

Offering Memorandum



# THE SHOPS <sup>at</sup> BLANCO



*Where Retail, Living, and  
Hill Country Charm Come  
Together*

Presented by: EXP Marketing Group, Inc.

Michael Colaninni, Broker

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[www.blancosuites.com](http://www.blancosuites.com)

# THE SHOPS *at* BLANCO



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## Section 1

# Executive Summary

Offering Summary

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# Offering Summary

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Listing Price  
1,750,000



Lot Size  
0.98 Acre



# of Units  
17

## Financial

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Listing Price \$1,750,000

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Operational Reopening date - July 2025

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Rentable SQFT 7,426

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# of Buildings 3

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# of Stories 2

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Years Built 1946, 1986

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Year Renovated 2024

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[www.blancosuites.com](http://www.blancosuites.com)



# Location Overview

902 Main Street, Blanco, TX 78606



[www.blancocountyinn.com](http://www.blancocountyinn.com)

Escape the city and discover a one-of-a-kind mixed-use compound in the heart of the Texas Hill Country in Blanco.

EXP Marketing Group, Inc. is pleased to present an exceptional opportunity to acquire a thoughtfully reimagined property offering a blend of retail and residential income potential. Ideally situated along the rapidly growing U.S. Highway 281, the property is just five blocks from Blanco's vibrant downtown square, known for its charm, local businesses, and steady tourism.

Set on approximately 0.98 acres, the property features prime highway frontage—an increasingly rare offering in this highly desirable Hill Country corridor. The site has been extensively renovated and repositioned, with the main structure converted into multiple retail suites and additional buildings offering flexible residential or short-term rental opportunities.

The property stands out for its curated design and inviting atmosphere, highlighted by professionally landscaped green spaces and thoughtfully designed interiors throughout. With over \$1.2 million in capital improvements by prior ownership, the asset offers a strong foundation for immediate income generation, with additional upside through lease-up, rental optimization, or further branding.

# Property Overview

The interiors feature a modern farmhouse design, creating a clean and inviting atmosphere across both retail and residential spaces. The retail suites are well-suited for boutique shops, cosmetic shops, offices, or service-based businesses. All spaces are equipped with contemporary amenities such as kitchenettes or break areas, Wi-Fi, and smart TVs where applicable. Beautifully landscaped grounds include shaded seating areas, picnic tables, fire pits, and a pergola, ideal for gatherings and shared community outdoor use.

## Site Description

# of Rooms	17
# of Buildings	3
# of Stories	2
Years Built	1946, 1986
Year Renovated	2024
Rentable SQFT	7,426
Lot Size	0.98 Acre
Type of Ownership	Fee Simple

Parking	22
Parking ratio	1.1
Landscaping	Zeroscape
Topography	Flat

## Utilities

Water	City of Blanco
Electric	Pedernales Electric
Gas	Blanco Hydro Gas
Foundation	Concrete Slab
Framing Exterior	Wood & Concrete
Parking Surface	Asphalt
Roof	Metal


## Mechanical

HVAC	Mixed - Central, Mini Split & Wall Units
Wiring	Copper
Fire Protection	Smoke Detectors

# Google Business Profile

**The Shops At Blanco**  
5.0 ★ (1) · Retail space rental agency

Overview Reviews Photos



Website Directions Save Share Call

Open · Closes 5 PM

902 Main St, Blanco, TX 78606

5.0 ★★★★★ · 1 Reviews

## What people are saying about The Shops At Blanco:



**Amber McBride**

3 reviews



a week ago

NEW

There's a great blend of businesses in the Shops at Blanco; hair dressers, acupressure, a women's clothing boutique, a baker & more businesses are moving in soon!



Reply



Hover to react



# Website Presence



[www.blancosuites.com](http://www.blancosuites.com)

Undertook a complete redesign of our website, optimizing it with targeted keywords in blog content to enhance traffic. Revamped the site's appearance and replaced outdated photos with high-quality, professional images.



## Premier Retail Space on Main Street

Position your business in the heart of Blanco with this highly visible, end-cap retail space just steps from the historic town square. This newly renovated commercial unit offers flexibility for a variety of uses—ideal for a wine bar, coffee shop, boutique retail, or professional office.

### Property Highlights:

- Fully Built-Out Retail Space - Ready for immediate move-in
- Open Floor Plan Layout - Customize your space to fit your business
- Corner Suite with Excellent Exposure - Maximize foot traffic and visibility
- Modern Amenities - Includes showers, sinks, toilets, a laundry room, and central HVAC
- Convenient Location - Walkable to local attractions, shops, and restaurants
- Sign Exposure - Increase business visibility to drivers on Main St

### Lease Details:

- Owner Covers: Property taxes
- Tenant Responsible For: Utilities, insurance, WFL, and any desired property modifications

Contact Mike at 512-709-8223 to learn more about available units.



## Section 2

# Unit Overview

Unit Mix

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Photos

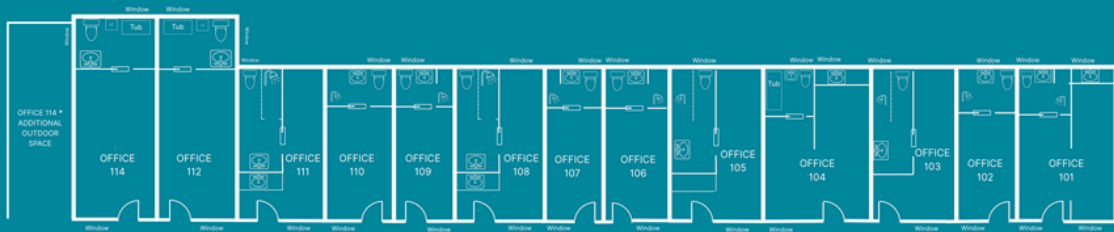
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Land Survey

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902 Main St, Blanco, TX 78606

# BLANCO OFFICE & RETAIL SUITES



Suite #	*114	112	111	110	109	108	107	106	105	104	103	102	101
Sq. Ft	252	252	266	167	167	267	167	167	267	339	267	167	298

\*sqft based off of interior measurements

Rented:  
(Began leasing units July 2025)



# Premier Retail Site

This versatile front building offers two thoughtfully designed units, ideal for both retail and office use. Unit 1 is currently leased, providing immediate income, while Unit 2 is fully furnished and ready for use.

With its inviting layout and prime street presence, the space is perfectly suited for a boutique coffee shop, plant shop, or similar retail concept. The property also features a spacious private yard and covered outdoor area, creating additional opportunities for customer seating or creative use.

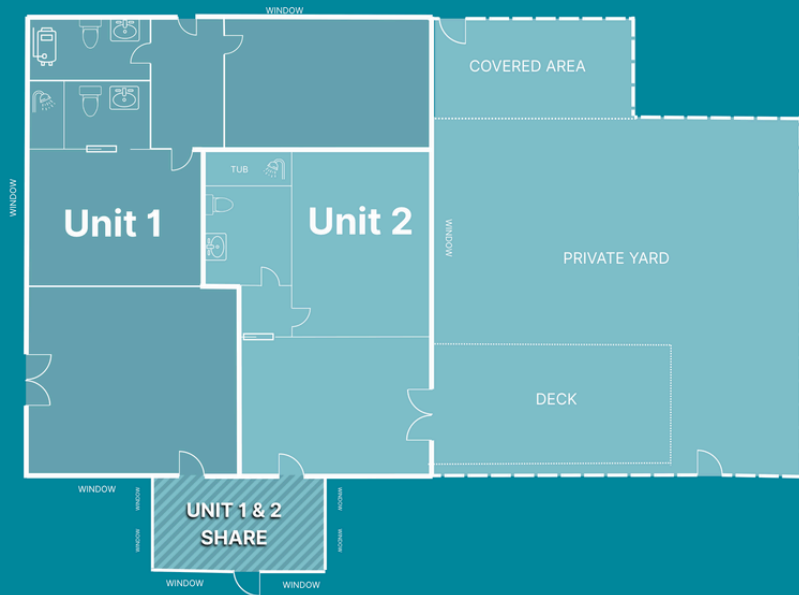




# Premier Retail Site Unit 1 & 2

902 Main St, Blanco, TX 78606

Unit	Sq. Ft	Notes
Unit 1	705	Rented ✓
Unit 2	540	Includes spacious backyard



# The Bluebonnet & The Roundup

This versatile two-story building features two 672-square-foot units: the “Bluebonnet” downstairs and the “Roundup” upstairs. Both are fully furnished, turnkey spaces.

Each unit offers a private entrance and functional layout, making them ideal for Airbnb use or easy conversion into office space, a live/work setup, or an owner’s suite with additional income potential.





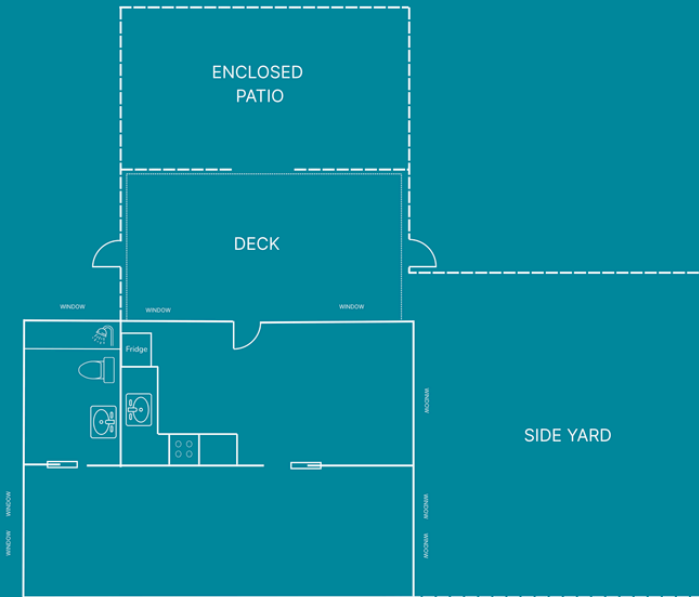
# Bluebonnet Suite

412 9th st, Blanco, TX 78606

Tenant pays electricity and water.  
Landlord pays insurance, taxes and repairs

Sq. Ft

672





# Roundup Suite

412 9th st, Blanco, TX 78606

Tenant pays electricity and water.  
Landlord pays insurance, taxes and repairs

\*Upstairs Unit

Sq. Ft

672



# Rentable Outdoor Space

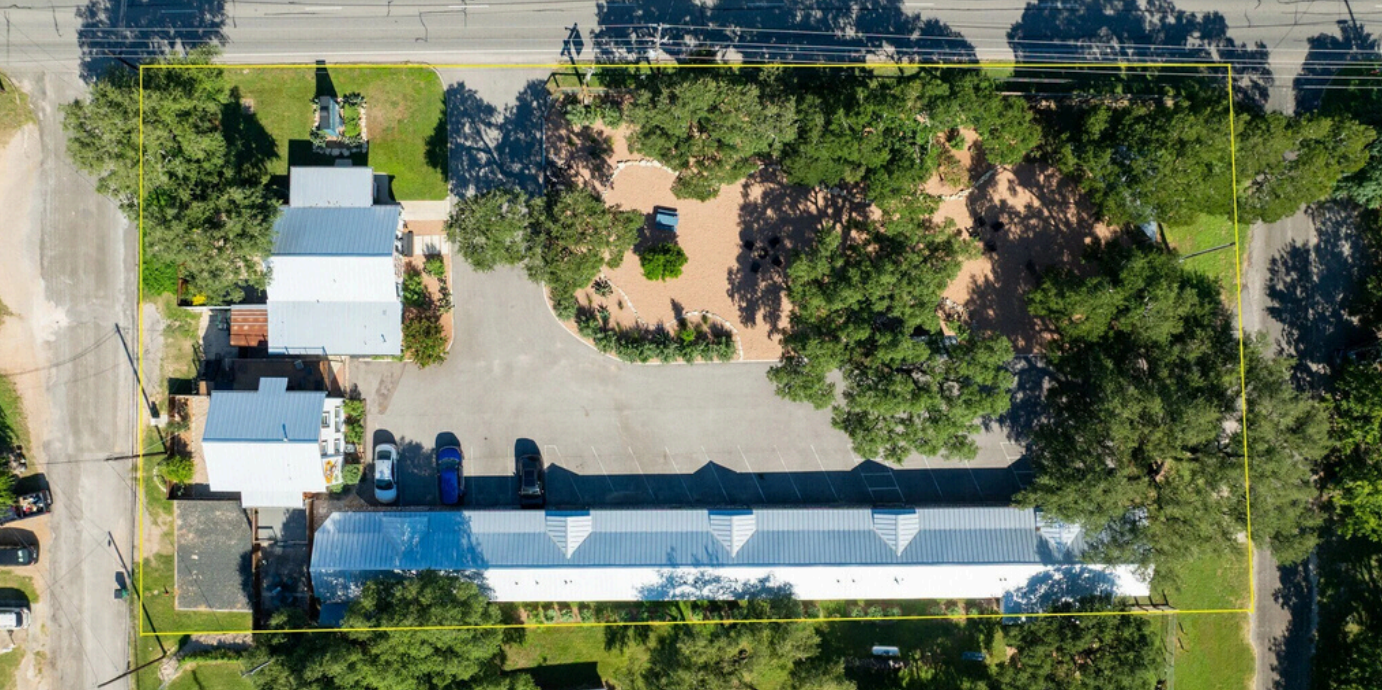
The property features a spacious, highly visible outdoor community area positioned directly in front of the retail storefronts, offering a unique opportunity to create a vibrant, activated gathering space.

With direct frontage along a main thoroughfare, this area is ideally suited for food truck installations, pop-up vendors, live music, and community-focused events that can draw consistent foot traffic and enhance tenant synergy. The layout naturally lends itself to outdoor seating, social gatherings, and experiential retail concepts, allowing future ownership to cultivate a dynamic destination atmosphere.





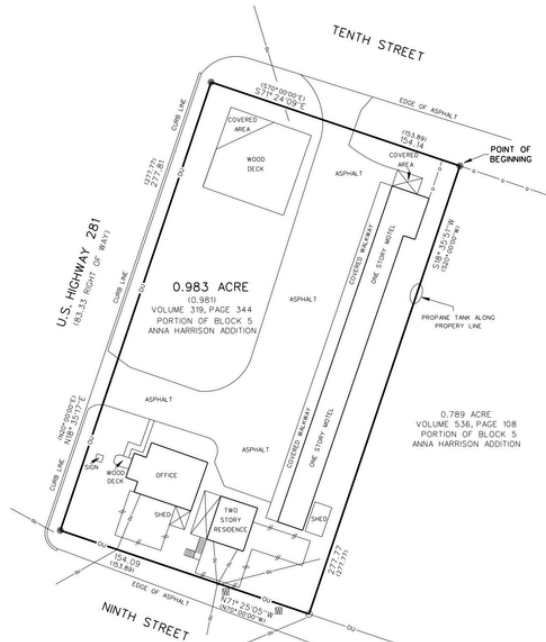








# Land Survey



EASEMENTS, AS LISTED IN SCHEDULE B OF FIRST AMERICAN TITLE GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE OF NO. 21-1242 EFFECTIVE OCTOBER 14, 2021 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON.

I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO RYAN HUDSON AND STEPHANIE HUDSON, FIRST AMERICAN TITLE GUARANTY COMPANY, COUNTY-WIDE TITLE COMPANY AND LENDER THAT I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY SHOWN HEREON AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS, VISIBLE UTILITY LINES OR EASEMENTS KNOWN TO ME EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.

12-22-21

DATE

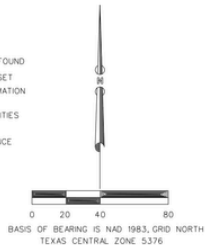
*Randall H. Hambright*

RANDALL H. HAMBRIGHT, R.P.L.S.  
STATE OF TEXAS REGISTRATION NO. 5263  
COUNTY SURVEYOR, BLANCO COUNTY, TEXAS



## LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ( ) RECORD INFORMATION
- WOOD FENCE
- OU- OVERHEAD UTILITIES
- ☒ WATER METER
- CHAIN LINK FENCE



MAP TO ACCOMPANY FIELD NOTE NO. 021-268

SURVEY OF 0.983 ACRE, BEING SITUATED IN  
THE H. EGGLESTON SURVEY NO. 24, ABSTRACT  
NO. 1, BLANCO COUNTY, TEXAS

## HAMBRIGHT LAND SURVEYING

P.O. BOX 1226  
JOHNSON CITY, TEXAS 78636  
PHONE (830) 868-2574  
TEXAS FIRM NO. 100587-00  
EMAIL: HAMBRIGHTSURVEY@GMAIL.COM

DATE: 12-22-2021  
FILE NAME: 021-268  
JOB NO: 021-268

PROPERTY ADDRESS IS 902 U.S. HIGHWAY 281 (MAIN STREET)

# THE SHOPS *at* BLANCO



For additional information, including financials and utility related documents, please contact:

Michael Colaninni, Broker

EXP Marketing Group, Inc.

[mcolaninni@hardmoneytx.com](mailto:mcolaninni@hardmoneytx.com)

(512) 709-8233

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