

# CENTRAL TEXAS HOSPITALITY & RETREAT PROPERTY

±15 Acres | ±19,346+ SF Improvements | Existing Infrastructure |  
Lodging

Opportunity to Acquire Additional Adjacent ±5 Acres

1235 Kelley Woods Lane, Franklin, TX 77856

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[www.bonitacanyonvenue.com/forsale](http://www.bonitacanyonvenue.com/forsale)

Private tours available by appointment only.

Buyer's Agent Compensation available.

**OFFERED AT:**

**\$2,900,000**



## ABOUT THE PROPERTY

This property is a fully developed and operational Central Texas hospitality property offering integrated lodging accommodations, multiple gathering spaces, established utility infrastructure, and a thoughtfully designed hospitality layout already in place.

Positioned just outside city limits in Franklin, Texas, the property benefits from reduced zoning limitations and increased operational flexibility while maintaining convenient access to several major Texas markets. Located just 35 minutes from Bryan/College Station, 45 minutes from Waco and 2 hours from Dallas, Austin and Houston.

The property is currently configured and operating as a hospitality and event destination with infrastructure supporting immediate continued use. Existing improvements include multiple operational structures, overnight accommodations, hospitality support areas, parking, utility systems, septic infrastructure, and established guest circulation throughout the property.

In addition to its existing turnkey operational functionality, the property also offers long-term flexibility for future hospitality, retreat, institutional, or destination-oriented adaptation if desired.

## PRIME LOCATION

This is centrally positioned within reach of several major Texas population centers while maintaining the privacy and flexibility of a rural hospitality setting.

### Approximate Drive Times

- Bryan / College Station – 35 Minutes
- Waco – 45 minutes
- Austin – 2 Hours
- Houston – 2 Hours
- Dallas / Fort Worth – 2 Hours

### Nearest Airports

- Easterwood Airport
- Waco Regional Airport
- Austin-Bergstrom International Airport
- George Bush Intercontinental Airport
- Dallas Lovefield
- Dallas/Fort Worth International Airport

## LOCATION ADVANTAGES:

- Campus- Like Setting
- Existing Hospitality Infrastructure
- Central Texas Accessibility
- Destination-Oriented Setting
- Operational Flexibility
- Privacy + Accessibility Combination
- Established Hospitality Layout

## CENTRALLY LOCATED!



Contact us today to learn more about this exciting property opportunity.

# PROPERTY CAPABILITIES

The property's existing operational layout supports a broad range of hospitality, retreat, institutional, and destination-oriented uses.

- Hospitality Uses
- Destination Hospitality
- Retreat Operations
- Wellness Retreat Concepts
- Leadership Retreats
- Experiential Hospitality Concepts
- Institutional Uses
- Ministry / Faith-Based Retreats
- Educational Programming
- Leadership Development
- Private or Charter School Concepts
- Organizational Retreat Operations
- Private Event Uses
- Weddings
- Corporate Gatherings
- Private Events
- Multi-Day Retreat Programming
- Destination Experiences

# PROPERTY FACTS

## Year Built

2023

## Acreage

±15 Acres

## Additional Land Available

±5 Additional Adjacent Acres

## Total Improvements

±19,000 SF

## Main Venue Building

±13,200 SF

## Event Capacity

Approx. 700 Guests

## Magnolia House

±6,146 SF

Magnolia House 2,600 SF

Attached multi use space 3,546 SF

## Lodging Capacity

18 Overnight Guests, 8 bedrooms, 4.5 bathrooms

## Event Capacity

Approx. 120 Guests

## Parking Capacity

Approx. 150± vehicles in graveled area with additional parking available

## Water Infrastructure

1 active well in place

## Septic Infrastructure

2 septic systems currently in use

## Electrical Service

Fully operational with infrastructure for expansion

## Current Use

Hospitality / Event Property

## Zoning Status

Outside City Limits

## Additional Acreage Opportunity

Available

## Operational Status

Fully Operational





## MAIN FACILITY

±13,200 SF

Event Capacity: Approx. 700 guests

### Features:

- Large gathering/event spaces
- Climate-controlled interior areas
- Existing hospitality prep/service areas
- Flexible operational configuration
- Integrated indoor/outdoor flow
- Existing utility infrastructure
- 2 large private guest suites integrated into the main facility
- Multiple guest restroom facilities designed for high volume events throughout

Tables and seating inventory to be included with sale. Space enhanced with a beautiful industrial chic features and natural lighting throughout.





# MAGNOLIA BUILDING & HOUSE

Magnolia House ±2,600 SF  
Attached multi use space ±3,546 SF  
Event Capacity Approx. 120 guests

## Features:

- Hospitality support functionality
- Integrated proximity to gathering spaces
- Operational support areas
- Storage / service areas
- Flexible use configuration
- Established space and electrical infrastructure for larger kitchen prep area
- Outdoor Infrastructure
- Courtyard gathering areas
- Outdoor hospitality/event spaces
- Existing circulation flow
- Parking areas
- Open land surrounding existing improvements
- 8 Bedrooms
- 4.5 Bathrooms
- Overnight lodging accommodations
- Fully furnished



## LONG-TERM FLEXIBILITY

While fully functional in its current configuration, this property also offers flexibility for future hospitality or institutional adaptation if desired.

The property's existing infrastructure, operational layout, and surrounding land configuration create optional long-term flexibility without requiring additional development for current operation.

Additional adjacent acreage may also be available for acquisition, creating further flexibility for future lodging, hospitality, institutional, or destination-oriented uses.

## REPLACEMENT COST POSITIONING

Properties offering: multiple developed structures, overnight accommodations, established utility infrastructure, integrated hospitality layout, existing parking and circulation, and turnkey operational capability.

Bonita Canyon offers the opportunity to acquire a fully developed hospitality property with years of infrastructure investment already completed.

## OPERATIONAL ADVANTAGES

- Fully Operational Hospitality Property
- Existing Turnkey Infrastructure
- Integrated Lodging + Gathering Configuration
- Multiple Functional Structures
- Existing Utility Investment
- Established Hospitality Layout
- Climate-Controlled Gathering Areas
- Operational Immediately
- Existing Parking & Circulation
- Reduced Zoning Limitations
- Furnishings/ Tables/ Chairs will convey

