

FOR SALE

BANDERA GUN CUB | FM 1077

BANDERA, TX

OFFERING MEMORANDUM



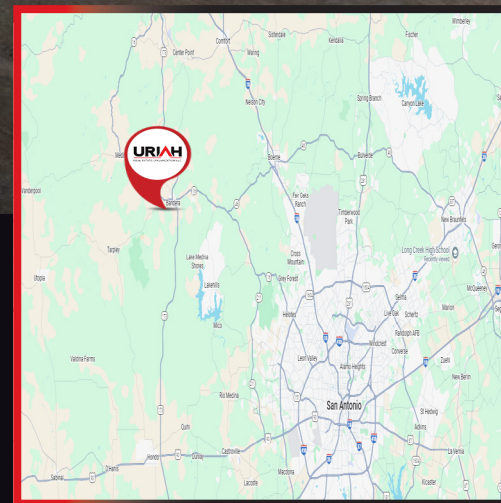
PRESENTED



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The information contained herein was obtained from sources believed reliable: However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.



PROPERTY OVERVIEW - BANDERA GUN CLUB

PROPERTY SUMMARY

Turnkey Hill Country shooting sports facility on ± 21.4 acres in Bandera, Texas. Founded in the late 1980s, the Bandera Gun Club has long served as a trusted destination for safe, accessible marksmanship- offering pistol and rifle ranges, shotgun sports, and firearms instruction to the local community and visiting sportsmen alike. Located just minutes from downtown Bandera- "The Cowboy Capital of the World"- this property combines meaningful acreage, established brand equity, and loyal customer relationships with excellent access and visibility along FM 1077. Whether continuing the club's legacy or repositioning with new recreational, event, or hospitality programming, this offering provides a compelling platform for growth. The site's scale, name recognition, and Hill Country setting make it a rare and versatile opportunity for investors, operators, or developers seeking to expand within one of Texas's most scenic and fast-growing markets.

PROPERTY INFORMATION

LOT SIZE

AC: 21.436 +/-
SQFT: 933,752.16 +/-

ZONING

OCL
COMMERCIAL

UTILITIES:

ON SITE: ELECTRICITY, SEPTIC,
SHARED WELL

FRONTAGE

45 +/- LINEAR FT ON
FM 1077

PROPERTY HIGHLIGHTS

± 21.4 ACRE TRACT – AMPLE LAND FOR CONTINUED SHOOTING-SPORTS OPERATIONS, EXPANSION, OR ALTERNATIVE COMMERCIAL DEVELOPMENT.

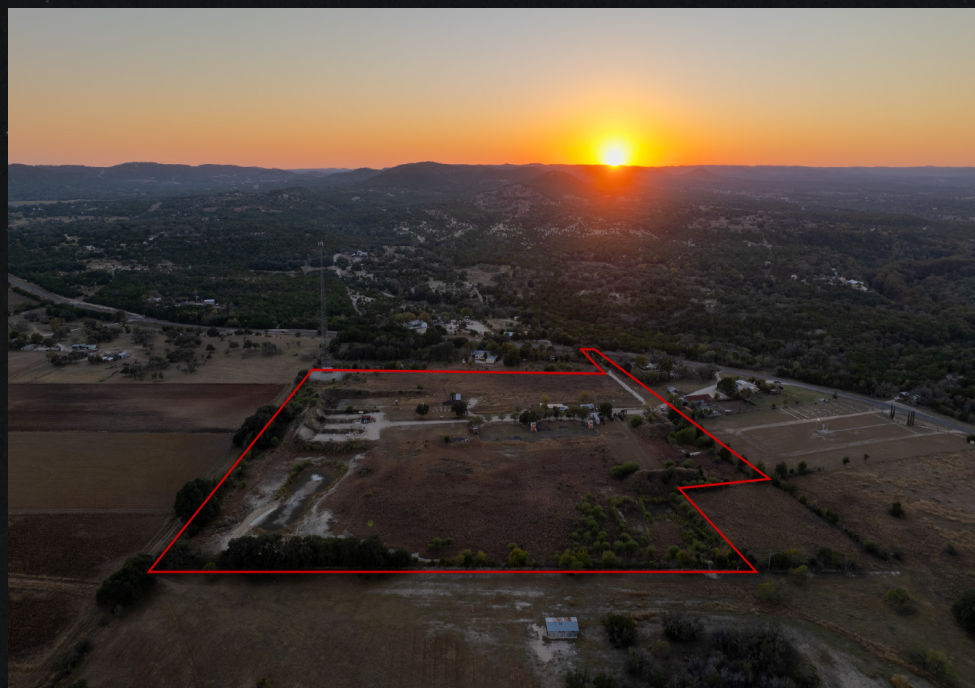
PRIME HILL COUNTRY LOCATION- MINUTES FROM DOWNTOWN BANDERA AND CONVENIENT TO SAN ANTONIO AND SURROUNDING RESORT AREAS.

VERSATILE REUSE POTENTIAL – IDEAL FOR CONTINUATION AS A GUN CLUB, OR CONVERSION TO AN ADVENTURE PARK, OUTDOOR VENUE, RANCH RETREAT, OR HOSPITALITY DESTINATION.

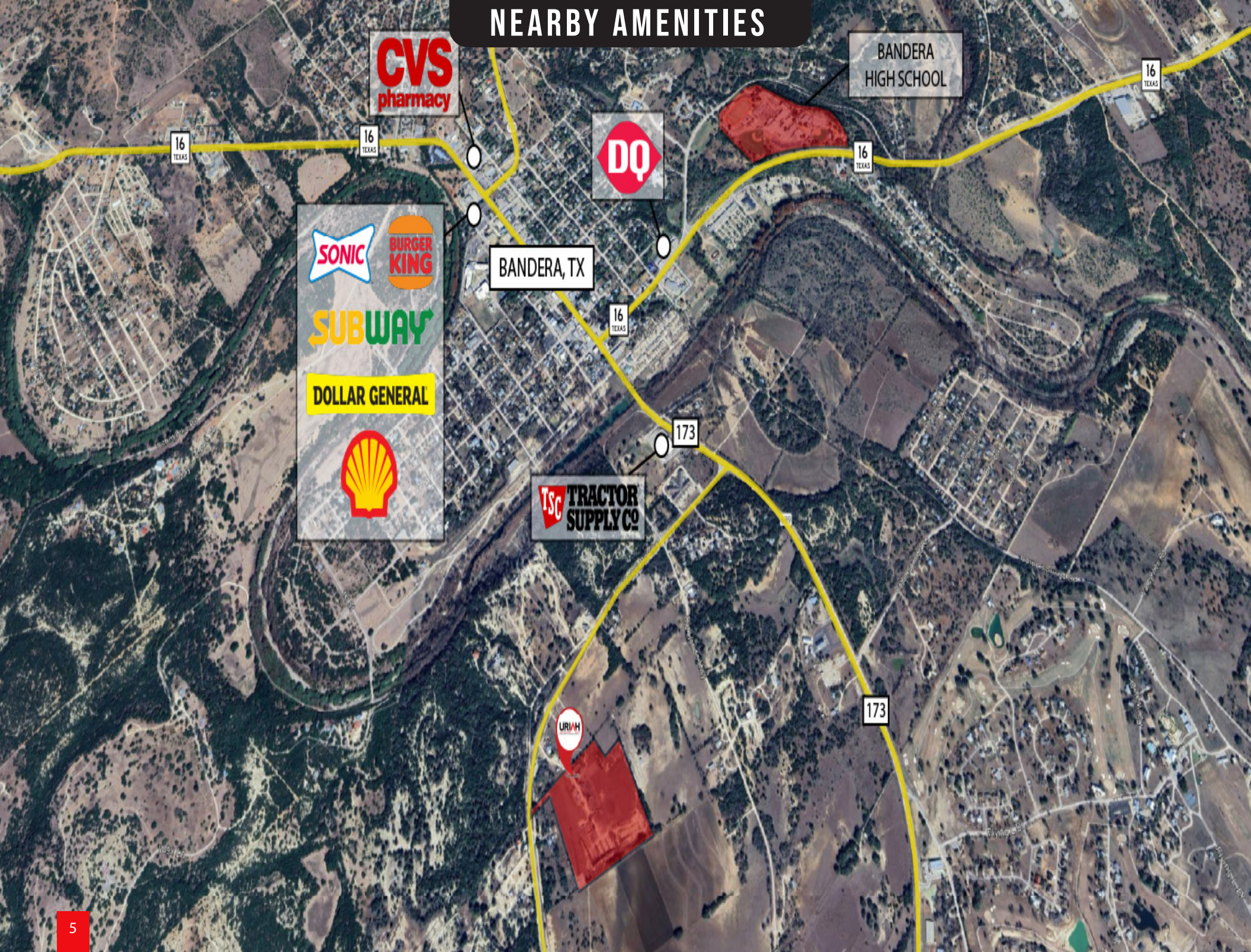
ESTABLISHED FACILITY - LONG STANDING COMMUNITY PRESENCE, BRAND RECOGNITION, AND CUSTOMER BASE.

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PROPERTY PHOTOS | BANDERA GUN CLUB



NEARBY AMENITIES



BANDERA GUN CLUB | FM 1077

BANDERA, TX

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CONTACT:

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URIAH

REAL ESTATE ORGANIZATION LLC



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Primary Assumed Business Name			
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(210)315-8885</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(210)315-8885</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Michael Rayos</u>	<u>836413</u>	<u>Michael@UriahRealEstate.com</u>	<u>(210)378-6955</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov