



# Central Texas Hospitality & Retreat Property

Offered at:

**\$2,900,000**

±15 Acres | ±19,346 SF Improvements | Existing Infrastructure |  
Lodging | Flexible Zoning and Use  
Opportunity to Acquire Additional Adjacent ±5 Acres

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**REQUEST INFO**

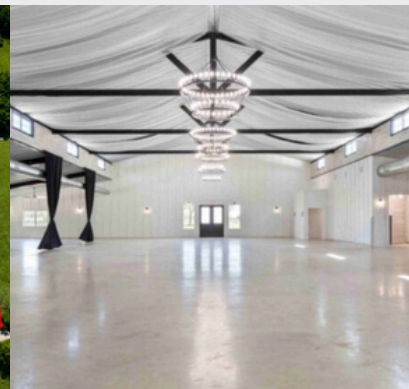
This property is a fully developed operational central Texas hospitality property offering multiple gathering spaces, lodging, accommodations and established utility infrastructure.

This Franklin, Texas property offers reduced zoning limitations, maximizing operational flexibility.

Located just 35 minutes from Bryan/College Station, 45 minutes from Waco, and 2 hours from Dallas, Austin and Houston. It is conveniently accessible to major Texas markets.

### PROPERTY HIGHLIGHTS

- 15 acres (5 additional acres available)
- 19,346 Total SF
- Main venue space 13,200 SF
- Magnolia building 6,146 SF (Magnolia House is 2,600 SF/ 3,546 SF attached multi use space)
- Magnolia House 8 BR/ 4 .5 BA lodging and bonus space
- Existing utility and septic infrastructure
- Climate controlled gathering spaces
- Existing parking and site circulation



Buyer's Agent compensation available.

Private tours available by appointment only.

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