

# FORMER JOHNNY PICKLES DISTILLERY

1711 North Austin Street | Seguin, Texas 78155



**FOR SALE**  
DISTILLERY/RESTAURANT BUILDING - FULLY EQUIPPED

OLDHAMGOODWIN.COM | 210.426.1800



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## INVESTMENT OVERVIEW

**OLDHAM GOODWIN** is pleased to present the former Johnny Pickles Distillery property in Seguin, Texas. This asset presents a unique opportunity for investors seeking to operate a distillery, restaurant/bar venue, or a combination of both. The property is currently fully outfitted with modern distillery equipment and is operational, historically producing award-winning whiskey but capable of the production of a wide range of spirits including gin, vodka, and rum.

For buyers not interested in distilling, the property can be purchased without the equipment, allowing for easy conversion to an entertainment-focused venue. The site features a covered patio with a stage, multiple indoor and outdoor seating and lounge areas, and three shipping containers currently used for barrel storage that could be repurposed for various uses.

The seller has also obtained City of Seguin approval for construction of an additional building of up to 5,000 SF. The property includes paved on-site parking areas accommodating approximately 40 vehicles and is located along North Austin Street (State Highway 123 Business), offering excellent visibility and convenient access between Interstate 10 and Downtown Seguin.

### SALES PRICE



**\$950,000**

### BUILDING SIZE

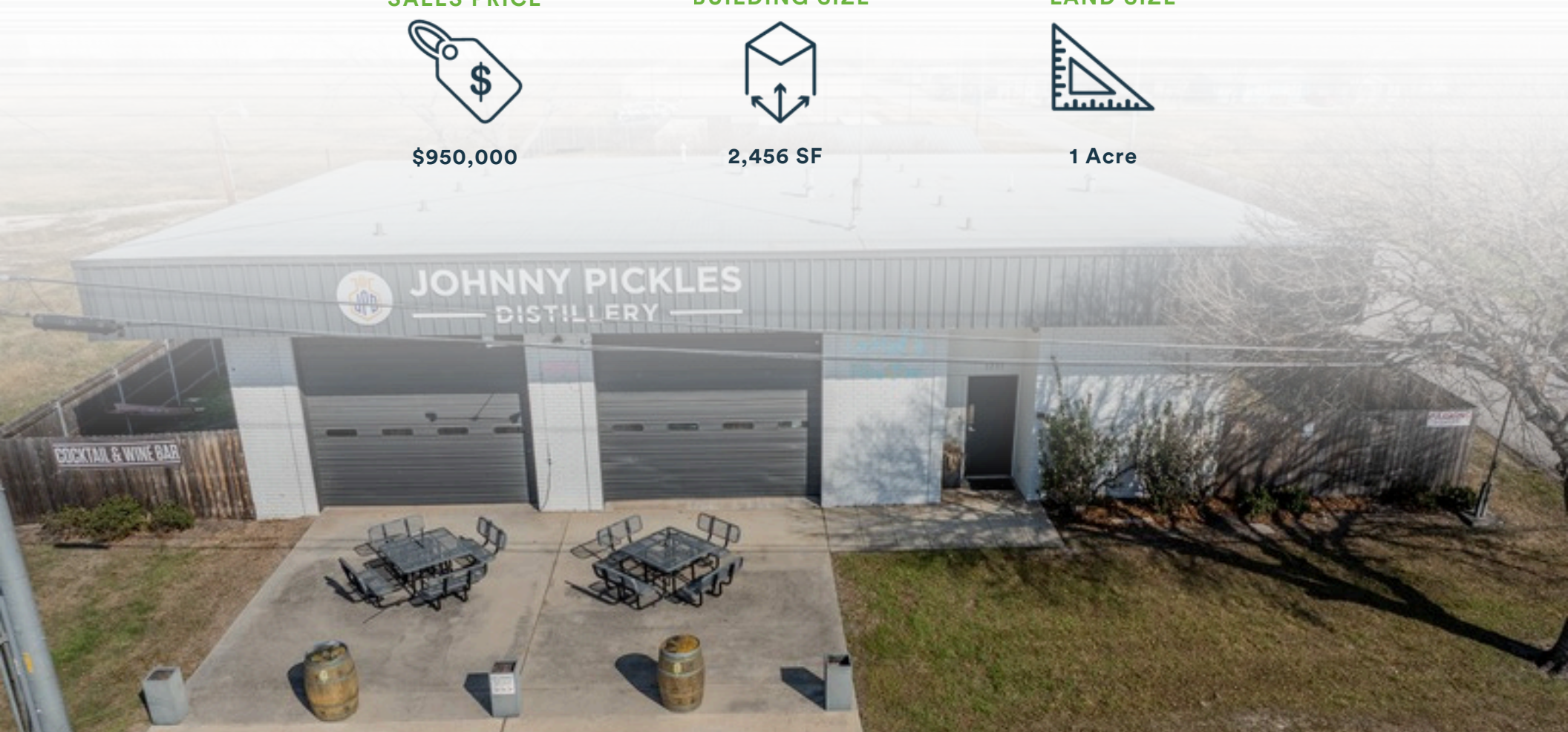


**2,456 SF**

### LAND SIZE



**1 Acre**





## TURN-KEY PROPERTY SUITABLE FOR A VARIETY OF USES

- **Liquor Distillery** – All equipment is modern/current and is in-place and ready to produce. Equipment inventory is available for review.
- **Restaurant** – Property can be easily converted to a restaurant use either independently or in conjunction with the distillery.
- **Bar** – Current use includes a bar component, which could continue to be operated alongside the distillery use or as a stand-alone bar business.
- **Venue** – Because of its size, improvements, configuration, access and plentiful on-site parking, property can be used as a venue including any or all of the above-noted uses, and others.

## PRIME LOCATION

- The Seguin area is growing quickly, with many new employers and housing subdivisions
- Site is located on a major arterial, approximately halfway between Interstate 10 and Downtown Seguin.
- Guadalupe County is one of the fastest growing counties in Texas and is part of the San Antonio MSA
- Property enjoys strong visibility, easy access and high traffic counts.

## EXPANSION POTENTIAL

- Flexible zoning allows for a variety of uses.
- Site and location have already been approved for additional 5,000 sf of improvements.
- Existing property includes areas currently dedicated to distilling spirits, a separate indoor bar area, two restrooms, an office and a storage area.
- Outside the main building are storage/shipping containers, a covered pavilion with stage and seating areas, and a dedicated on-site paved parking lot.
- Drawings, plans, specifications of existing renovated property are available.

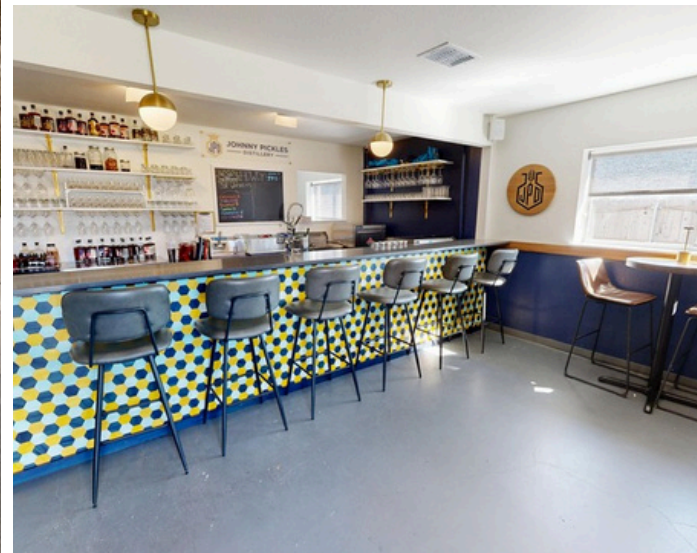


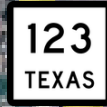
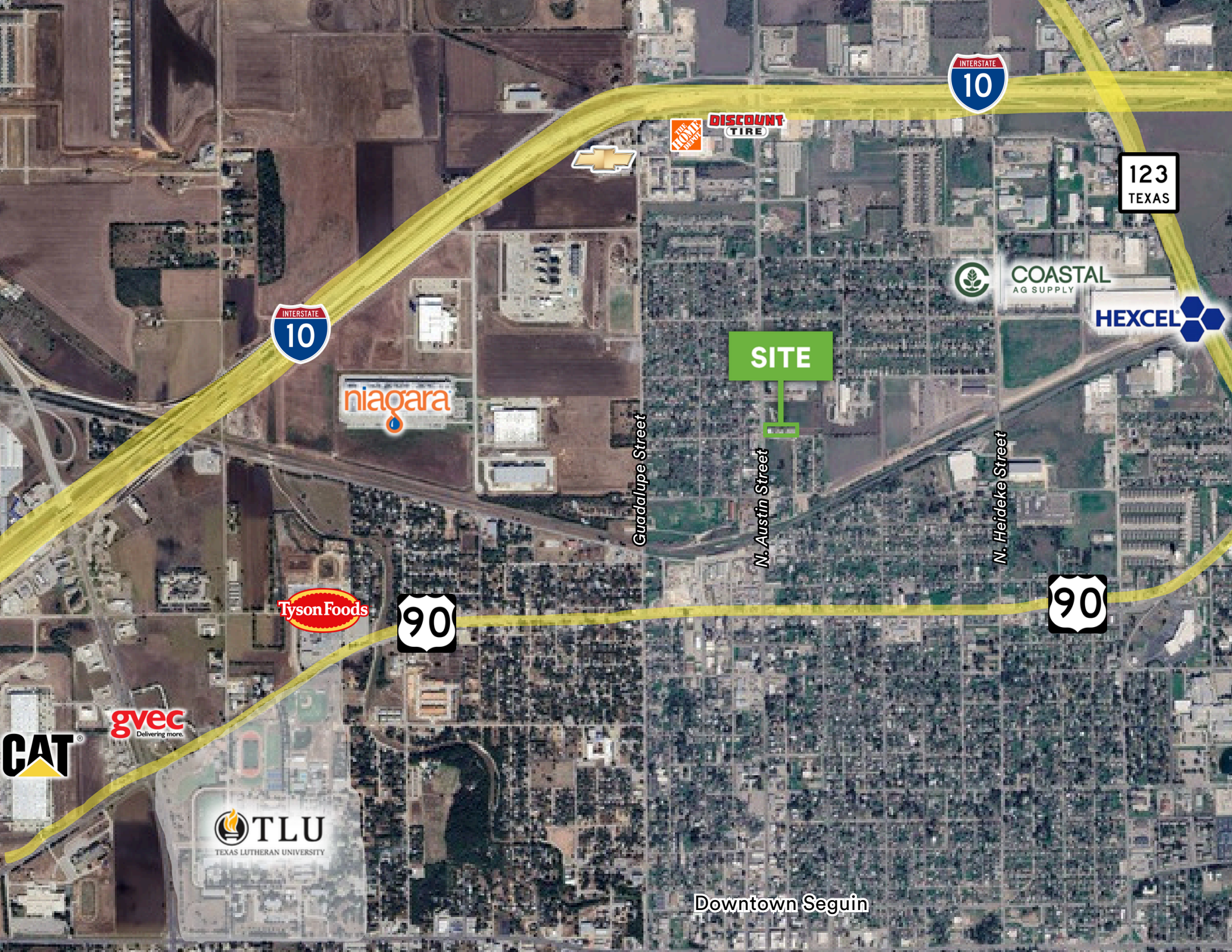


[View Drone Mapping](#)



[View Matterport](#)





**SITE**

Guadalupe Street

N. Austin Street

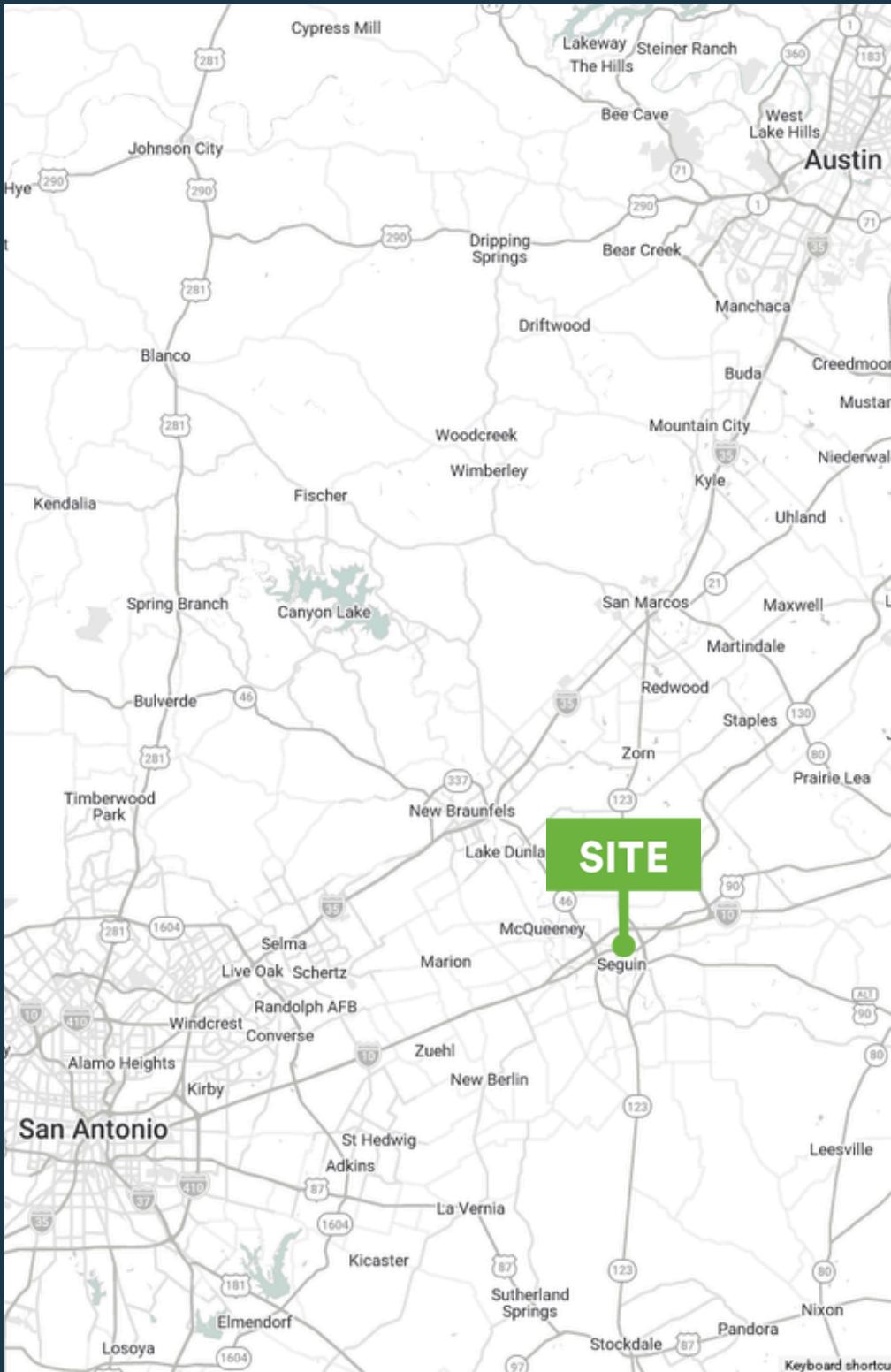
N. Heideke Street



COASTAL  
AG SUPPLY



Downtown Seguin



## BUILDING SPECIFICATIONS

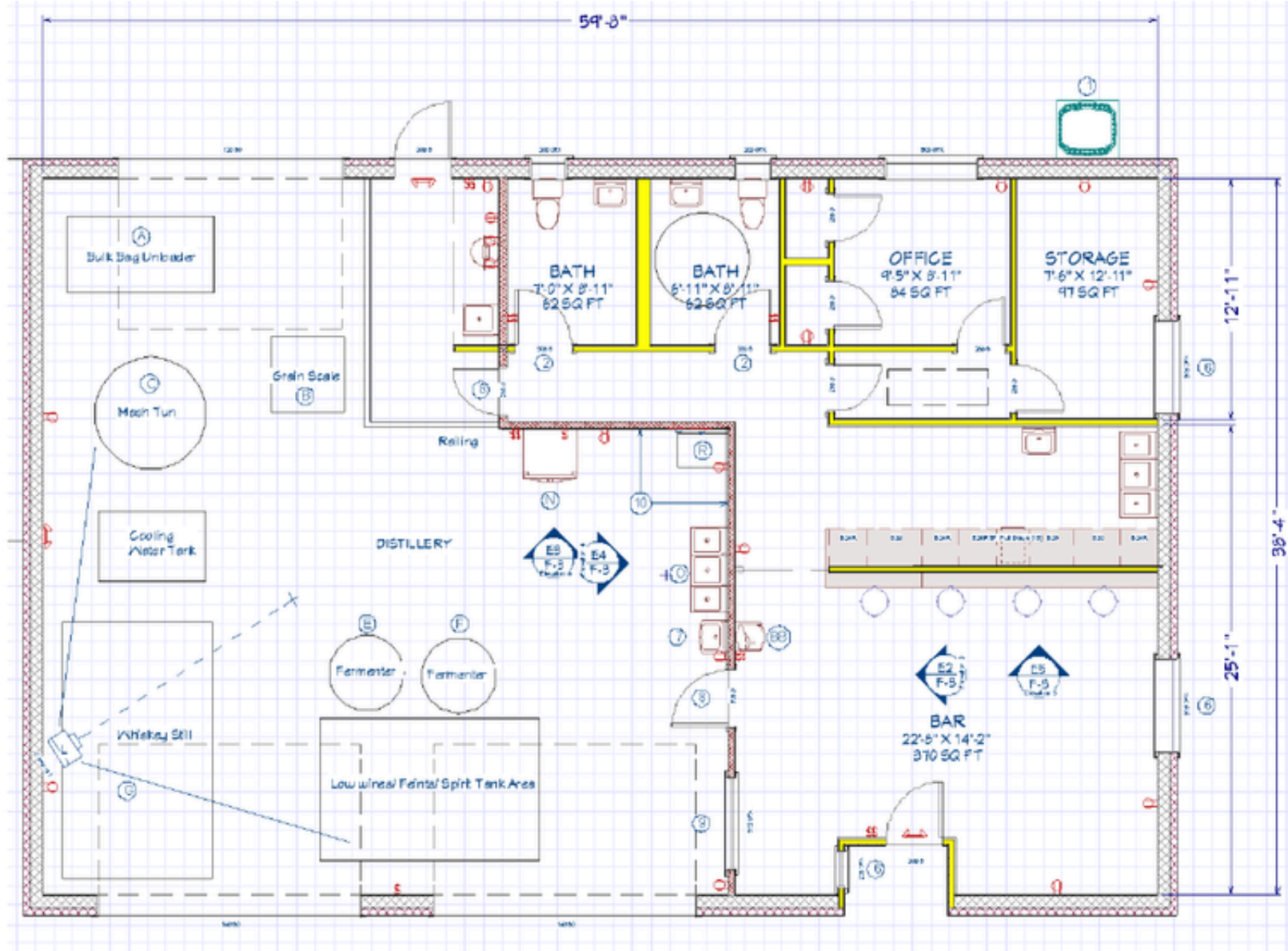
Building Area:	2,456 SF - per Guadalupe County Appraisal District
Year Built:	1978/Fully Renovated in 2022
Foundation:	Concrete Slab on Grade
Exterior Walls:	Masonry
Structure:	Masonry
Utilities:	Electricity. Water and Natural Gas
Parking:	37 on-site paved parking spaces, with additional 30+ available street parking

## SITE SPECIFICATIONS

Size:	.995 acres (approximately 43,342 sf)
Legal Description:	Johnny Pickles Distillery Lot #1 BLK #1
Access:	Directly from North Austin Street / Highway 123 Business
Zoning:	Commercial
Frontage:	100' along North Austin Street (Highway 123 Business)



# FLOOR PLAN



# APPROVED SITE DEVELOPMENT PLAN

## JOHNNY PICKLES DISTILLERY AUSTIN ST. – SEGUIN TEXAS SITE DEVELOPMENT



[View Document](#)



VICINITY MAP

### INDEX OF DRAWINGS

SHEET	DESCRIPTION
1	TITLE SHEET
2	TEMPORARY AND PERMANENT EROSION CONTROL PLAN
3	GENERAL NOTES
4	EXISTING DRAINAGE PLAN
5	DEVELOPED DRAINAGE PLAN
6	GRADING AND DRAINAGE PLAN
7	DIMENSION PLAN
8	WATER DETAILS
9	ELECTRICAL CONDUIT AND PARKING LOT LIGHTS
10	LANDSCAPE PLAN

NOTE: THE LANDSCAPE PLAN IS NOT A PRODUCT OF BETTERSWORTH AND ASSOCIATES, INC. THE ENGINEER'S SEAL AND SIGNATURE INDICATE THAT THE INCLUDED LANDSCAPE PLAN HAS NOT BEEN MODIFIED FROM THE ORIGINAL PLAN PROVIDED BY OTHERS

#### REVISIONS

NO.	DESCRIPTION	APPD.	DATE
△			
△			
△			



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Texas Registration No. F-11731



JANUARY 15, 2021

I, the undersigned, John J. Dipollino, Jr., a Professional Engineer Registered in the State of Texas, hereby certify that proper engineering consideration has been given to these plans and all engineering aspects are in compliance with City and State engineering regulations and laws.

Engineer Seal  
John J. Dipollino  
Registered Professional Engineer  
P.E. Registration No. 85355

## DEMOGRAPHICS

1 MILE

ESTIMATED  
POPULATION

8K

HOUSEHOLD  
INCOME

\$64K

CONSUMER  
SPENDING

\$79M

3 MILE

ESTIMATED  
POPULATION

35K

HOUSEHOLD  
INCOME

\$72K

CONSUMER  
SPENDING

\$353M

5 MILE

ESTIMATED  
POPULATION

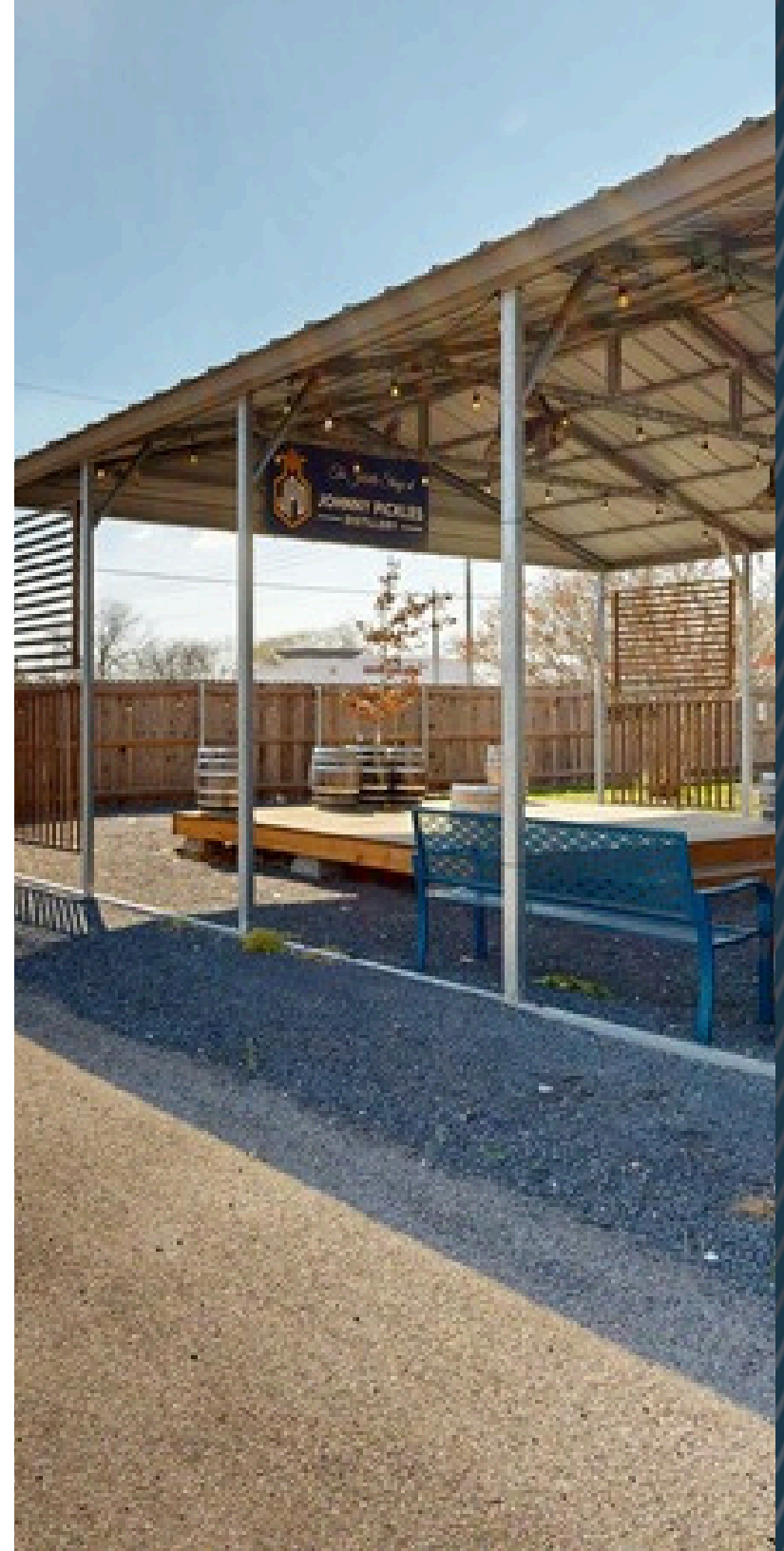
51K

HOUSEHOLD  
INCOME

\$82K

CONSUMER  
SPENDING

\$565M



# TEXAS OVERVIEW

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



**LARGEST**  
MEDICAL CENTER



POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**Bryan/College  
Station**  
#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

**Houston**  
4TH LARGEST POPULATION IN  
THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2ND FASTEST GROWING CITY  
IN THE NATION

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME



**BEST STATE**  
FOR BUSINESS



**TOP STATE**  
FOR JOB GROWTH



**NO STATE**  
INCOME TAX

# SEGUIN, TEXAS

Seguin, Texas is a rapidly growing community strategically located along Interstate 10 between San Antonio and Austin, placing it within one of the fastest-growing economic corridors in the United States. Known for its strong manufacturing base and business-friendly environment, Seguin is home to major employers including Caterpillar, Niagara Bottling, Tyson Foods, and Hexcel. The city continues to experience significant residential and commercial expansion as population growth and new development move east from San Antonio and south from Austin. With a growing workforce, expanding retail presence, and the presence of Texas Lutheran University, Seguin offers an attractive environment for businesses, investors, and developers seeking long-term growth opportunities in Central Texas.



POPULATION  
**40,728**

**#9** FASTEST-GROWING CITY IN THE U.S.

**40%**

POPULATION SURGE SINCE 2010



**LOCATED ALONG INTERSTATE 10**

BETWEEN SAN ANTONIO AND AUSTIN, SEGUIN PROVIDES DIRECT ACCESS TO TWO OF THE FASTEST-GROWING METROPOLITAN AREAS IN THE UNITED STATES.

**5,000+** MANUFACTURING JOBS & IS HOME TO

MAJOR EMPLOYERS INCLUDING CATERPILLAR, NIAGARA BOTTLING, TYSON FOODS, AND HEXCEL.



# INFORMATION ABOUT BROKERAGE SERVICES

11-03-2025



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



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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.

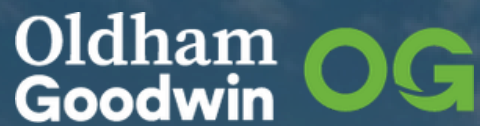
**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
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**San Antonio**

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    **OLDHAMGOODWIN.COM**

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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.