORANDUM

Flanigan's Distillery

*A historic assemblage in the heart of downtown Bertram,
Texas.*

330 & 335 N Lampasas
Bertram, TX 78605

Offered at \$2,500,000

HOME & LAND EQUITY



The Opportunity

Home & Land Equity presents Flanigan's Distillery: a rare historic assemblage in downtown Bertram, Texas, anchored by two interconnected 19th-century landmarks and two supporting metal warehouses.

The offering pairs irreplaceable turn-of-the-century character with turn-key hospitality infrastructure — an established tasting room and event space — and is offered real estate only, vacant and unencumbered.

The asset is well-suited to an investor, owner-operator, or redeveloper seeking a trophy property with clear repositioning upside.

AT A GLANCE

Total Square Footage

20,000+ SF

Total Land Area

1.98 Acres

Historic Buildings

4 Structures

Oldest Structure

Est. 1856

Zoning

City of Bertram Commercial

Sale Type

Real Estate Only

Why Flanigan's?

01

Historic Character

Two interconnected 19th-century structures — authentic 1856 and 1904 vintage.

02

Turn-Key Hospitality

Established tasting room and event space already in place.

03

Downtown Bertram

Prime location on N Lampasas in the heart of downtown.

04

Hill Country Corridor

Hwy 29 between Austin MSA and the Texas Hill Country tourism belt.

05

Real Estate Only

Vacant and unencumbered — ready for immediate repositioning.

06

Flexible Use

Boutique hotel, distillery, restaurant, mixed-use, or event venue.



EST. 1904

The Main Building

330 N Lampasas · Bertram, TX 78605

SQUARE FEET

4,596 SF

LAND AREA

0.410 AC

YEAR BUILT

1904

Iconic red-brick storefront with arched windows, decorative cornice, and original Lone Star detailing — a signature downtown landmark. Features an interior grand staircase and open upper floor suited to tasting room or event use.

EST. 1856

The Distillery Building

335 N Lampasas · Bertram, TX 78605

SQUARE FEET

7,920 SF

LAND AREA

0.248 AC

YEAR BUILT

1856

Bertram's oldest structure — limestone and stucco with original heavy-timber doors. Currently home to the tasting room and event venue, with interior courtyard and gazebo.



The Assemblage

4

HISTORIC BUILDINGS

20,000+

TOTAL SQ FOOTAGE

1.98

TOTAL ACRES

1856

OLDEST STRUCTURE

BREAKDOWN

Main Building (1904)	4,596 SF · 0.410 AC · 330 N Lampasas
Distillery Building (1856)	7,920 SF · 0.248 AC · 335 N Lampasas
Metal Warehouses (2)	7,500+ SF · Supporting structures

Bertram, Texas

Bertram sits along the Highway 29 corridor between Austin and the Texas Hill Country, placing Flanigan's within the fast-growing Austin MSA exurban ring and directly in the path of continued regional tourism demand.

The property anchors downtown Bertram with walkable retail, dining, and weekend foot traffic — a setting well-aligned with authentic destination venues favored by Hill Country visitors.

DRIVE TIMES

Austin	~45 min
Austin-Bergstrom Intl.	~60 min
Hill Country Wineries	Adjacent corridor
Lake Buchanan & LBJ	20–30 min

Positioned in the path of Austin MSA growth and Hill Country tourism tailwinds.

Repositioning Scenarios

The assemblage supports a range of highest-and-best-use plays, each capitalizing on the property's historic character, hospitality infrastructure, and downtown setting.

01

Boutique Hotel

Convert the historic structures into a signature destination hotel with ground-floor F&B.

02

Distillery + Tasting

Relaunch the property as a working distillery with on-site retail and hospitality.

03

Event Venue

Expand the event footprint across multiple buildings for weddings and private events.

04

Mixed-Use

Restaurant, retail, offices, or live-work combinations across the assemblage.

Transaction Details

OFFERED AT

\$2,500,000

Real Estate Only

Sale Type

Real Estate Only

Combined Parcels

330 & 335 N Lampasas

Zoning

City of Bertram Commercial

Land Area

1.98 Acres

Building Area

20,000+ SF across 4 structures

Occupancy

Vacant · Unencumbered

Liquor License

Available separately for qualifying buyer

CONTACT

Let's start a
conversation.

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