



# Offering Memorandum

*Flexible 1031 Exchange Options  
(With Or Without Debt)*

**AWARD-WINNING WINERY & VINEYARD  
+ DEVELOPMENT OPPORTUNITY**

\$4,750,000

7.25% Cap Rate - Winery on 50-Acres

*Adjacent 73-Acres Available but Apart from Winery  
\$1,587,500*

**Texas Hill Country**

Lampasas County, TX. 76853

**FISHER** Advisors LLC  
Business Intermediary §1031 Exchange

DAVID FISHER, CCIM  
dfisher@fisheradvisorsllc.com  
PH: 936.320.3737



# OFFERING MEMORANDUM

## WINERY & VINEYARD

*Texas Hill Country  
Location provided at LOI stage.*

*Absolute Net Long-Term Lease  
Opportunistic Investment*

## CONTACT

DAVID FISHER, CCIM  
dfisher@fisheradvisorsllc.com  
PH: 936.320.3737

This Offering Memorandum (OM) is subject to prior placement and withdrawal, cancellation or modification without notice. Information submitted to you is done on a confidential basis for your use in connection with your consideration of the investment opportunity described herein. Projections & assumptions contained in this OM and/or information relayed by Broker have been provided by sources deemed reliable. No representation or warranty is made, however, as to the accuracy or completeness of such information, and nothing contained in this prospectus is or shall be relied on as a promise to future projections. It is expected that you will conduct your own independent investigations and analysis of this offering and you hereby expressly indemnify and hold Broker harmless from any liability that might arise from statements made during the course of your independent investigation that may prove to be incorrect. You agree not to contact the owner or any employees without written authorization.

Your acceptance of this memorandum constitutes your acceptance of the above terms. If you are unable to, or wish not to abide by the aforementioned conditions please delete, destroy or return the marketing materials to the Broker addressed here.

David Fisher, CCIM  
21 Waterway Avenue, Suite 300  
The Woodlands, TX 77380  
(936) 320-3737  
dfisher@fisheradvisorsllc.com



➤ **WHAT**

- I. \$4,750,000 @ 7.25% Cap Rate - Winery 10-Year Term "Absolute Net Lease"
- II. Flexible to meet your IRS §1031 Exchange - With debt or without debt.

➤ **WHY**

Award winning Texas vintner with many years of experience within the Texas wine industry is hoping to expand their retail operation. They will be acquiring a fully operational wine processing facility, complete with tasting room and event center on 50-acres (10 acres of mature vineyard). The acquisition will significantly add wine processing capacity to their existing business and planned expansion. The expanding Vintner intends to sell the real estate, buildings, FF&E and land at a 7.25% Cap Rate under an "Absolute Net" 10-Year lease term with "Options". And retaining for themselves the "Wine Club" memberships, wine formulas, inventory, and goodwill. They will utilize part of proceeds from this sale to expand operations throughout targeted primary cities within Texas.

➤ **HOW**

Purchase Price for \$4,750,000 at 7.25% Cap Rate. With corporate and personal lease guarantees and will set-aside a 3-years aggregate lease payment reserve. *Note: Adjacent 73-acres also available for sale to accommodate a larger 1031 exchange requirement.*

Vintner/Lessee retains 100% ownership interest in business & operations.

Vintner/Lessee will execute a 10-Year "absolute net" sale lease-back with Purchaser/Lessor.

Initial 10-year lease with five (10-year) options = future equitable value for Vintner/Lessee.

➤ **BENEFITS**

Purchaser can complete 1031 Exchange from \$4,750,000+ (With or without debt)

Purchaser receives an excellent 7.25% return via lease on the winery asset from an established award-winning operator.

Purchaser could capitalize on RV revenue stream as an "add-value" in high-demand county.

Vintner retains 100% ownership (leasehold) rights to land & business.

Vintner builds business equity - can sell cash flowing business at 5X in future.

The subject investment consists of the winery and vineyard business, retail wine sales from tasting room designed with glass curtain wall and operating from over 14,616 SF of improvements on approx. 50 “view acres” 100 feet above the adjacent Country Road 1403 in Lampasas County, Texas. The Vintner/Lessee has over 15-years of experience and goodwill with over 70 medals including Platinum and Double Golds to show for its viticultural excellence. The Vintner’s desire to expand in other primary cities throughout Texas has created an opportunity uniquely intrinsic to this offering. As an investor the property offer a reasonable safe harbor for your 1031 exchange, while providing a fair and equitable return on your real estate secured investment.

Out of the wineries 50 acres, eleven have been cultivated as a vineyard that produces 30-tons of premium grapes annually. There are seven different varieties with two “noble” i.e., Cabernet, Tempranillo, Syrah, Sangiovese, Mourvudre, Roussanne, and Albarinho. The property has a history of gold discovery and also includes 100% of the subterranean mineral rights, oil rights, and well-water rights.

The buildings comprise many sophisticated improvements such as a technology-advanced lab room that allows precise testing and monitoring for sugar content ---a prerequisite for top-quality production. The wine shop boasts a high-end horizontal wine press, various sized “jacketed” capacity tanks of (1) 1kL, (2) 2kL, (4) 4kl, and (1) 6kL, and a spacious well-designed tasting room. Near to the wine shop is a 4,800 SF event-pavilion with full kitchen, stage and furniture sufficient to accommodate over 200 guests. It has been the site of many memorable events, including concerts and weddings.

This offering includes the 50-Acres of land, the approximately 14,616 SQ FT of improvements, the furniture, fixtures and existing equipment valued at over \$500,000.

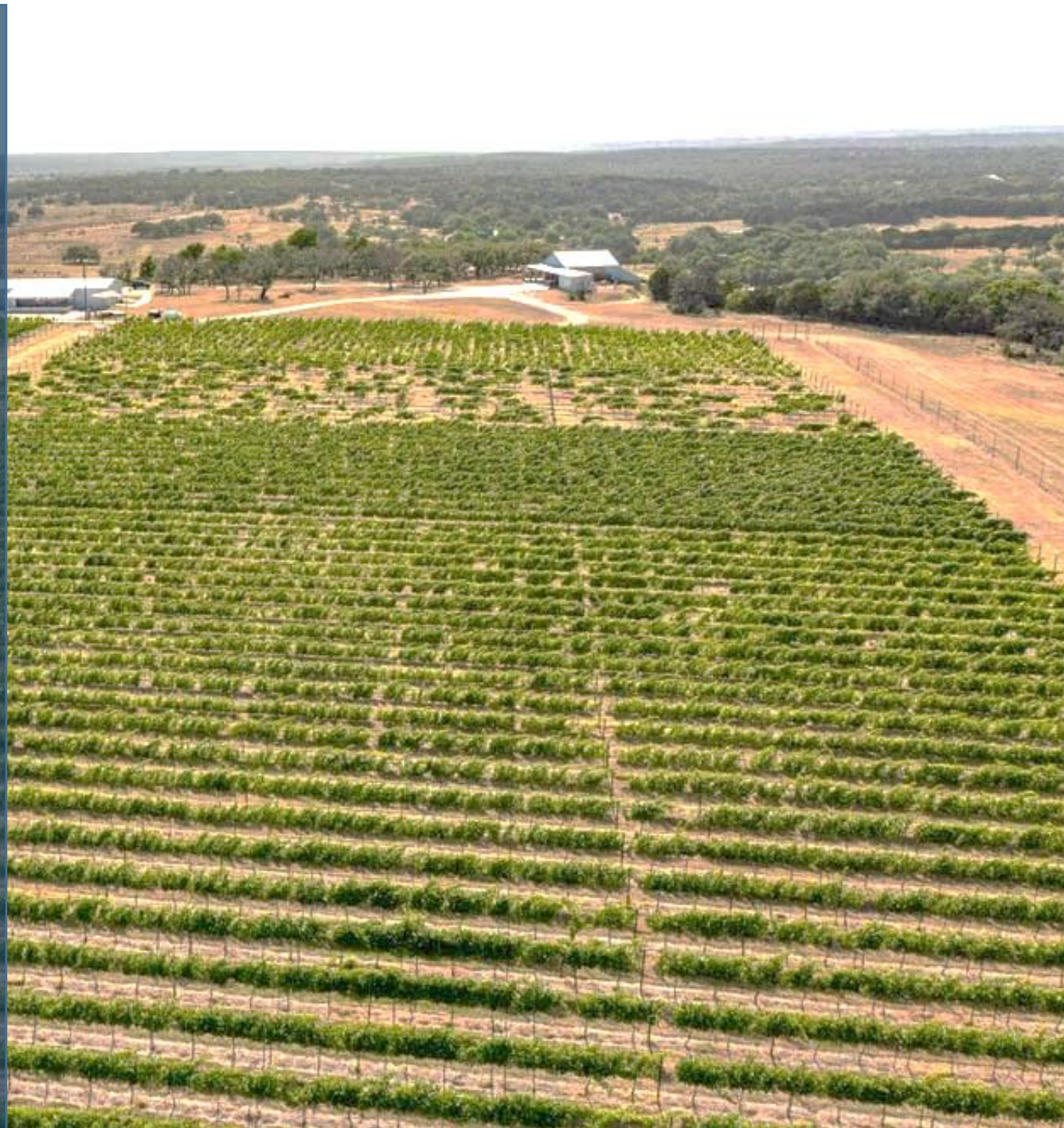


# 50 Acres

WINERY & VINEYARD  
Texas Hill Country  
Lampasas County, TX.

## OFFERING OVERVIEW

- Exceptional Sale Lease-Back Opportunity for a 1031 Exchange
- In-Place FF&E
- 11 Cultivated Acres
- Operating Viticulture Estate
- Over 14,616 SQ FT Constructed
- Prime Vineyard Terrior
- State-Of-The-Art Irrigation
- Seven Grape Varietals (2 Noble)
- 100% Location



**A**dditionally, the well-equipped vineyard shop comes with a fully furnished second floor apartment and office that is an ideal arrangement for the current live-in vineyard manager. Located within the vineyard shop is a highly advanced irrigation drip-system that incorporates soil drought monitors at one foot, and three-foot intervals and adjusts automatically based on real-time soil data. A high perimeter fence protects the vines against pests, birds, and other wildlife thus allowing for maximized wine production.

\* \* \* \* \*

**Organic Cooling:** The Barrel Room was built into the hillside to take advantage of the natural geothermal cooling that the hill side naturally provides and houses 100 barrels with space for increased capacity. The winery features a modern tank room with variable-capacity tanks and a computerized horizontal wine press. The tasting room seats 38 and includes a glass curtain-wall overlooking the tank room, providing visitors an unobstructed view into the winemaking process. An outdoor patio with stone tables and benches, along with seating under oak trees, offers stunning views of the Colorado River Valley.

**Tank Room:** The Tank Room currently has hoses connected to the harvest processing equipment that allow the crushed grapes to be directly transferred into any fermentation tank. There is an elevated walkway around the tanks for access from the top. A chiller system connected to all the tanks can lower temperatures to zero degree if needed.

**Barrel Room:** Linked to the tank room above via pipelines for seamless wine transfer is the Barrel Room. It is insulated with galvanized metal for easy maintenance and equipped with dual air conditioning units and UV light sanitizers to control temperature and humidity. A humidifier maintains optimal conditions for aging wine.

**Utilities & Infrastructure:** The property includes a water well and rainwater collection system, comprehensive electric coverage, and a private internet network.

*Note: The adjacent 73 acres is available that could accommodate a 1031 exchange requiring a greater value, but also with a significant upside if developed as an upscale RV Park.*



Tenant	Equipment Vineyard Bld/Land/Site	Occupancy	Base Rent	NNN	Base & NNN	Annual Base Rent	Annual NNN	Annual Base + NNN	Lease From	Lease To	Rent Increase	Options	Note
Vintner LLC	Equipment \$558,700	100%	\$3,125	N/A	\$3,125	\$37,500	N/A	\$37,500	COE	10-Year	Each 5-Yrs. 10%	5 (10) Yr	Lessor Can Cancel Each @ 5-Yr
Vintner LLC	11 Acres \$330,000	100%	\$3,125	N/A	\$3,125	\$37,500	N/A	\$37,500	COE	10-Year	Each 5-Yrs. 10%	5 (10) Yr	Lessor Can Cancel Each @ 5-Yr
Vintner LLC	Bld/Site/Imp 14,616 SF / 50AC \$3,861,300	100%	\$22,448	\$1,658	\$24,106	\$269,376	\$19,896	\$289,272	COE	10-Year	Each 5-Yrs. 10%	5 (10) Yr	Lessor Can Cancel Each @ 5-Yr
<b>Totals</b>	\$4,750,000	100%	\$26,249	\$1,668	\$30,356	\$344,375	\$19,896	\$364,265					

<b>INCOME</b>	
SCHEDULE BASE RENTAL INCOME	\$ 344,375
NNN	\$ 19,890
<b>TOTAL INCOME</b>	<b>\$ 364,265</b>
<b>OPERATING EXPENSES</b>	
INSURANCE	\$ 1,340
REAL ESTATE TAXES	\$ 8,881
UTILITIES (ELEC/WATER/TRASH)	\$ 7,383
LANDSCAPE / MAINTENANCE	\$ 2,286
<b>TOTAL EXPENSES</b>	<b>\$ 19,890</b>
<b>NET OPERATING INCOME</b>	<b>\$ 344,375</b>



Tasting Room



Overlooking the Colorado river valley



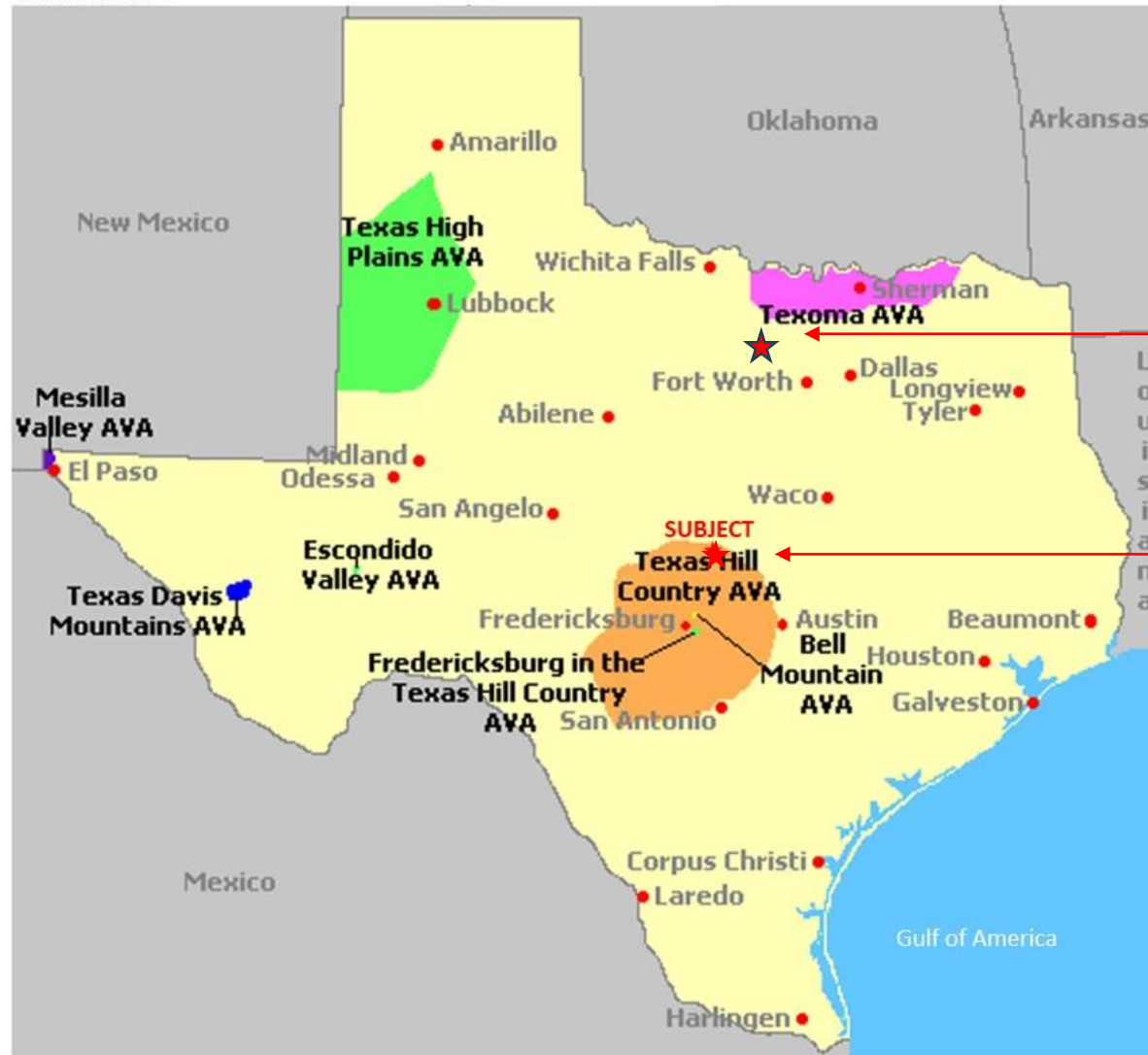
The winery- built 3 levels into the side of the hill



Patio

# Texas Hill Country Wineries

Texas AVA



Operator's current location within the Dallas Metro Area.

Expanding into the Austin Metro Area

- **Texas has a growing wine industry within the US**, second only to Napa Valley, California.
- **Wine agritourism** is expected to spark increased consumption of domestic and Texas-made wines.
- **Top Family-Friendly Destination:** Fredericksburg was recognized as the top family-friendly destination of 2024 by Yelp, with searches for "family friendly" in the city surging.
- **Best Places to Travel:** Forbes Advisor named the Texas Hill Country with Fredericksburg being among the top travel places in the South, as part of its 50 best places to travel in 2024.
- **Yelp Searches:** Yelp compiled the list by comparing cities where "family friendly" searches increased.
- **CNN Travel:** CNN Travel named the Texas Hill Country one of the best places to visit in the world in 2024.
- **Hill Country Popularity:** Fredericksburg is a popular destination in the Texas Hill Country, known for its charm, culture, food, shopping, and outdoor activities.

## POTENTIAL REVENUE STREAMS

- Winery & Vineyard
- Premium RV Destination (Easily accommodate 40 pads)
- Ideal for 1031 Exchange Investor @ 7.6 Cap Rate
- Corporate Retreat
- Bed & Breakfast Inn
- Wedding and Special Events Center
- Minerals Included
- Winery & Vineyard Promote, Market & Expand
- Wine trail Tour Connected to Fredericksburg
- ✓ Full Asset List Provided with Signed NDA
- ✓ Owner Financing (Call to discuss)

## RV PARK – BENEFICIAL ECONOMIC FACTORS THAT DRIVE ON-SITE DTC SALES

*Offer 40+ premium RV view sites, modern hook-ups, restrooms/showers, pavilion, volleyball court, cornhole, washers dryers, high speed internet. Pricing includes full access to wine tasting and specialty night at the pavilion.* The future for RV camping in Lampasas County, Texas, is experiencing a significant expansion, driven by major state park development, rising demand for Central Texas tourism, and a shift towards higher-quality, amenity-driven sites. The area is pivoting towards becoming a major outdoor destination hub, with 2026–2029 acting as key transition years for new infrastructure.

**1. Major State Park Development (Post Oak Ridge)** 5-miles southwest of the subject property and is expected in 2026 a 3,000-plus acre site spanning Lampasas and Burnet counties along the Colorado River.

- **Impact:** This project is part of a \$1 billion investment in Texas state parks to boost public land access, providing a new destination near the existing Colorado Bend State Park.

**2. Private RV Park Growth & Upgrades** Lampasas RV Ranch, features 49 sites and plans for further development on 10 additional acres to accommodate high demand.

- **The "Resort" Shift:** The industry is shifting from simple, rustic sites to modern, amenity-focused "resort-style" RV parks. This includes high-speed internet for remote workers, on-site activities, and modern hookups.

- **High Occupancy:** As part of the rapidly growing Austin metro area corridor, Lampasas is seeing consistent, near-capacity occupancy in private parks, driving demand for new development.

**3. Increased Demand and Changing Regulations** The Lampasas County Commissioners Court is actively modifying subdivision regulations to manage the influx of new RV park projects efficiently.

- **Extended Stay Demand:** The area is increasingly popular with "roaming residents" and professionals commuting to the Austin area, leading to more long-term, high-quality RV site demand rather than just weekend camping.

**4. Eco-Tourism and Tourism-Friendly Focus** The City of Lampasas has been named a "Tourism Friendly Texas Certified Community," acknowledging its role in boosting visitors through regional tourism.

- **Nature-Based Tourism:** The future focus is on nature-driven activities like the Topsey Exotic Ranch, sulphur springs pool (Hancock Park), and hiking/wildlife viewing in the rural areas.

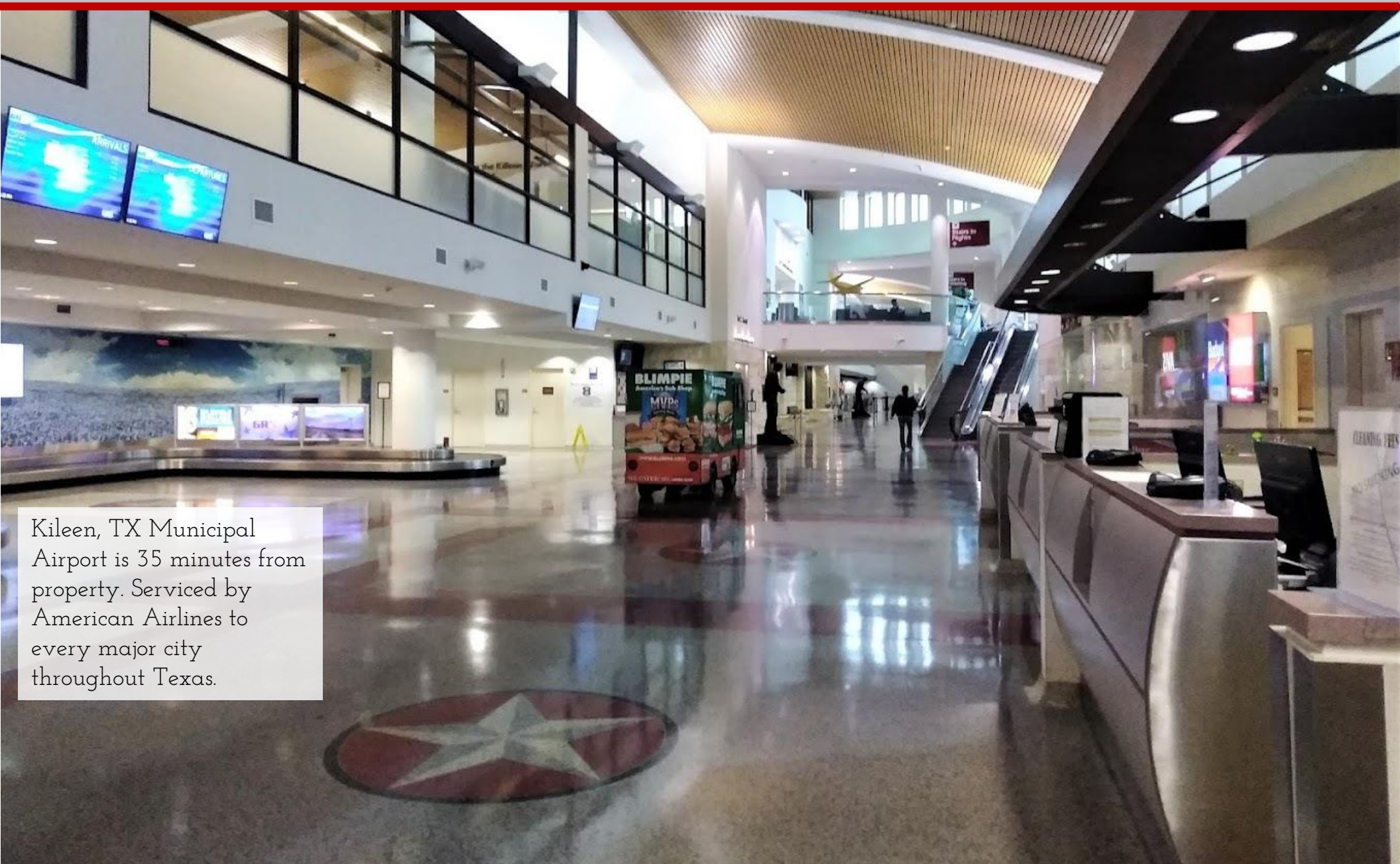
### Summary of Future Outlook

The next few years (2026–2030) will likely see a surge in high-quality, private RV infrastructure development to meet the immediate needs of remote workers and tourists, culminating in the opening of the large-scale Post Oak Ridge State Park, which will secure Lampasas County as a major Texas Hill Country camping destination.

## Exhibit "A"



- ❖ Could easily accommodate 40 RV pads in a mid to premium range facility i.e., Wifi, bathroom & showers, laundry, rear patios, side car park, dog park, all utilities, atop a spectacular vista.



Kileen, TX Municipal Airport is 35 minutes from property. Serviced by American Airlines to every major city throughout Texas.



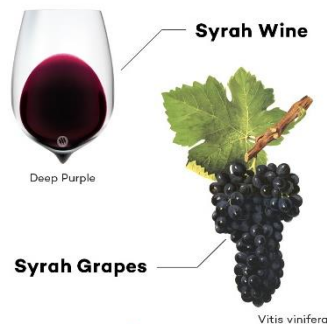
## Cabernet Sauvignon

Cabernet Sauvignon became internationally recognized through its prominence in Bordeaux wines, where it is often blended with Merlot and Cabernet Franc. From France and Spain, the grape spread across Europe and to the New World where it found new homes in places like California's Napa Valley, and the Texas Hill Country regions. For most of the 20th century, it was the world's most widely planted premium red-wine grape until it was surpassed by Merlot in the 1990s. However, by 2015, Cabernet Sauvignon had once again become the most widely planted wine grape, with a total of 842,629 acres under vine worldwide.



## Tempranillo

Tempranillo is a Spanish red wine grape variety, known for producing full-bodied wines with flavors of red fruit, leather, and spice, and is the basis of many iconic wines from the High Plains regions of Texas.



## Syrah

Syrah, also known as Shiraz, is a dark-skinned grape variety grown throughout the world and used primarily to produce red wine. Syrah should not be confused with Petite Sirah, a cross of Syrah with Peloursin dating from 1880. The style and flavor profile of wines made from Syrah are influenced by the climate where the grapes are grown. In warmer climates (such as the central Texas Hill Country), they tend to produce full-bodied wines with medium-plus to high levels of tannins and notes of blackberry, mint and black pepper.



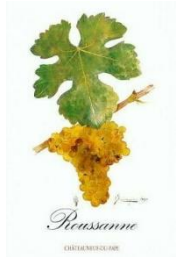
### Sangiovese

Sangiovese is a red [Italian wine grape variety](#) that derives its name from the Latin *sanguis Jovis*, "blood of [Jupiter](#)". Sangiovese Grosso, used for traditionally powerful and slow maturing red wines, is primarily grown in the central regions of Italy, particularly in Tuscany, where it is the dominant grape variety. Here in the Texas Hill Country, Sangiovese thrives in various subregions, including [Chianti](#), [Montalcino](#), and [Montepulciano](#), whose diverse [terroirs](#) winemakers put to good use to craft wines that reflect the land's unique nuances.



### Mourvèdre

Or Monastrell as it is known in its native Spain, Mataro, Australia, California and Texas, is a black-skinned variety that has been grown in vineyards all around the western Mediterranean for centuries. Thought to have originated in Spain, it is now grown extensively throughout the Iberian Peninsula, southern France, California, Texas and South Australia.



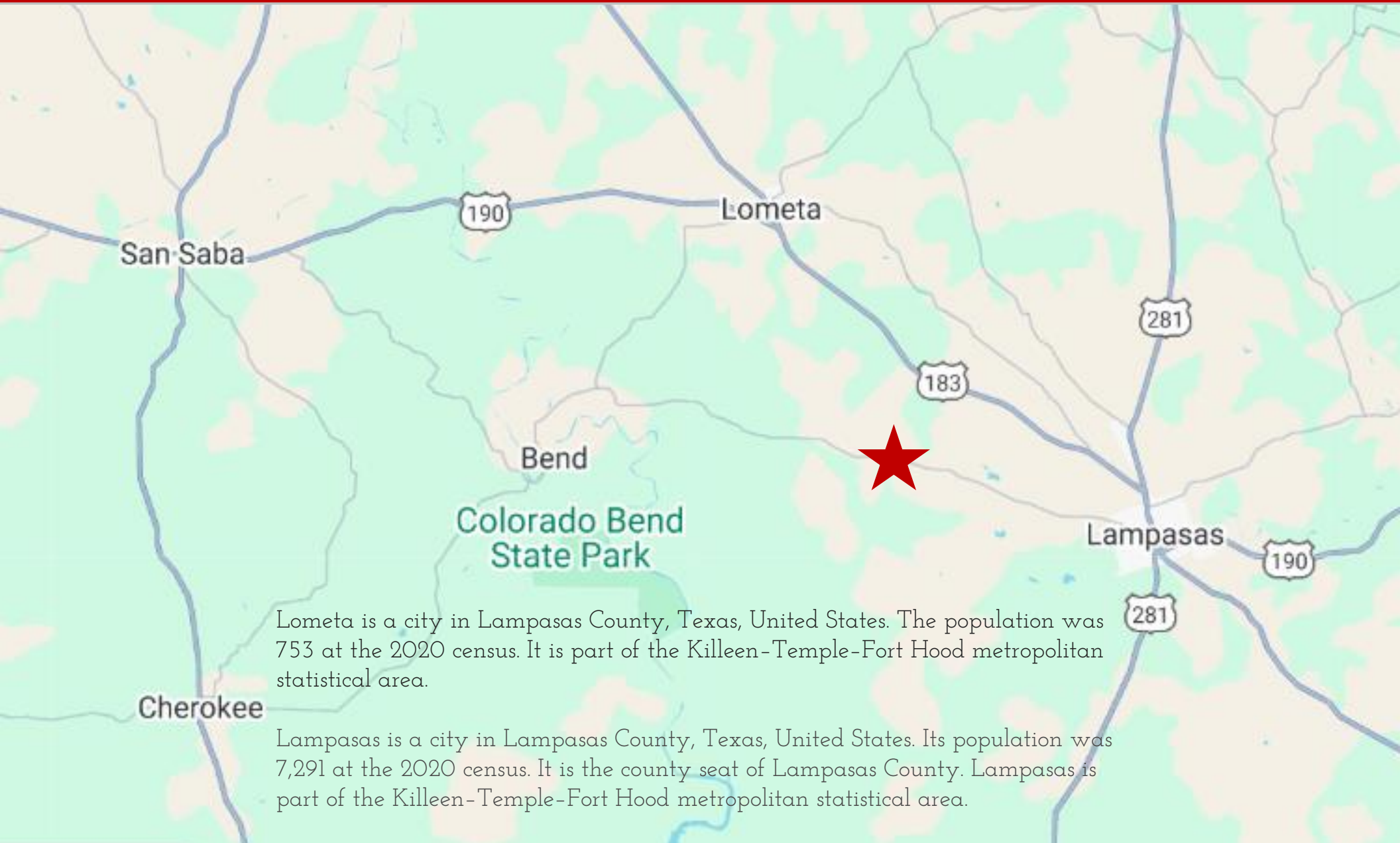
### Roussanne

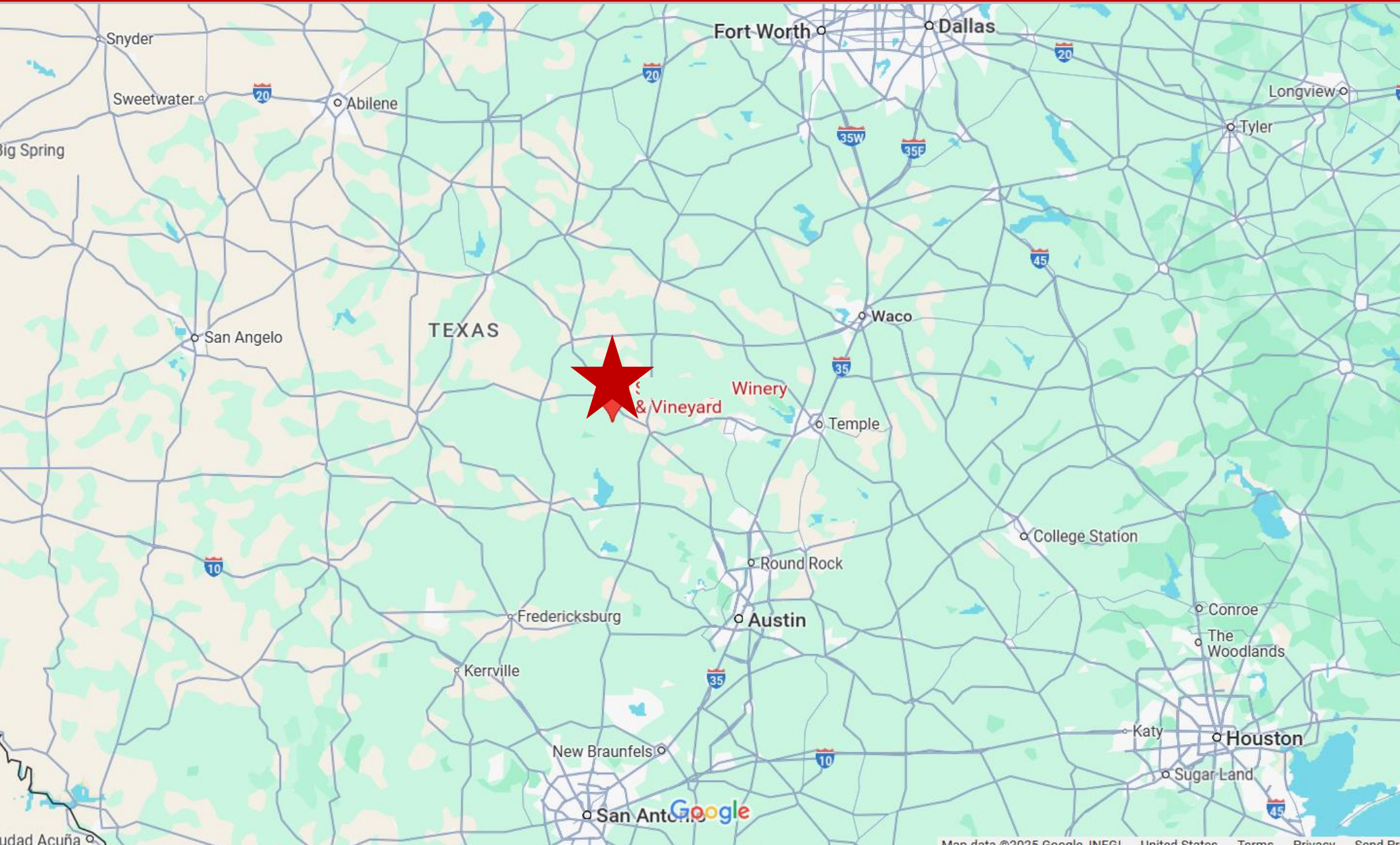
Roussanne is a [white wine grape](#) grown originally in the [Rhône wine](#) region in [France](#). The berries are distinguished by their [russet](#) color when [ripe](#)—[roux](#) is [French](#) for the reddish-brown color [russet](#), and is probably the root for the variety's name. The aroma of Roussanne is often reminiscent of a flowery [herbal tea](#). In warm climates, it produces wines of richness, with flavors of honey and pear, and full [body](#).



### Albariño

Albariño is a variety of white [wine grape](#) grown in [Galicia](#) (northwest Spain), in Northwest Portugal, California's napa Valley region and the Texas Hill Country AVA where it is also used to make [varietal](#) white wines. The grape is noted for its distinctive botanical aroma with a citrus undertone, very similar to that of [Viognier](#), [Gewurztraminer](#), and [Petit Manseng](#), suggesting [apricot](#) and [peach](#).





Map data ©2025 Google, INEGI, United States, Terms, Privacy, Sand Pr













# 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.

David Fisher-Fisher Advisors LLC	691654	dfisher@fisheradvisorsllc.com	(936) 320-3737
----------------------------------	--------	-------------------------------	----------------

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date