

NORTH LLANO ST

1007 LLANO STREET
FREDERICKSBURG, TX 78624



BROWNING COMMERCIAL
REAL ESTATE

A division of Phyllis Browning Co Real Estate



FOR SALE

Lisa Grove
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PhyllisBrowning.com
6061 Broadway St
San Antonio, TX 78209
The Very Best for Texas



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PROPERTY INFORMATION

1

PROPERTY SUMMARY
PROPERTY PHOTOS

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PROPERTY SUMMARY

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Property Summary

Price:	\$739,000
Building SF:	1,290 SF
Lot Size:	0.68 Acres
Topography:	Level Urban Corner Lot
Frontage:	Sh 15 ~ 164 ft
Zoning:	C-1

Property Overview

Strategically positioned along the highly traveled N. Llano Street corridor, this 3-bedroom, 2-bathroom structure offers 1,290 square feet of usable space on a generous 0.68-acre lot. Priced at \$739,000, the property carries coveted C-1 commercial zoning, making it a rare and versatile opportunity in one of Fredericksburg's most visible and high-traffic locations.

The C-1 designation opens the door to a wide range of commercial uses — from a professional office or medical practice to a daycare, doggy daycare, boutique retail, or full redevelopment within C-1 parameters. The expansive lot provides exceptional flexibility, with ample room for parking, signage, additional structures, or ground-up redevelopment to maximize the site's commercial potential.

Location Overview

With strong daily traffic counts on N. Llano Street and proximity to downtown Fredericksburg thriving tourism and business ecosystem, this property represents a compelling opportunity for investors, entrepreneurs, and developers looking to establish or expand a commercial presence in the heart of the Texas Hill Country.

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LOCATION INFORMATION

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BUSINESS MAP

DEMOGRAPHICS

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TERESA WEIRICH

DISCLAIMER

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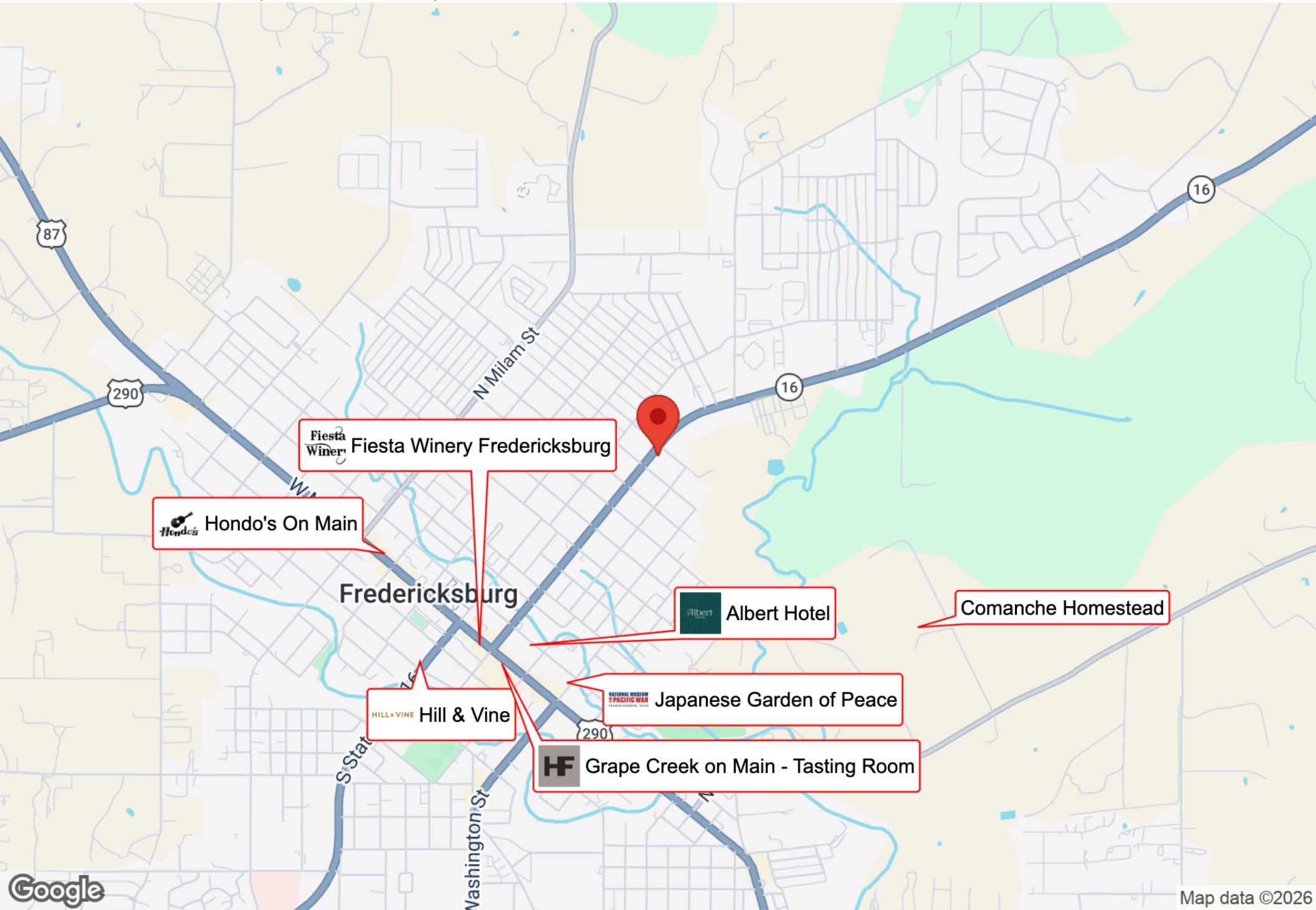


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BUSINESS MAP

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Fiesta Winery Fiesta Winery Fredericksburg

Hondo's Hondo's On Main

Fredericksburg

Albert Hotel

Comanche Homestead

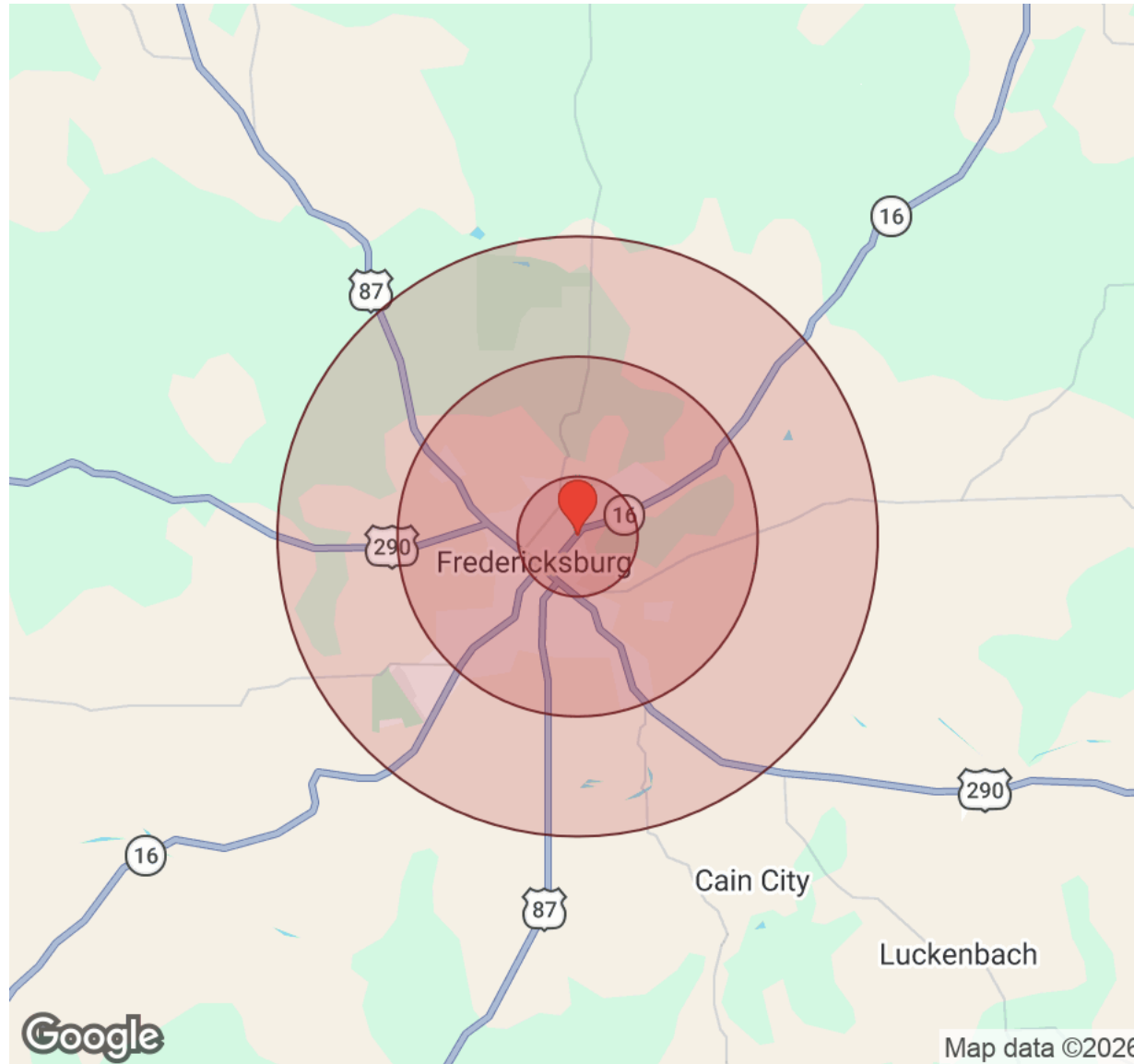
HILL & VINE Hill & Vine

NATIONAL MUSEUM OF PACIFIC WAR Japanese Garden of Peace

HF Grape Creek on Main - Tasting Room

DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,875	6,966	8,001
Female	1,989	7,286	8,357
Total Population	3,864	14,252	16,359

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,921	10,222	11,733
Black	47	135	147
Am In/AK Nat	6	21	23
Hawaiian	N/A	N/A	N/A
Hispanic	809	3,573	4,116
Asian	36	135	147
Multiracial	42	154	177
Other	3	13	15

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,080	7,425	8,489
Occupied	1,679	6,055	6,931
Owner Occupied	1,129	3,925	4,575
Renter Occupied	550	2,130	2,356
Vacant	401	1,370	1,558

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	573	2,348	2,705
Ages 15 - 24	340	1,502	1,736
Ages 25 - 54	1,192	4,409	5,019
Ages 55 - 64	501	1,851	2,152
Ages 65+	1,257	4,142	4,748

Income	1 Mile	3 Miles	5 Miles
Median	\$79,563	\$74,458	\$76,805
Under \$15k	86	442	507
\$15k - \$25k	78	301	352
\$25k - \$35k	125	336	369
\$35k - \$50k	159	662	723
\$50k - \$75k	353	1,309	1,460
\$75k - \$100k	204	677	762
\$100k - \$150k	278	866	1,014
\$150k - \$200k	163	451	552
Over \$200k	232	1,010	1,193

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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.

11-03-2025



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Phyllis Browning Co.</u>	<u>400203</u>	<u>realty@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Michelle Ellis</u>	<u>612745</u>	<u>broker@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Jo Ann Gonzales</u>	<u>532414</u>	<u>jgonzales@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Lisa D. Grove</u>	<u>444720</u>	<u>lgrove@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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Lisa Grove

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Teresa Weirich	352139	tweirich@phyllisbrowning.com	(512) 517-2691
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