

THE
COURTYARD
AT ELK & MAIN
FREDERICKSBURG, TEXAS
EXCLUSIVE INVESTMENT OFFERING



LEGACY
BROKER GROUP

EXCLUSIVELY LISTED BY: CHARLIE RIDDLE
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EXECUTIVE SUMMARY

The Courtyard is a distinctive, curated mixed-use property located in the heart of historic downtown Fredericksburg, Texas — one of the nation's most visited small-city tourism destinations.

Comprising eight complementary income streams across 9,318 square feet, the complex combines food & beverage tenants, hotel partnership income, a residential apartment, a private events venue, and EV charging infrastructure into a single, highly synergistic hospitality-oriented asset.

The property currently generates \$72,500 in monthly gross revenue (\$870,000 annually) at its baseline configuration. Critically, The Courtyard sits at the epicenter of two transformational hotel developments — the Kimpton-operated The Meuse (200+ rooms) and the Waldorf-Astoria Hill Country (100+ keys) — both opening in late 2027–2028 within immediate proximity.

This hotel catalyst is expected to dramatically increase demand for private event buyouts, amplifying income from the courtyard's highest margin revenue stream.

At current income levels, and depending on cap rate, The Courtyard offers an implied valuation range of \$14.5M–\$17.4M at a 5–5.5% cap rate on annual NOI, with significant upside potential as the surrounding hospitality market matures.

Curated Spaces




The Courtyard FBGTx, is a masterfully curated blend of premier spaces and elite tenants designed to attract a sophisticated clientele. By synergizing high-end commercial offerings with a refined atmosphere, it creates a robust portfolio of diversified income streams. This strategic curation optimizes market position while providing patrons with an unparalleled, elevated experience in the heart of the Hill Country.



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The Courtyard FBGTX offers a premier patron experience defined by high-end finishes that masterfully bridge heritage and modern luxury.

The architectural design pays deep tribute to Fredericksburg's German roots through the use of authentic, custom rock details and warm, clear alder elements that evoke a sense of timeless craftsmanship.

THE
COURTYARD
AT ELK & MAIN

These traditional materials are seamlessly integrated with a modern, clean aesthetic, featuring expansive windows that flood the spaces with natural light and frame the surrounding beauty. This sophisticated synergy of historic character and contemporary elegance ensures an elevated and unforgettable experience for every client and guest.

THE PORTFOLIO

8 tenants occupy a distinct niche within the broader Courtyard ecosystem. NNN lease structures pass through property taxes, insurance, utilities, and maintenance to tenants – reducing landlord operating exposure.



WALDORF-ASTORIA

104A Elk Street houses the Waldorf-Astoria Hill Country Preferred Partner – a hotel liaison office providing direct connectivity to Hilton's luxury brand and its affluent clientele base for events and activations.



EV SUPERCHARGING STATION

108 S Elk Street generates \$10,000/month from Tesla EV charging infrastructure – a clean, passive income stream that serves the growing EV-driving visitor demographic flooding Hill Country wineries and attractions.



THE HARVEY

As a sophisticated, state-of-the-art private event venue, The Harvey transforms square footage into a dynamic profit center. By capturing the region's booming demand for luxury corporate and private events.



OCOTILLO

A sultry, high-end sanctuary seamlessly pairing globally sourced premium vintages with artisan chocolates and tapas.

COURTYARD PRIVATE EVENTS

The Courtyard unlocks a lucrative secondary revenue stream as a premier, high-end venue for private corporate retreats, intimate weddings, and exclusive VIP events.



TENANT OPPORTUNITY

Opportunity Available

SIX TWISTS

A moody, ultra-luxurious lounge redefining the regional wine shop experience. Catering to an elite clientele with high-end curated bubbles, champagne tastings, and caviar pairings.



NEW FOOD TENANT

Opportunity Available



WALDORF
ASTORIA
LIFE & RESIDENCES

WALDORF-ASTORIA

104A Elk Street, Fredericksburg, TX



The Epitome of Prestige: Waldorf Astoria at The Courtyard

The Courtyard has secured the ultimate mark of distinction: serving as the official home for the Waldorf Astoria exclusive pre-sales center. As the legendary hospitality brand plans, pre-sells, and develops its highly anticipated, 106-acre Waldorf Astoria Texas Hill Country Resort & Residences, they have chosen The Courtyard as their downtown Fredericksburg anchor. This corporate presence serves as the epicentral hub for the brand's sales operations, architectural planning, and high-end pre-construction sales of their multi-million-dollar private residences, estate homes, and luxury villas.

Unmatched Halo Effect & High-Net-Worth Traffic

A Destination Within a Destination: By hosting the Waldorf Astoria headquarters, The Courtyard instantly becomes the premier destination for affluent buyers, developers, and global travelers looking to secure a piece of Texas's first-ever Waldorf Astoria property.



SUPERCHARGING STATION

108 Elk Street, Fredericksburg, TX



Built-In Foot Traffic & Universal Appeal

The Ultimate Captive Audience: EV drivers typically spend 15 to 30 minutes parked while their vehicles charge, creating an immediate, high-intent customer base for The Courtyard's boutique retailers, wine bars, and eateries. Tesla station is bringing 400-500 unique visitors weekly to The Courtyard FBGTX.

Equipped with 8 next-generation V4 Supercharger stalls state of the art V4 versions up to 325 kwh per unit, this station completely eliminates brand exclusivity. It features universal compatibility, effortlessly serving not just Teslas, but every single electric vehicle on the market. Seamlessly integrated into both Tesla's in-car navigation and Google Maps, The Courtyard will automatically pull drivers right off the highway and directly into your investment, turning a routine charging stop into premium retail revenue.



THE HARVEY

423 E Main Street, Fredericksburg, TX



The Harvey: Private Event Revenue as The Growth Engine

Every premier real estate portfolio needs a high-yield growth engine, and at The Courtyard, that engine is The Harvey. As a sophisticated, state-of-the-art private event venue, The Harvey transforms square footage into a dynamic profit center. By capturing the region's booming demand for luxury corporate and private events, it provides an agile, high-margin revenue stream that supercharges the entire asset's financial performance.

Asset Highlights & Premium Features

- **Versatile Capacity:** Comfortably accommodates up to 100 guests, making it the region's sweet-spot venue for upscale micro-weddings, corporate retreats, and exclusive private galas.
- **Turnkey Hospitality:** Equipped with a fully operational commercial catering kitchen and a dedicated premium bar, allowing operators or third-party vendors to deliver seamless, high-end food and beverage experiences.
- **Flexible, High-End Design:** Featuring a neutral yet luxurious interior aesthetic, the space acts as a sophisticated canvas. It can be effortlessly reimagined and configured to suit any event branding or layout.
- **Additional Private Meeting Room:** An integrated, separate meeting space offers crucial flexibility for VIP green rooms, corporate breakouts, or intimate board meetings.



SIX TWISTS

425 E Main Street, Fredericksburg, TX



An Unmatched Anchor for the Discerning Investor

Nestled in the heart of Downtown Fredericksburg, The Courtyard introduces a sophisticated, high-end destination anchored by the moody and captivating vibe of Six Twists. This isn't just another wine shop on Main Street; it's an exclusive, elevated experience tailored for an upscale clientele that can't be replicated anywhere else in the area. The meticulously curated space draws patrons in and keeps them coming back, establishing a powerful, magnetic draw that elevates the entire property's profile and value.

A Partnership Built for Long-Term Success

Beyond the stunning aesthetics and elite atmosphere, the true value of this asset lies in its exceptional synergy. The visionary owners of Six Twists are deeply engaged, passionate partners dedicated to maintaining the venue's premier status and driving consistent foot traffic. For an investor looking to solidify their portfolio, this property offers the perfect blend of a distinct, high-performing concept and a rock-solid, collaborative tenancy that secures its place as Downtown Fredericksburg's crown jewel.

Ocotillo
WINE BAR

OCOTILLO

421 E Main Street, Fredericksburg, TX



An Irresistible Destination for Upscale Patrons

The Courtyard continues to redefine Downtown Fredericksburg's luxury landscape with Ocotillo, an exquisite wine and chocolate bar that brings a sultry, high-end indulgence to Main Street. Seamlessly complementing its neighbor, Six Twists, Ocotillo elevates the traditional wine bar by pairing premium vintages with artisan chocolates in a moody, ultra-chic environment. This unique, experiential concept creates a sophisticated nightlife ritual, drawing an affluent clientele who return time and again for an unparalleled sensory experience found nowhere else in the area.

A Premium Asset with Visionary Tenancy

For the forward-thinking investor, Ocotillo represents a powerful, high-performing anchor that significantly boosts the portfolio value of The Courtyard. The venue is driven by highly engaged owners whose passion for hospitality and impeccable curation ensures the space remains a premier, buzzing destination. Backed by dedicated partners and a captive, upscale audience, this exceptional property offers investors long-term stability and unmatched prestige in Fredericksburg's competitive market.

NEW FOOD TENANT

421 E. Main Street, Fredericksburg, TX



A Forward-Thinking Concept Driving High-Volume Traffic

Completing the premier lineup at The Courtyard, Isosceles introduces a high-end, fast-casual pizza bar designed to capture both the local upscale crowd and an exclusive, built-in demographic. Strategically engineered to serve patrons looking for an artisanal bite, Isosceles brilliantly capitalizes on a unique tech-forward amenity: Fredericksburg's premium Tesla charging customers. While their vehicles power up, EV drivers are treated to an elevated, high-quality dining experience, transforming what used to be standard wait time into a lucrative, hot-pizza-and-drink ritual found nowhere else on Main Street.

A Smart Strategy for Maximizing Portfolio Yield

From an investment standpoint, Isosceles serves as the ultimate high-traffic companion to the moody sophistication of Six Twists and Ocotillo. By addressing an untapped niche—immediate, high-end comfort food paired with convenient tech infrastructure—the venue guarantees a steady, reliable stream of affluent consumers. Driven by the same highly collaborative and forward-thinking ownership team, this latest addition rounds out a diversified, bulletproof tenancy within The Courtyard, cementing it as an incredibly secure and high-yield cornerstone for any real estate portfolio.

MAIN STREET OPPORTUNITY

421 E. Main Street, Fredericksburg, TX



Highly Coveted Main Street Opportunity

Position yourself exactly where everyone wants to be. Located in the heart of Fredericksburg's iconic, high-traffic historic district, The Courtyard FBG offers a rare vacancy on Main Street. This isn't just a storefront; it's a coveted destination that benefits from a magnetic pull of both devoted locals and millions of annual tourists.

The Space: Ready for Your Vision

Skip the grueling build-out delays and high startup costs. This premium, turnkey hospitality space is primed for a seamless transition. Whether you are launching a boutique artisan café, a bustling gourmet deli, or a flagship culinary restaurant concept, the infrastructure is ready for you to bring your business to life from day one.

Bring Your Business to FBG's Most Coveted Address

Opportunities of this caliber on Main Street are exceptionally rare and highly sought after. Don't miss the chance to anchor your brand in Fredericksburg's most vibrant commercial hub.

APARTMENT

104B Elk Street, Fredericksburg, TX



The Hidden Gem of The Courtyard

While The Courtyard is known for its vibrant commercial energy, its premium residential apartment offers a quiet, highly profitable contrast. Positioned as a premier asset within the property, this residential space provides the ultimate balance for a savvy investor: maximum financial return with minimal operational footprint.

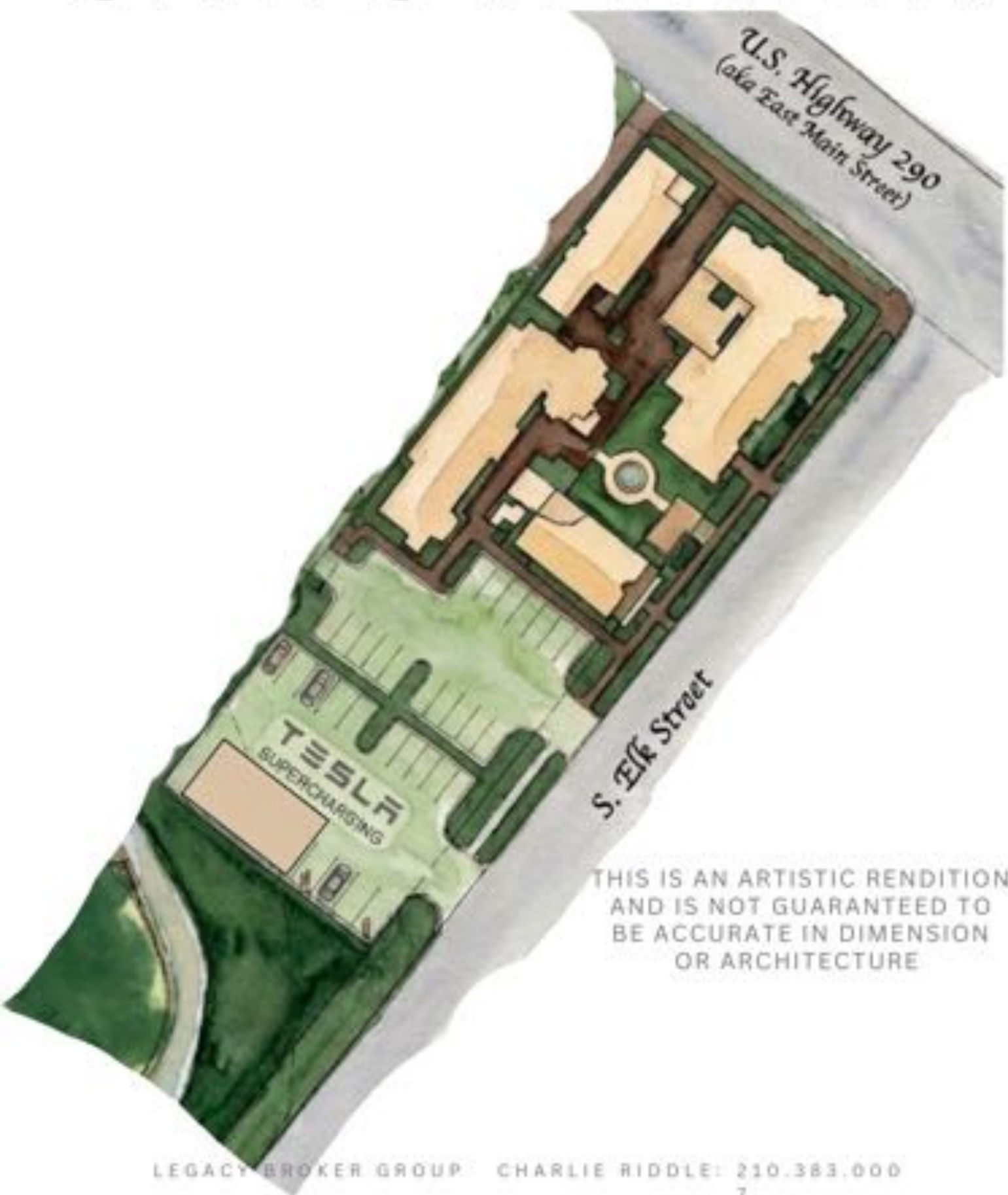
Investment Highlights

- **Steady, Predictable Income:** Enjoy a reliable, recession-resistant revenue stream that perfectly complements and stabilizes the fluctuating cycles of commercial tenancies.
- **Zero Impact on Parking:** Thoughtfully integrated into the complex, the residential unit utilizes a dedicated footprint that ensures zero friction or competition with commercial parking needs.
- **Low-Maintenance Integration:** As a self-contained, low-impact fixture, the apartment requires minimal daily oversight while seamlessly blending into the broader ecosystem of the complex.
- **Portfolio Diversification:** Instantly diversify your real estate portfolio under a single roof, balancing commercial upside with residential stability.

AERIALS



SITE OVERVIEW



THIS IS AN ARTISTIC RENDITION
AND IS NOT GUARANTEED TO
BE ACCURATE IN DIMENSION
OR ARCHITECTURE

SURVEY





LEGACY

BROKER GROUP



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NOTABLE TRANSACTIONS/PROJECTS

- The Boerne Mercantile: Acquisition/Buyer
- The William "Crescent Quarters": Acquisition/Buyer
- Historic Bergmann Lumber Property: Master Lease/Owners
- 17 Herff: 26 Acre Master Planned Mixed Use Development
- 470 Main Street "The Historic Sach's Garage"
- Historic 325 S Main Street/110 Theissen: multi prop acquisition for renovation
- 134 Oak Park- Harz Gas Station: off market/owners/buyers
- Historic 35 Old San Antonio Rd: Sale/Owner
- The Dienger Trading Co.
- Wheeler's Outfitters & Feed

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