

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

HILL COUNTRY  
PROPERTIES

# Twin Gables

427 Texas 27, Comfort, TX 78013

**Luke Barnett**

Associate Broker

830 510 1957

luke@barnetthillcountry.com

SALE PROPOSAL

# Table Of Contents

FOR SALE

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Luke Barnett  
Associate Broker  
830 510 1957  
luke@barnetthillcountry.com

Berkshire Hathaway HomeServices  
Hill Country Properties  
616 Front Street #C  
Comfort, TX 78013  
830.816.5151  
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# Property Information

Section 1

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# Property Summary

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## Property Summary

Mixed-use investment property at 427 Highway 27 in Comfort, Texas with six rentable units and strong income potential. The property includes an approx. 1,800 sq. ft. leased retail space occupied by a spa and plant shop, plus an approx. 1,500 sq. ft. warehouse, 415 sq. ft. red metal building, and two tiny-house units measuring approx. 256 sq. ft. and 138 sq. ft. With Highway 27 visibility, multiple usable buildings, and a charming Hill Country setting, this property offers immediate income, flexible use, and additional upside for an investor or owner-user.

## Offering Summary

Sale Price:	\$1,150,000.
Number of Units:	6
Lot Size:	0.42 Acres
Building Size:	4109

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	57	251	755
Total Population	133	587	1,745
Average HH Income	\$80,783	\$80,012	\$79,985

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luke@barnetthillcountry.com

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Hill Country Properties**  
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# Property Description

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## Property Description

Unique mixed-use investment opportunity in the heart of Comfort, Texas. Located at 427 Highway 27, this versatile property offers six rentable units with a rare combination of leased income, flexible commercial space, and additional upside. The property includes an approximately 1,500 sq. ft. warehouse currently not leased, an approximately 1,800 sq. ft. retail building currently leased to a spa and plant shop, an approximately 415 sq. ft. red metal building currently not leased, and two charming tiny-house units measuring approximately 256 sq. ft. and 138 sq. ft. The property has a creative Hill Country feel with mature trees, garden areas, decks, covered outdoor space, and inviting gathering areas throughout. Existing leased space provides immediate income, while the vacant warehouse, red metal building, and tiny houses offer flexibility for an owner-user or investor seeking additional rental potential. The layout lends itself well to a variety of uses including retail, wellness, office, studio, storage, boutique lodging, events, or creative workspace. With excellent visibility along Highway 27 and close proximity to Comfort's historic district, shopping, dining, and local attractions, this property presents a rare opportunity to own a character-filled, multi-unit commercial property in one of the Hill Country's most charming small-town markets. Strong income potential, multiple usable improvements, and room for future upside make this a unique offering in the Comfort market.

## Location Description

Discover the charm of Comfort, TX, a delightful town that offers a perfect blend of history and modern amenities. Situated in the picturesque Hill Country, the area boasts a quaint downtown area lined with unique shops and boutiques. Nearby, visitors can explore the scenic Guadalupe River for outdoor activities or visit the tranquil Hill Country wineries. With its friendly community and rich cultural heritage, Comfort is an ideal location for Retail and Street Retail investors looking to become a part of a thriving and vibrant commercial district.

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# Complete Highlights

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## Property Highlights

- Prime mixed-use property in the heart of Comfort, Texas
- Excellent visibility along Highway 27
- Currently configured with 6 rentable units
- Approximately 1,500 sq. ft. warehouse – currently not leased
- Approximately 1,800 sq. ft. retail building – currently leased to spa and plant shop
- Approximately 415 sq. ft. red metal building – currently not leased
- Two tiny-house units: approximately 256 sq. ft. and 138 sq. ft.
- Strong combination of current income and additional upside
- Ideal for investor or owner-user
- Flexible use potential: retail, wellness, office, studio, storage, boutique lodging, creative workspace, or events
- Charming Hill Country setting with mature trees, decks, garden areas, and outdoor gathering spaces
- Multiple buildings allow for diversified rental income
- Located near Comfort's historic district, shops, restaurants, and local attractions
- Rare multi-unit commercial opportunity with character and growth potential
- Value-add opportunity with several currently vacant/leasable spaces
- 

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616 Front Street #C  
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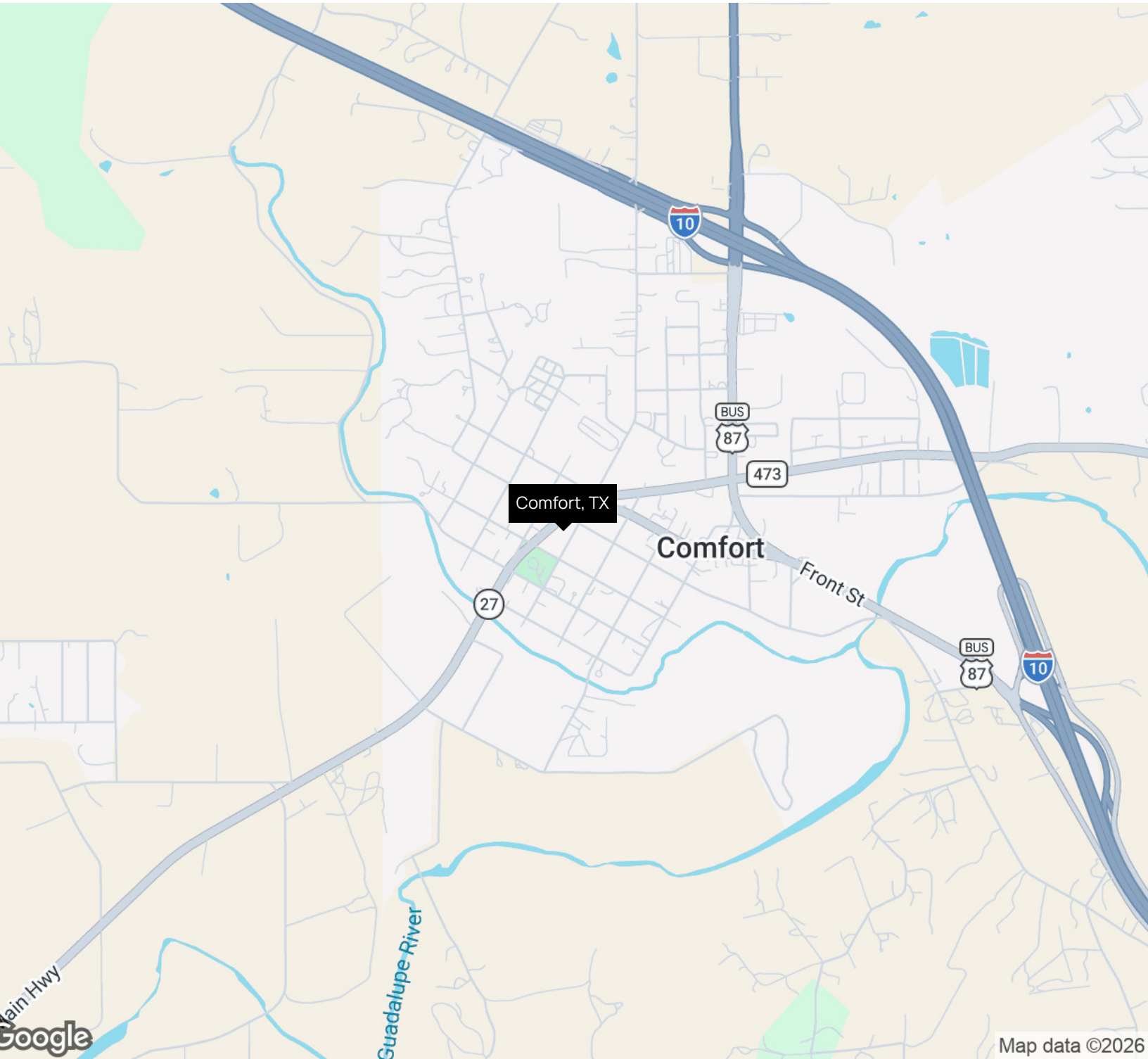
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# Location Information

## Section 2

# Regional Map

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Associate Broker  
830.510.1957  
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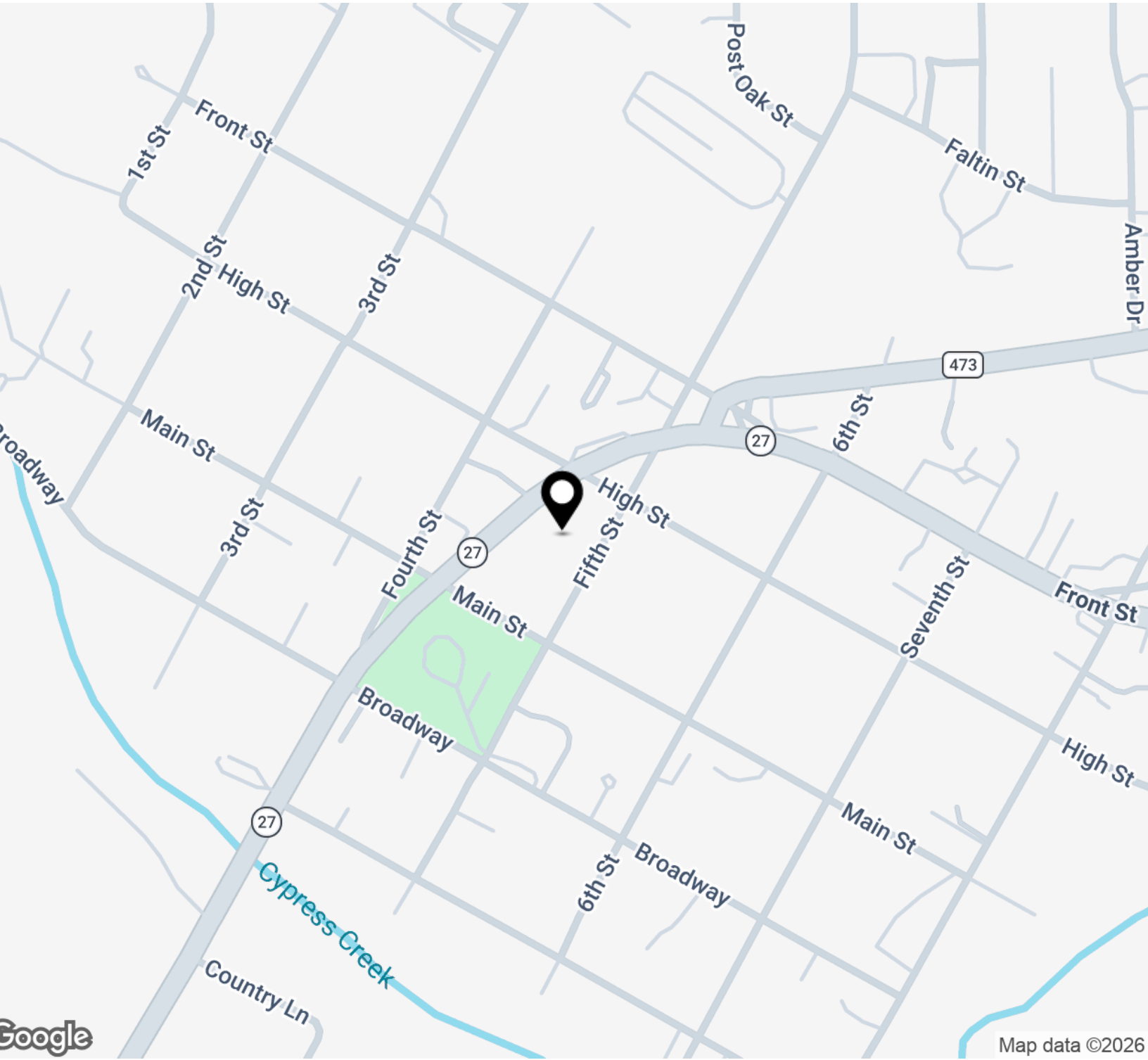
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# Location Map

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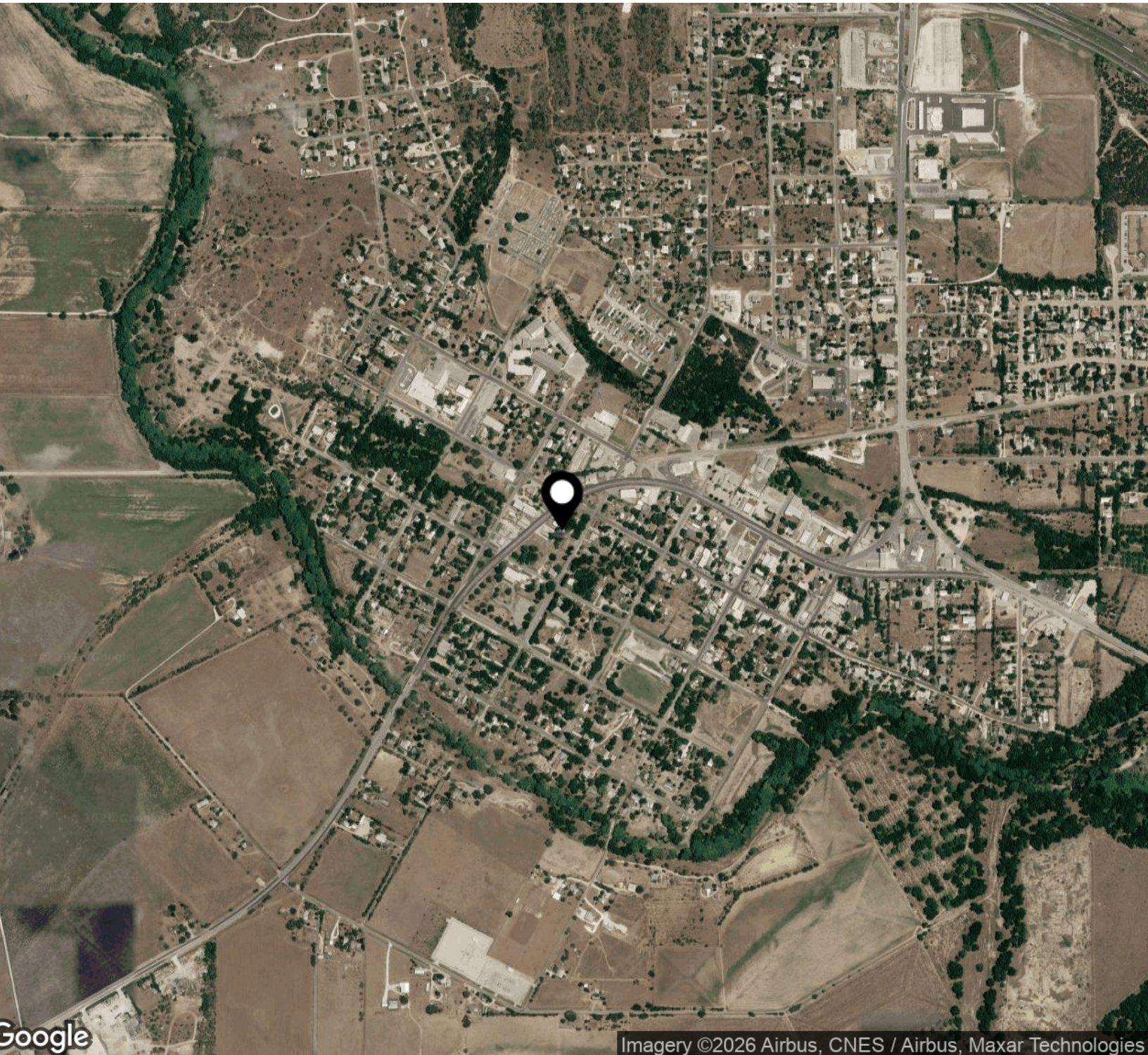
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# Aerial Map

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# Sale Comparables

Section 3

# Sale Comps

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## Twin Gables

427 Texas 27, Comfort, TX 78013

Price: \$1,150,000 Lot Size: 0.42 Acres  
No. Units: 6



## 416 Highway 27, Comfort, TX 78013

416 Highway 27, Comfort, TX 78013

Price: \$1,280,000 Bldg Size: 1,900 SF  
Lot Size: 0.40 Acres Year Built: 1940



## Salvaged Souls

702, Comfort, TX 78013

Price: \$839,000 Bldg Size: 3,279 SF  
Lot Size: 0.28 Acres Year Built: 1910



## 716 Front Street

716 Front St, Comfort, TX 78013

Price: \$649,500 Bldg Size: 4,653 SF  
Lot Size: 0.41 Acres



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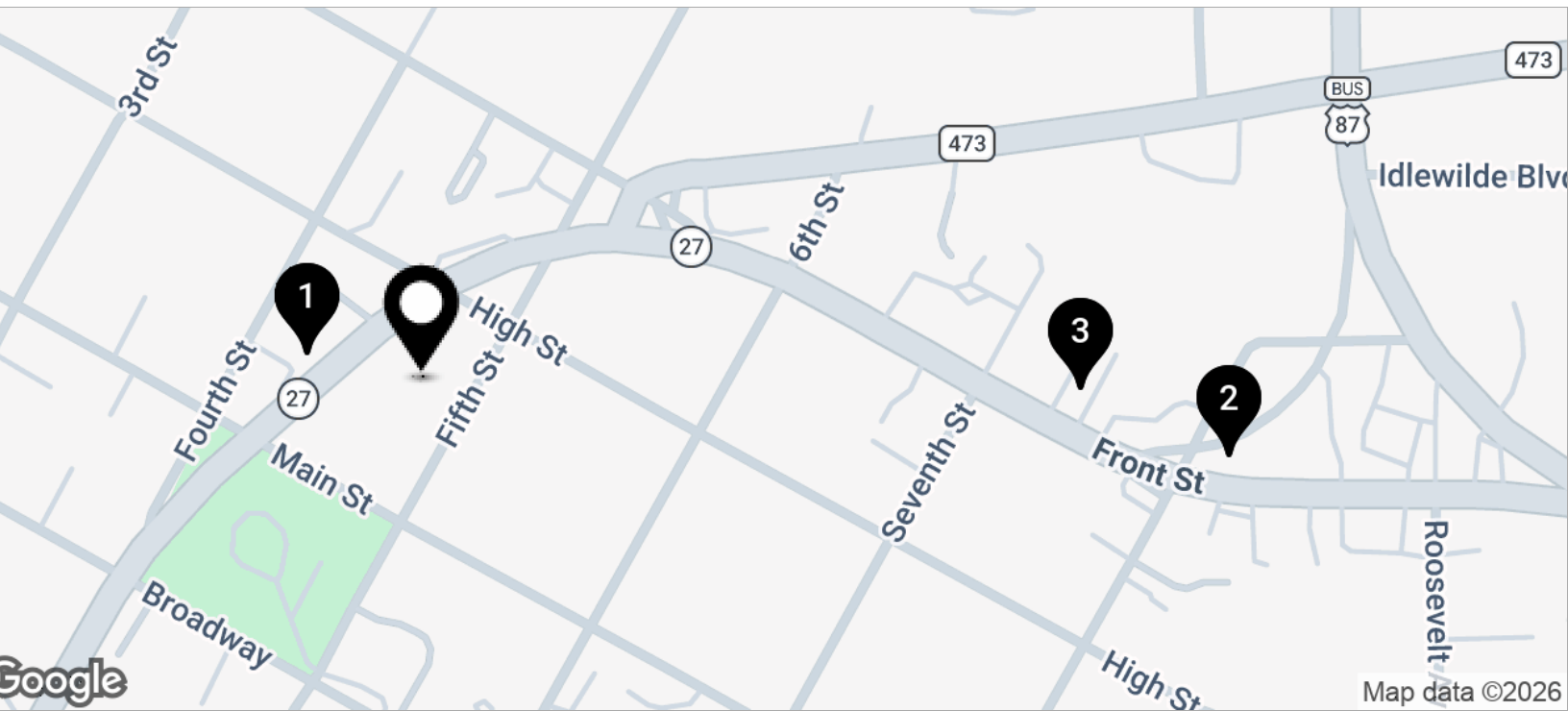
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# Sale Comps Map & Summary

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	Name/Address	Price	Deal Status	Price/Acre	No. Units	Price/Unit	Price/SF
★	<b>Twin Gables</b> 427 Texas 27 Comfort, TX 78013	\$1,150,000	Subject Property	\$2,738,095	6	\$191,667	-
1	<b>416 Highway 27, Comfort, TX 78013</b> 416 Highway 27 Comfort, TX 78013	\$1,280,000	On Market	\$3,200,000.00	-	-	\$673.68
2	<b>Salvaged Souls</b> 702 Comfort, TX 78013	\$839,000	On Market	\$2,996,428.57	-	-	\$255.87
3	<b>716 Front Street</b> 716 Front St Comfort, TX 78013	\$649,500	Sold 6/8/2024	\$1,572,639.23	-	-	\$139.59
	<b>Averages</b>	<b>\$922,833</b>		<b>\$2,589,689.27</b>		<b>\$NaN</b>	<b>\$356.38</b>

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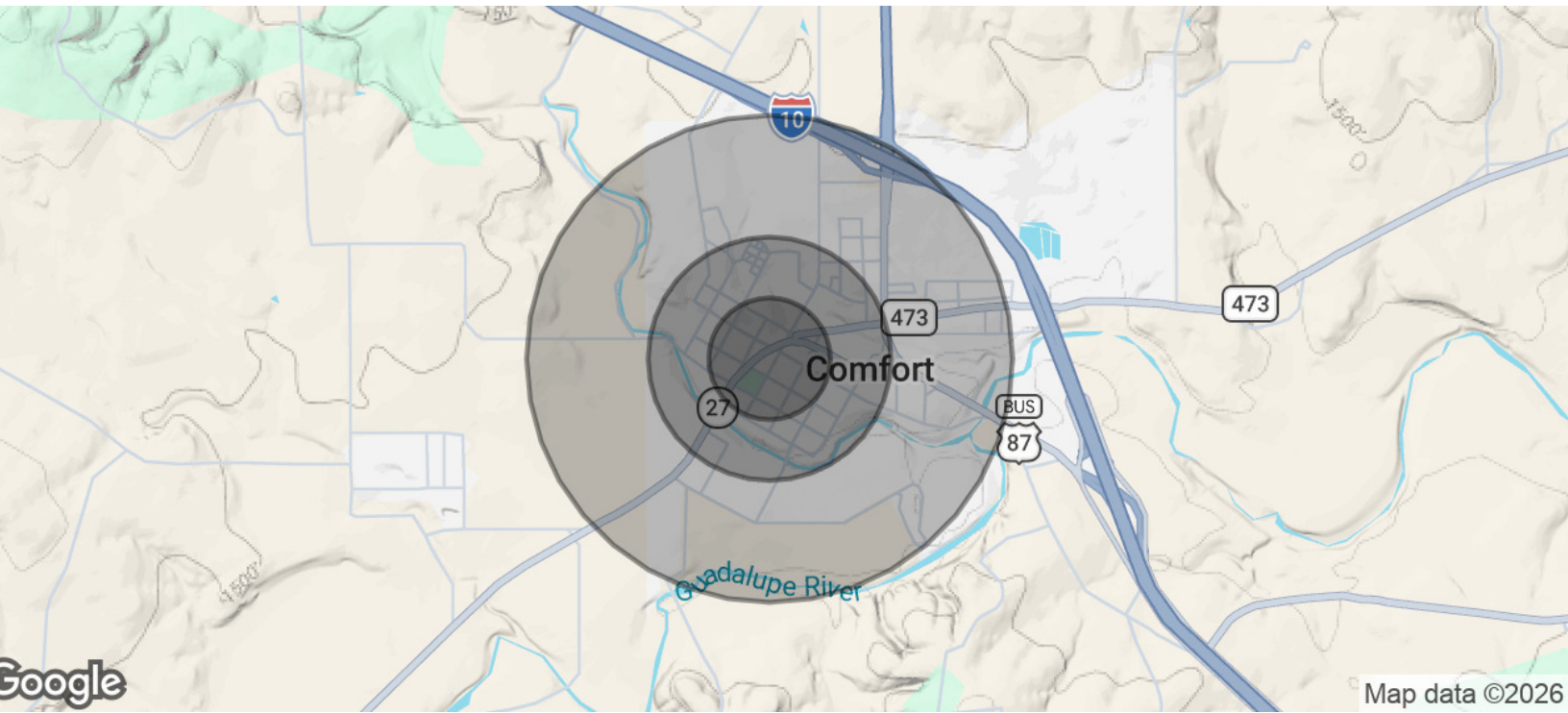
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# Demographics

## Section 4

# Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	133	587	1,745
Average Age	36.1	34.9	35.8
Average Age (Male)	34.3	33.2	34
Average Age (Female)	52.2	51.2	51.6

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	57	251	755
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$80,783	\$80,012	\$79,985
Average House Value	\$286,756	\$280,203	\$279,677

2023 American Community Survey (ACS)

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# Advisor Bios

## Section 5



## Luke Barnett

Associate Broker

luke@barnetthillcountry.com

Direct: **830.510.1957** | Cell: **830.510.1957**

TX #680134

## Professional Background

With years of experience in business ownership and real estate, Luke Barnett is dedicated to helping clients navigate the market with confidence. As broker and previous owner of Red Door Real Estate in Boerne, TX, for 8 years. Luke brings to Berkshire Hathaway Home Services management years of expertise for your commercial, residential needs. Luke has a strong background in negotiation, market analysis, and customer service. Prior to real estate, Lucas honed his leadership and business acumen in the hospitality industry, overseeing multi-million dollar operations and delivering top-tier client experiences. His commitment to excellence and personalized service makes him a trusted advisor for buyers, sellers, and investors alike.

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