



Will Withers
W3 Commercial
512.924.1074 (M)
PO Box 26682
Austin, Texas 78755
will@w3commercial.com

FOR SALE

105 North Llano Street, Fredericksburg, Texas 78624

107 North Llano Street, Fredericksburg, Texas 78624

203 East Austin Street, Fredericksburg, Texas 78624

Asking Price: \$7,496,293.00

Property Summary:

Location: Northeast quadrant of Main St. (Highway 290) and N. Llano St. (North State Highway 16). Frontage on N. Llano St. and E. Austin St.

Total Acreage: 0.842 acres.

Existing Improvements: Three buildings with significant onsite surface parking and an undeveloped building pad site.

- 105 N. Llano St: 2,843 sf. Built in 1885 (same 0.17 ac lot as 107 N. Llano). 2nd story office.
- 107 N. Llano St: 2,327 sf. Built in 1995 (same 0.17 ac lot as 105 N. Llano).
- 203 E. Austin St: 1,148 sf. Built in 1900 (0.672 ac lot).

Parking: 32 bays (12 covered including 1 enclosed garage/storage area). Possibly more unmarked.

Zoning: Central Business District (Historic District & Historic Shopping District designations).

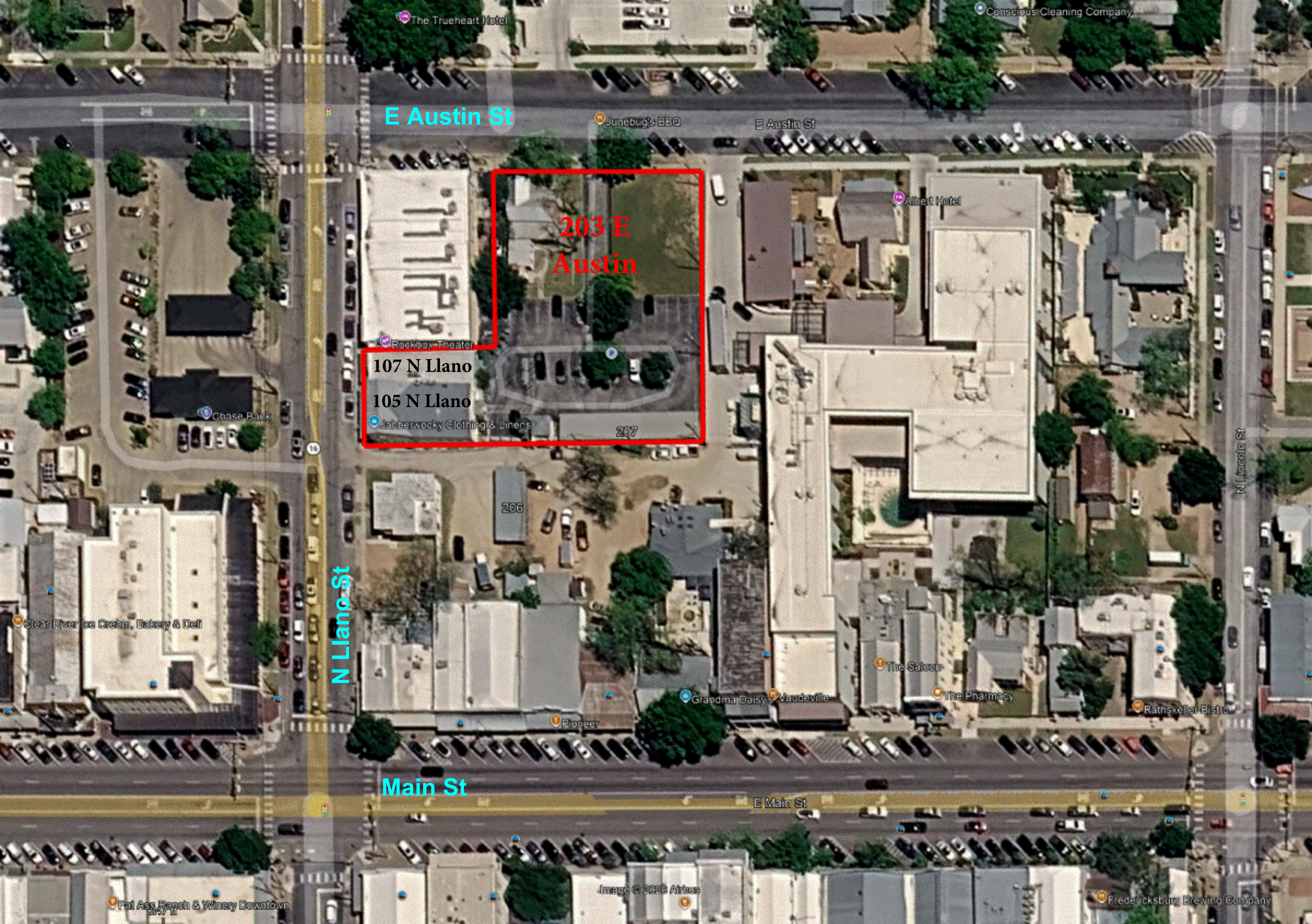
Opportunity: Rare 0.84 acre infill tract just off “Main and Main” with an opportunity to pursue a more dense, mixed-use redevelopment. Reposition and lease well-maintained buildings during hold and entitlement phases. Surrounded by vibrant restaurants, museums, shops, bars, hotels, and many other interests within walking distance.

Utilities: City of Fredericksburg water/wastewater. Atmos Gas. Central Texas Electric Co-op.

Floodplain: None. Zone X.

Note: Survey includes 103 N. Llano Street which is the same owner. Not currently for sale.

ALL INFORMATION IS PRELIMINARY AND MUST BE CONFIRMED WITH A CIVIL ENGINEER



E Austin St

203 E Austin

107 N Llano

105 N Llano

N Llano St

Main St

E Austin St

E Main St

N Lincoln St

The Trueheart Hotel

Junebug's BBQ

Conscious Cleaning Company

Albert Hotel

Reckless Theater

Chase Bank

Jabberwocky Clothing & Linens

207

206

The Saloon

Grandma Daisy's Vaudeville

The Pharmacy

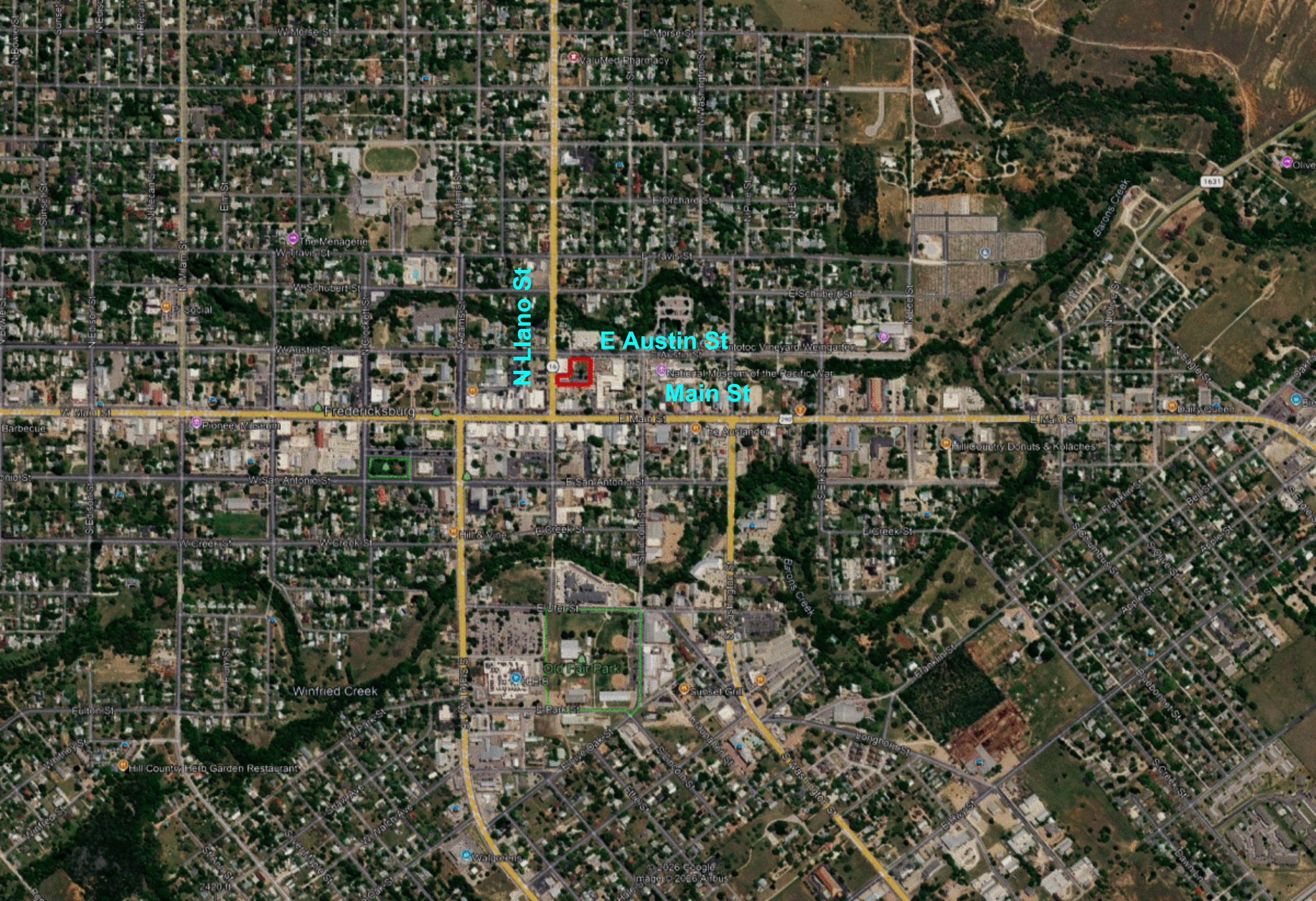
Rathskeller Bistro

Pioneer

Fredericksburg Brewing Company

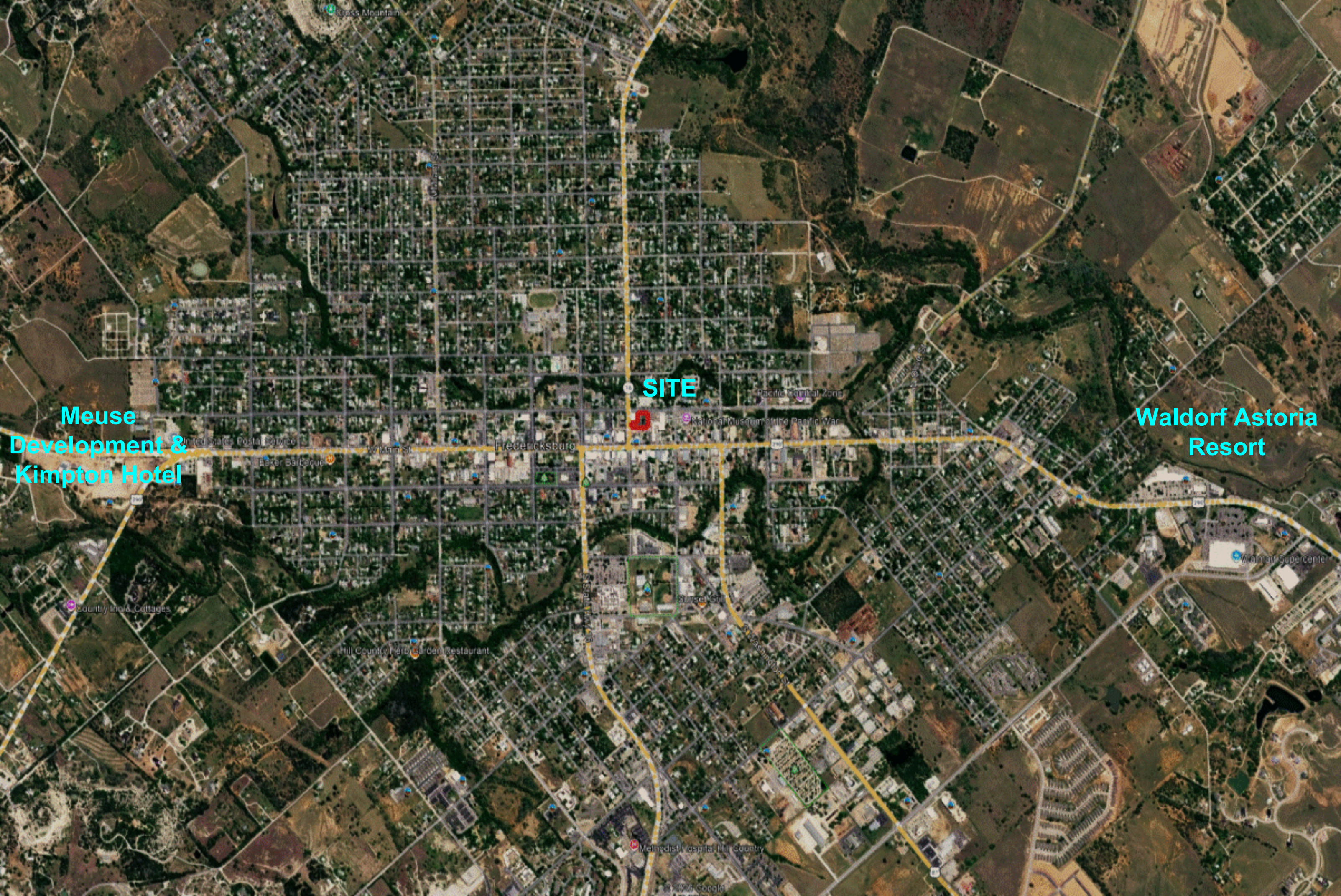
Image © 2026 Airbus

Fat Ass Ranch & Winery Downtown



N Llano St

E Austin St
Main St



SITE

**Meuse
Development &
Kimpton Hotel**

**Waldorf Astoria
Resort**

Country Inn & Cottages

United States Postal Service

Baker Barbecue

W Main St

Fredericksburg

Hill County Herb Garden Restaurant

S Main St

St. Paul St

St. Andrews St

Methodist Hospital Hill Country

Walmart Supercenter

Pacific Hospital Zone

National Museum of the Pacific War

MAP SHOWING
TWO TRACTS OF LAND
SITUATED IN THE CITY OF FREDERICKSBURG,
GILLESPIE COUNTY, TEXAS.
PREPARED AT THE REQUEST OF
CHERYLL BROCKMAN CARTER.

[illegible]

30088 SQUARE FOOT TRACT -
RIGHT-OF-WAY EASEMENT, VOLUME 34, PAGES 153-153 S.R. (SHOWN HEREON)
NOTICE - HISTORICAL DISTRICT - RECORDED UNDER REGISTER NO. 3024827 O.P.R.
SLAB AND TRACT -
AGREEMENT, VOLUME 148, PAGES 347-350 S.P.R. (NOT SPECIFICALLY PLOTTABLE)
NOTICE - HISTORICAL DISTRICT - RECORDED UNDER REGISTER NO. 3024827 O.P.R.

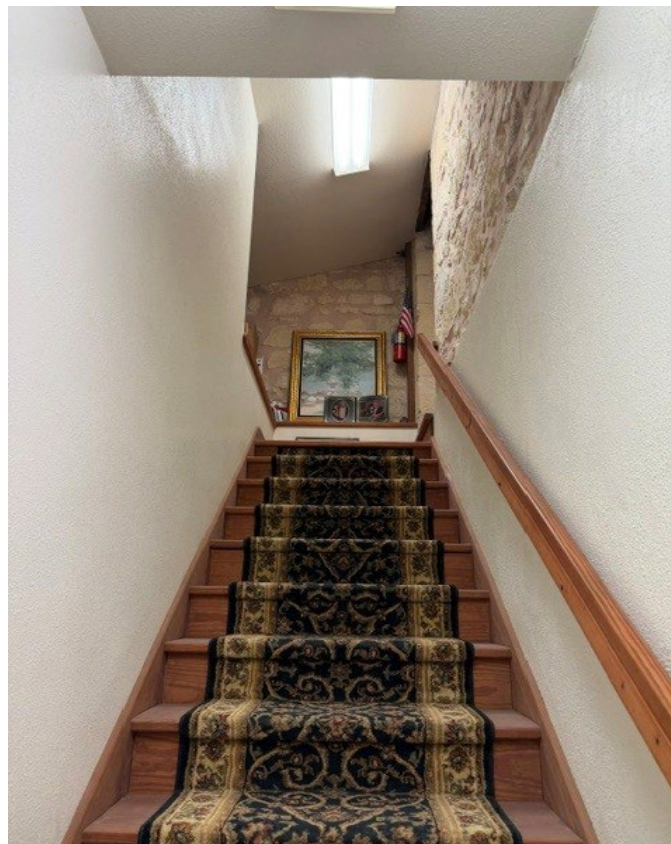
105 N Llano







105 N Llano 2nd Story Office



107 N Llano





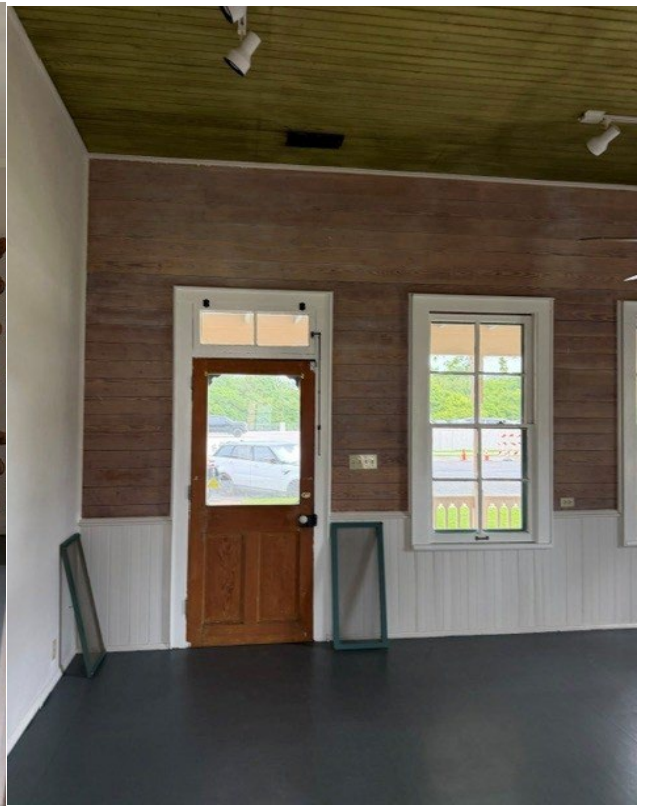


203 E Austin









203 E Austin Basement



Back Parking Area

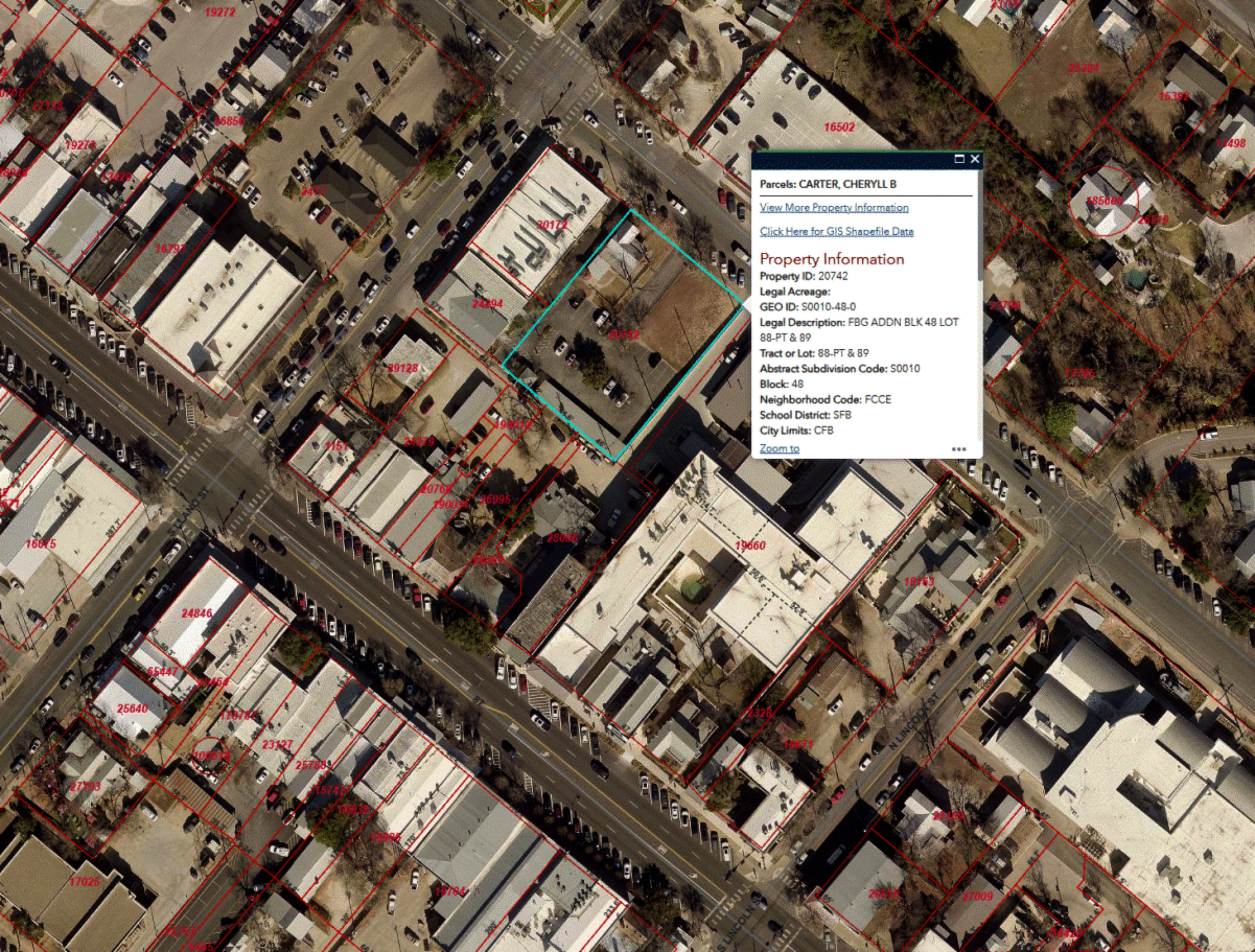








SITE



Parcels: CARTER, CHERYLL B

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 20742

Legal Acreage:

GEO ID: 50010-48-0

Legal Description: FBG ADDN BLK 48 LOT
88-PT & 89

Tract or Lot: 88-PT & 89

Abstract Subdivision Code: 50010

Block: 48

Neighborhood Code: FCCE

School District: SFB

City Limits: CFB

[Zoom to](#)

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×

Parcels: CARTER, CHERYLL B

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 24294

Legal Acreage:

GEO ID: S0010-48-0

Legal Description: FBG ADDN BLK 48 LOT 90-PT

Tract or Lot: 90-PT

Abstract Subdivision Code: S0010

Block: 48

Neighborhood Code: FCCE

School District: SFB

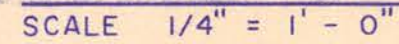
City Limits: CFB

[Zoom to](#) ...

Date	Hours	Name
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SCALE 1/4" = 1' - 0"



SHEET NUMBER

1 OF 2

TEXAS 78624

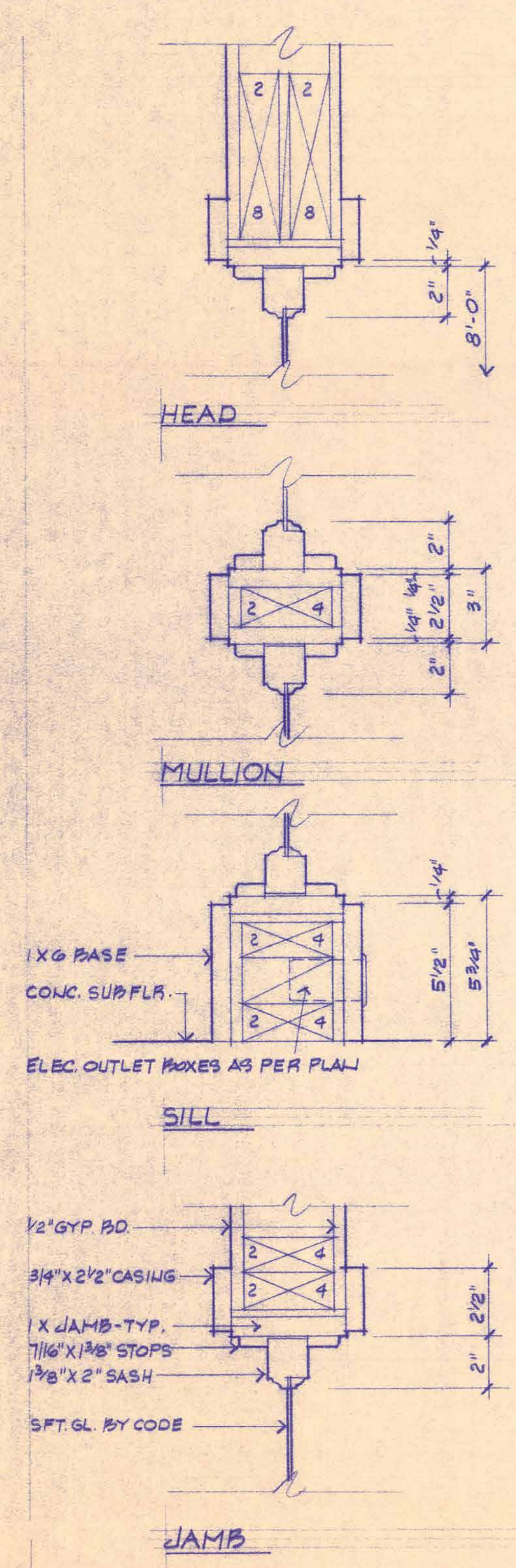
RESIDENTIAL AND COMMERCIAL DESIGN

101 E. DRIFTWOOD, #42 • FREDERICKSBURG, TEXAS 78624 • 210-997-5830

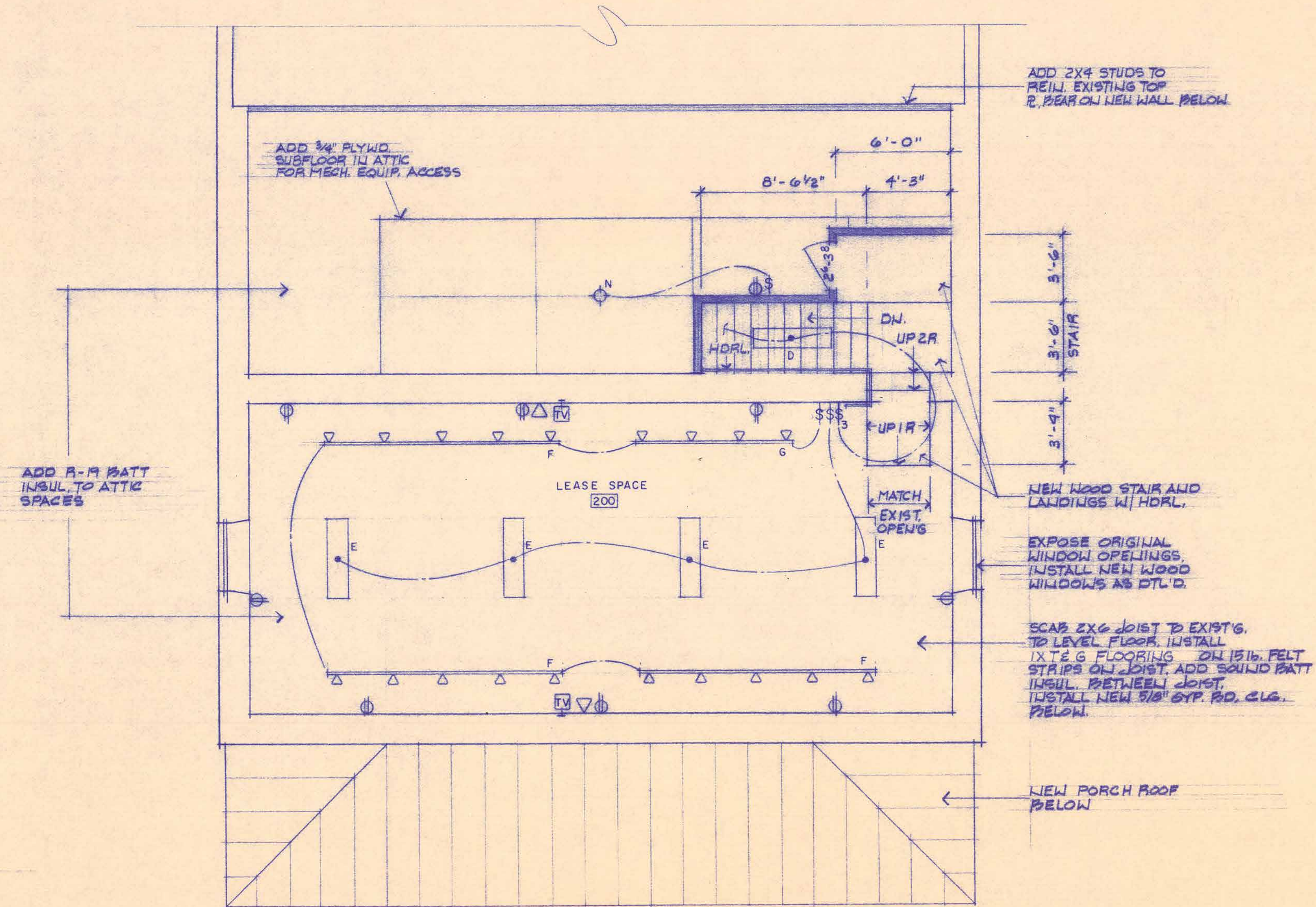
[illegible]

OF

LIGHT FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NO.	TYPE	FINISH	LENS	MOUNTING	LAMPS	VOLTS	REMARKS
A	INDY	12T-W-21T-W	INCAH.	WHITE		SURF. CLG.	5-75 PAR 30FL	120	5 Q150 FIXTURES PER TRACK
B	INDY	8T-W-21T-W	INCAH.				4-75 PAR 30FL		4 Q150 " " "
C	MIDWEST	F414A	FLUOR.		ACRYLIC		4-F40CW		
D	MIDWEST	F412A	FLUOR.		ACRYLIC		2-F40CW		
E	MIDWEST	FLA440	FLUOR.		ACRYLIC	RECESSED	4-F40CW		FLANGE TYPE FIXTURE
F	INDY	12T-W-21T-W	INCAH.			SURF. CLG.	5-75 PAR 30FL		5 Q150 FIXTURES PER TRACK
G	INDY	8T-W-21T-W	INCAH.				4-75 PAR 30FL		4 Q150 " " "
H	INDY	12T-W-21T-W	INCAH.				4-75 PAR 30FL		4 Q150 " " "
I									
J									
K									
L									
M									
N									
O									
P									
Q									
R									
S									
T									
U									
V									
W									
X	DUAL LITE	KSR-EP	INCAH.	WHITE	ACRYLIC	CEILING	INCL.	120	EMERGENCY EXIT FIXTURE
Y									
Z									



INTERIOR VIEW WINDOW DTLS.
3" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

RANDY STEHLING
RESIDENTIAL AND COMMERCIAL DESIGN
101 E. DRIFTWOOD, #42 • FREDERICKSBURG, TEXAS 78624 • 210-997-5830

REHABILITATION OF
105 NORTH LLANO STREET
FREDERICKSBURG
TEXAS 78624

DATE _____
PROJECT NUMBER _____
REVISED _____
SHEET NUMBER
A - 2
OF _____

RANDY R. STEHLING
14396

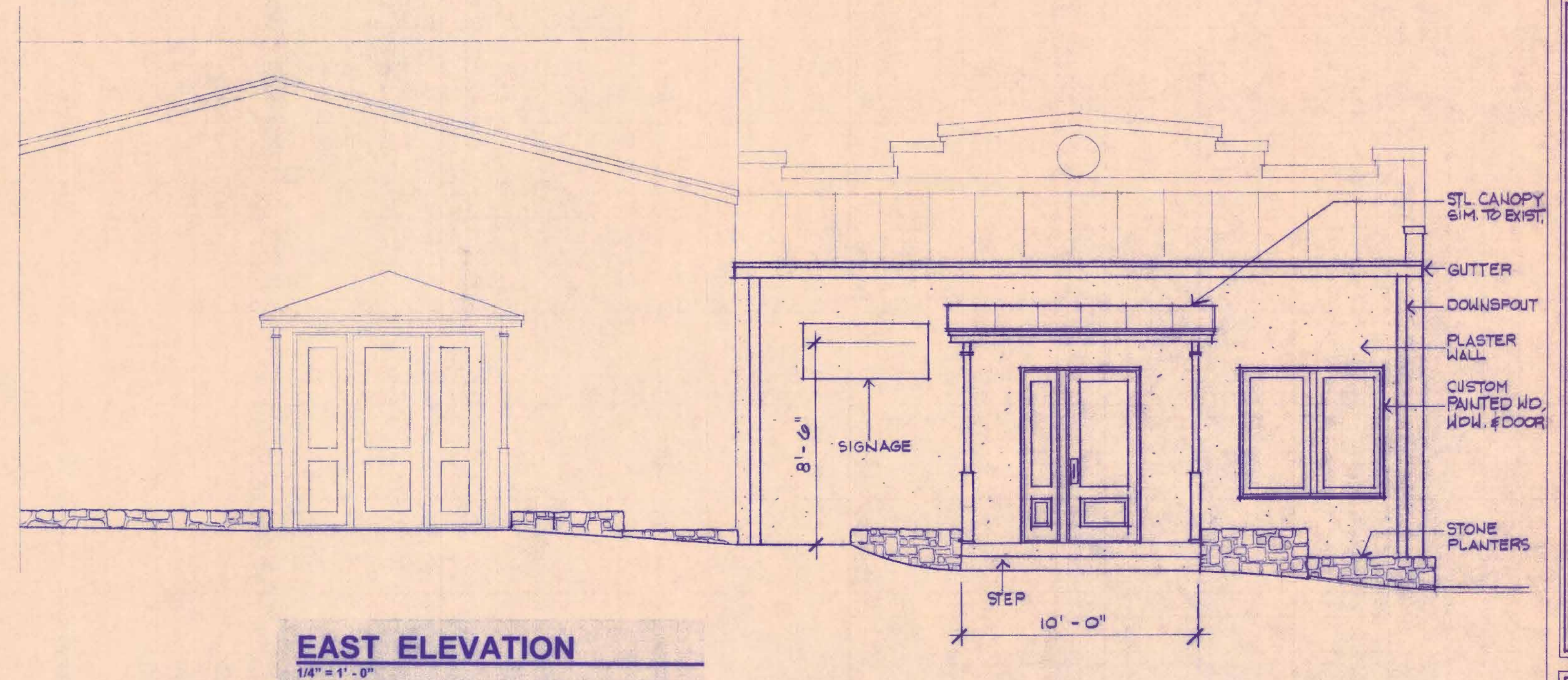
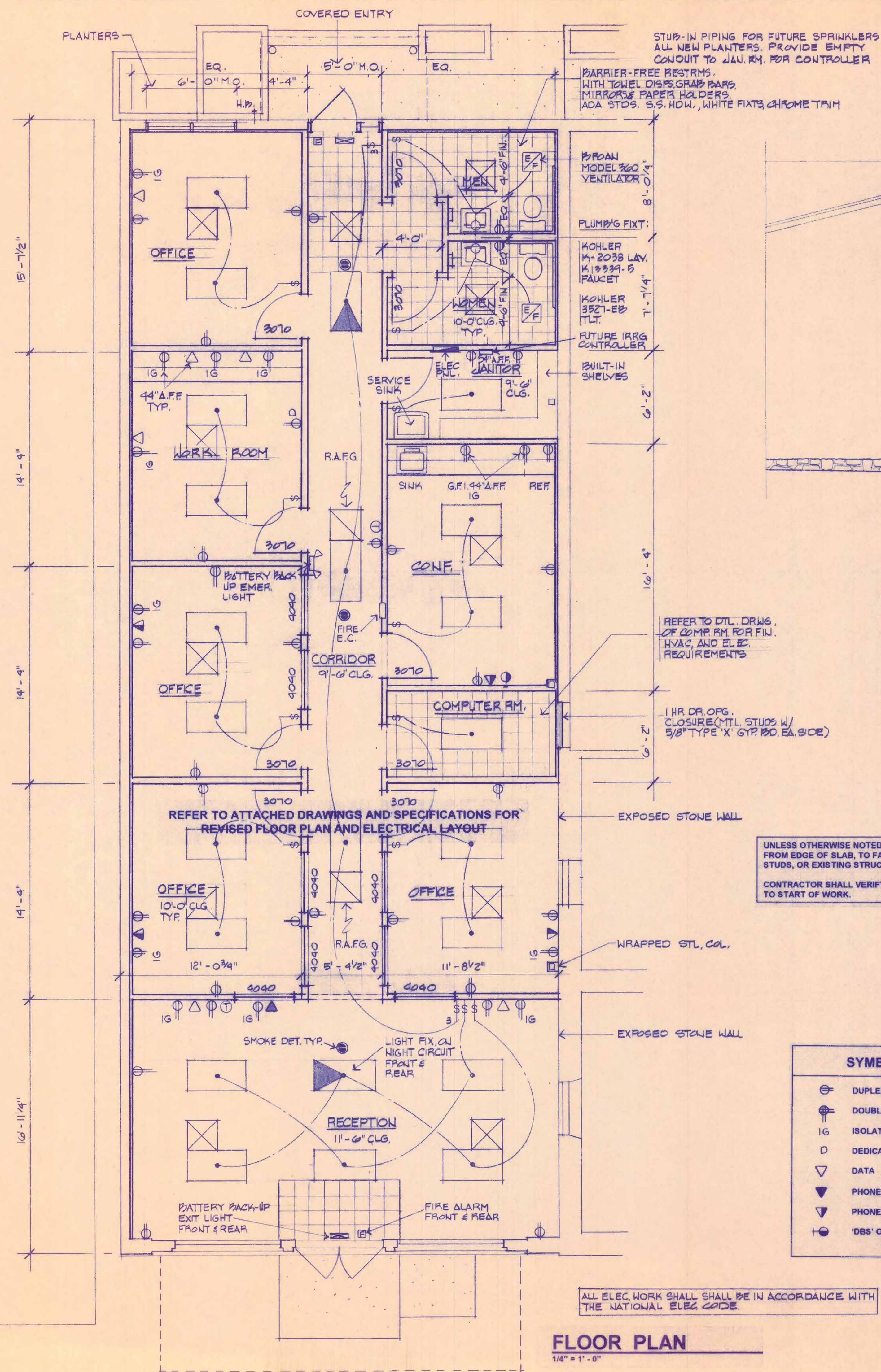
307 W. MAIN, SUITE 102 FREDERICKSBURG, TEXAS 78624 210-997-0383

OFFICE BUILDING FOR BOB CARTER

SHEET NUMBER

A-1
OF





RANDY R. STEHLING, AIA
ARCHITECT
307 W. MAIN, SUITE 102 FREDERICKSBURG, TEXAS 78624 210-997-0393

TENANT FINISH OUT OF
107 NORTH LLANO STREET
FREDERICKSBURG
TEXAS

[illegible]

FLOOR PLAN
EAST ELEVATION

SHEET NUMBER

A - 4

OF



RANDY R. STEHLING, AIA
ARCHITECT
307 W. MAIN, SUITE 102, FREDERICKSBURG, TEXAS 78624 210-597-0383

PARKING LOT FOR BOB CARTER
EAST AUSTIN STREET
FREDERICKSBURG, TEXAS

DATE	10/18/96
JOB NUMBER	9646
ARCH. JOB NUMBER	96-14

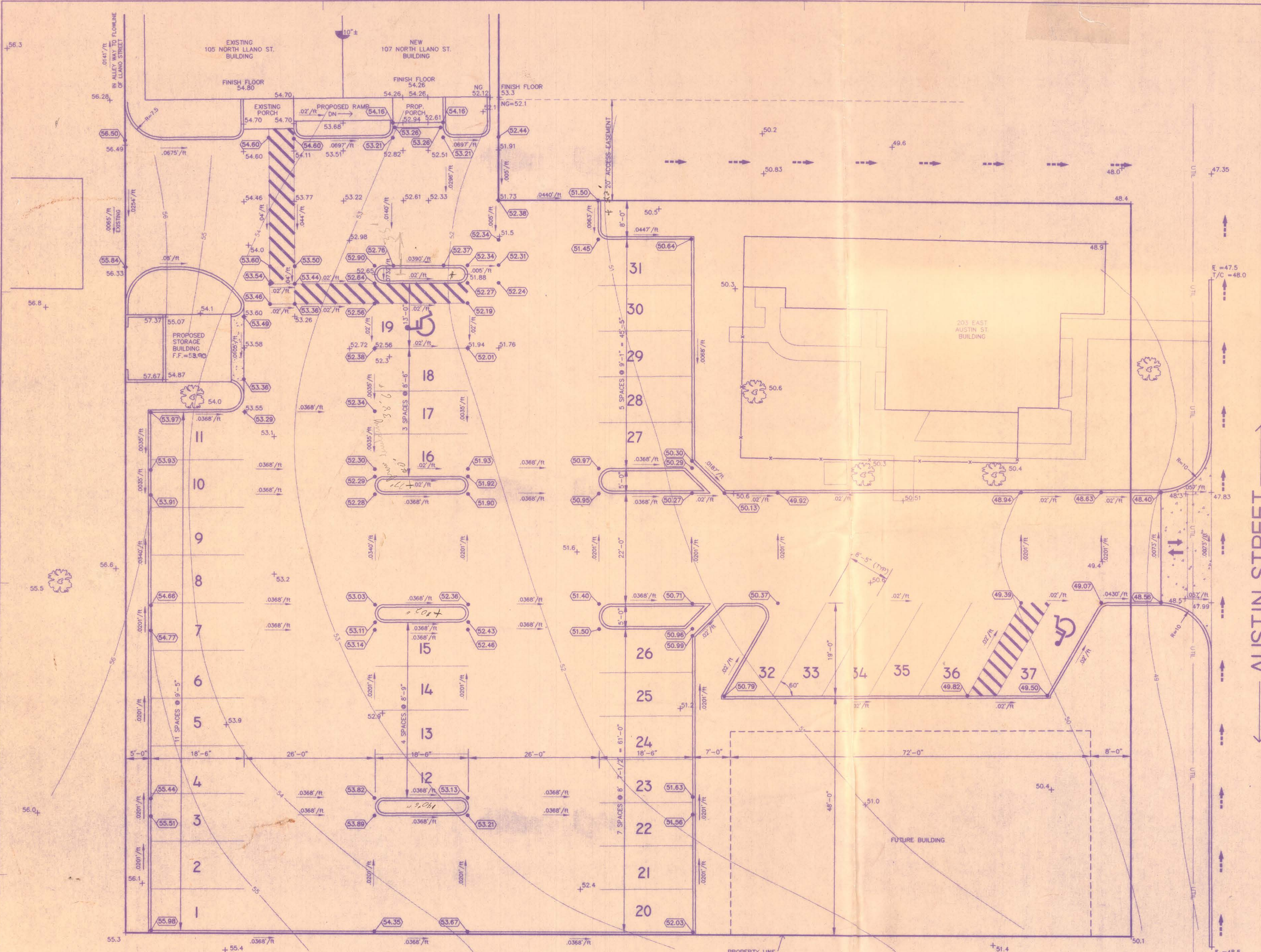
SHEET NUMBER
C-3
OF

SCALE: 1"=10'

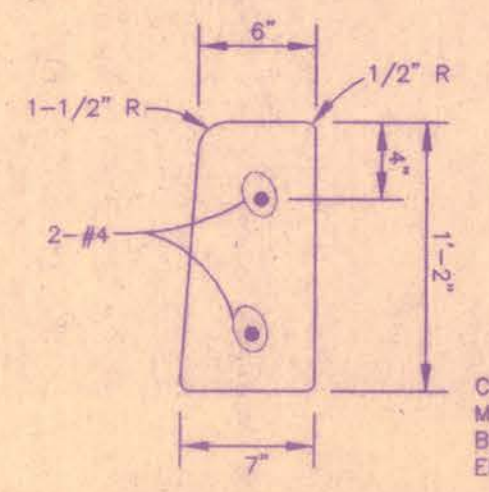
- LEGEND**
- 50.3 ± EXISTING SPOT ELEVATIONS
 - 52.03 ± PROPOSED SPOT ELEVATIONS (TOP OF PAVEMENT)
 - .03%/ft PROPOSED SLOPE
 - > EXISTING FLOW
 - 50- EXISTING CONTOURS
 - 50- PROPOSED CONTOURS
 - 50.3 ± EXISTING TREE AND ELEVATION

NOTE:
BEFORE CONSTRUCTION ALL PROPERTY LINES SHALL BE VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.

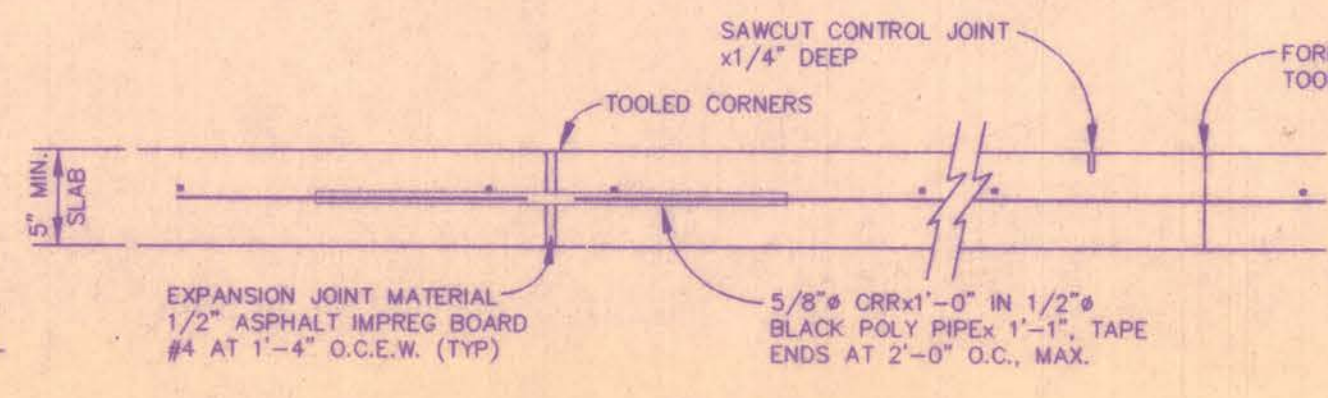
VORDENBAUM ENGINEERING INC
P.O. BOX 193
FREDERICKSBURG, TEXAS 78624-0193
(210) 997-4744
FAX (210) 997-6967



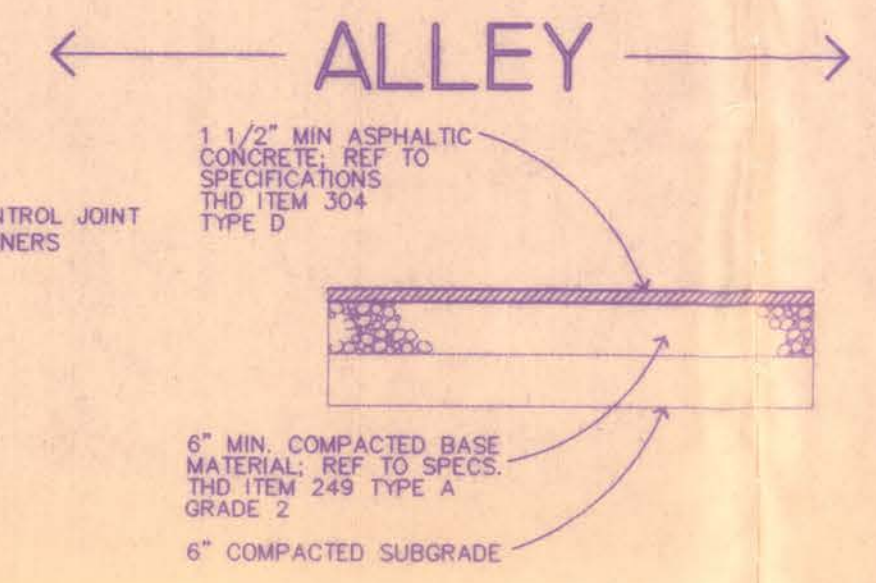
GRADING PLAN 300
SCALE: 1"=10'



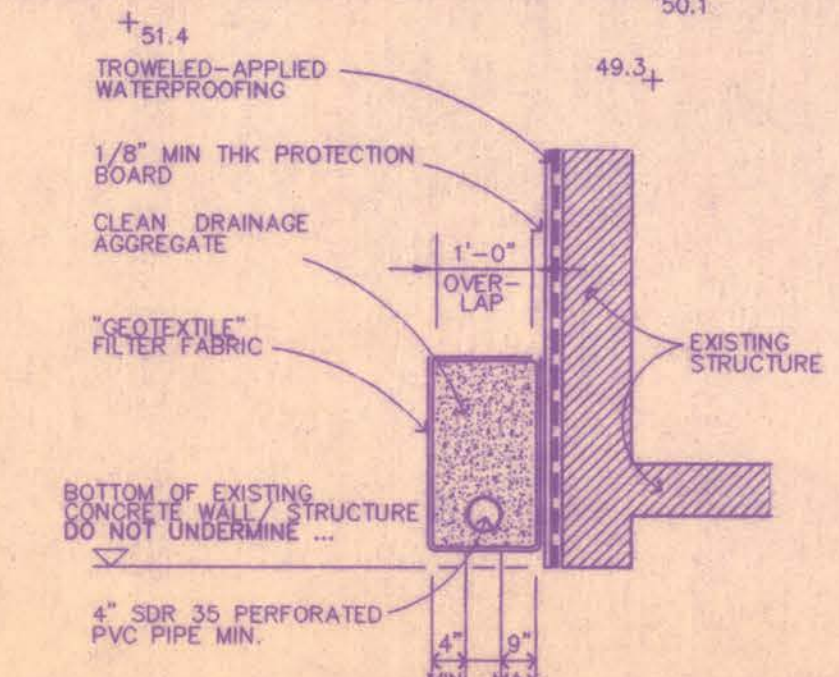
TYPICAL CURB DETAIL 301
SCALE: 1"=1'



CONC. PAVEMENT SECTION 302
SCALE: 1"=1'



ALTERNATIVE PAVING DETAIL 303
NOT TO SCALE



FRENCH DRAIN DETAIL 304
NOT TO SCALE



RANDY R. STEHLING, AIA
ARCHITECT
307 W. MAIN, SUITE 102, FREDERICKSBURG, TEXAS 78624 210-997-0383

PARKING LOT FOR BOB CARTER
EAST AUSTIN STREET
FREDERICKSBURG, TEXAS

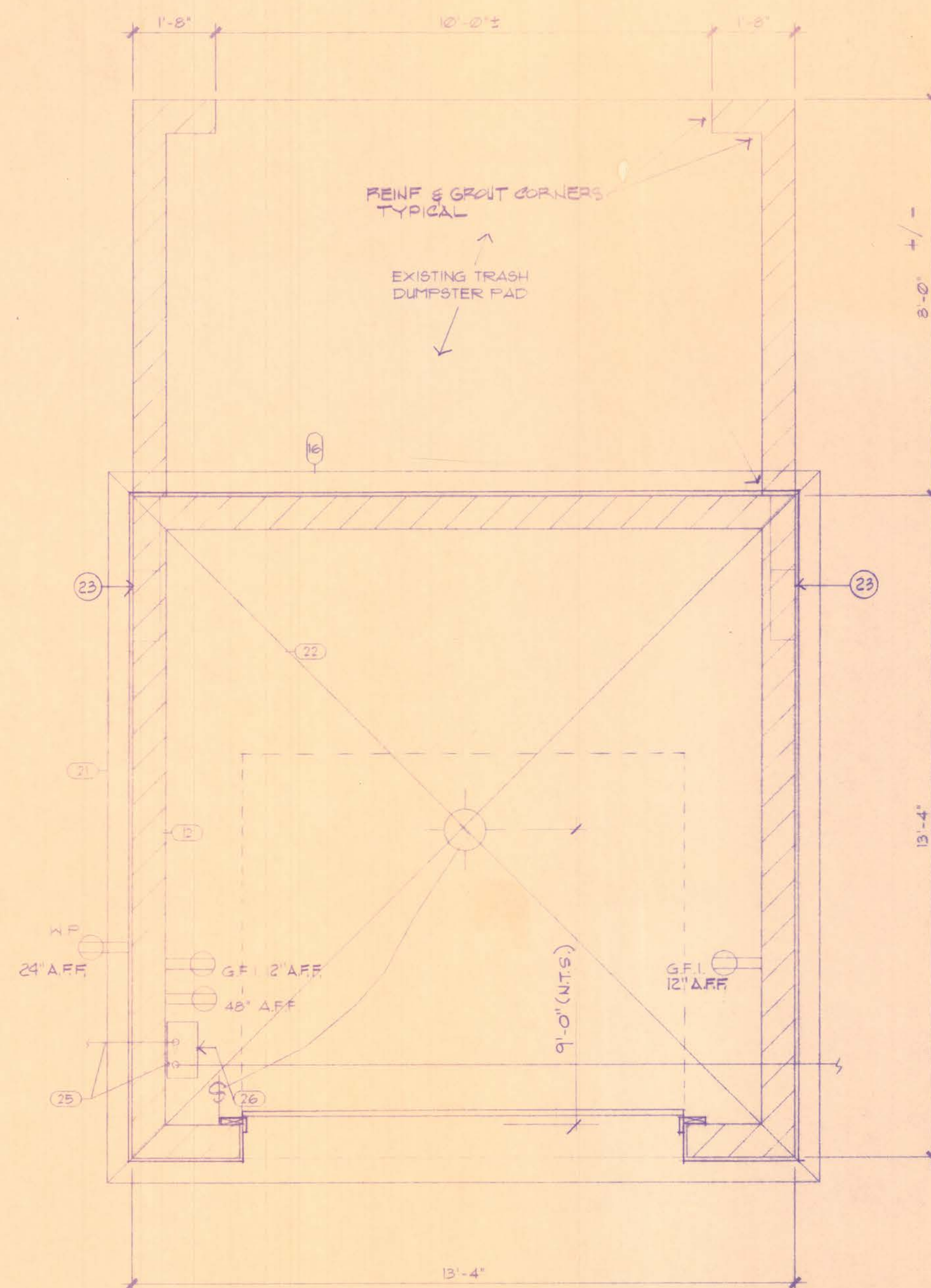
DATE: OCTOBER 18, 1995
JOB NUMBER: 96-14
REVISION:

STORAGE BUILDING
PLAN AND DETAILS
SHEET NUMBER

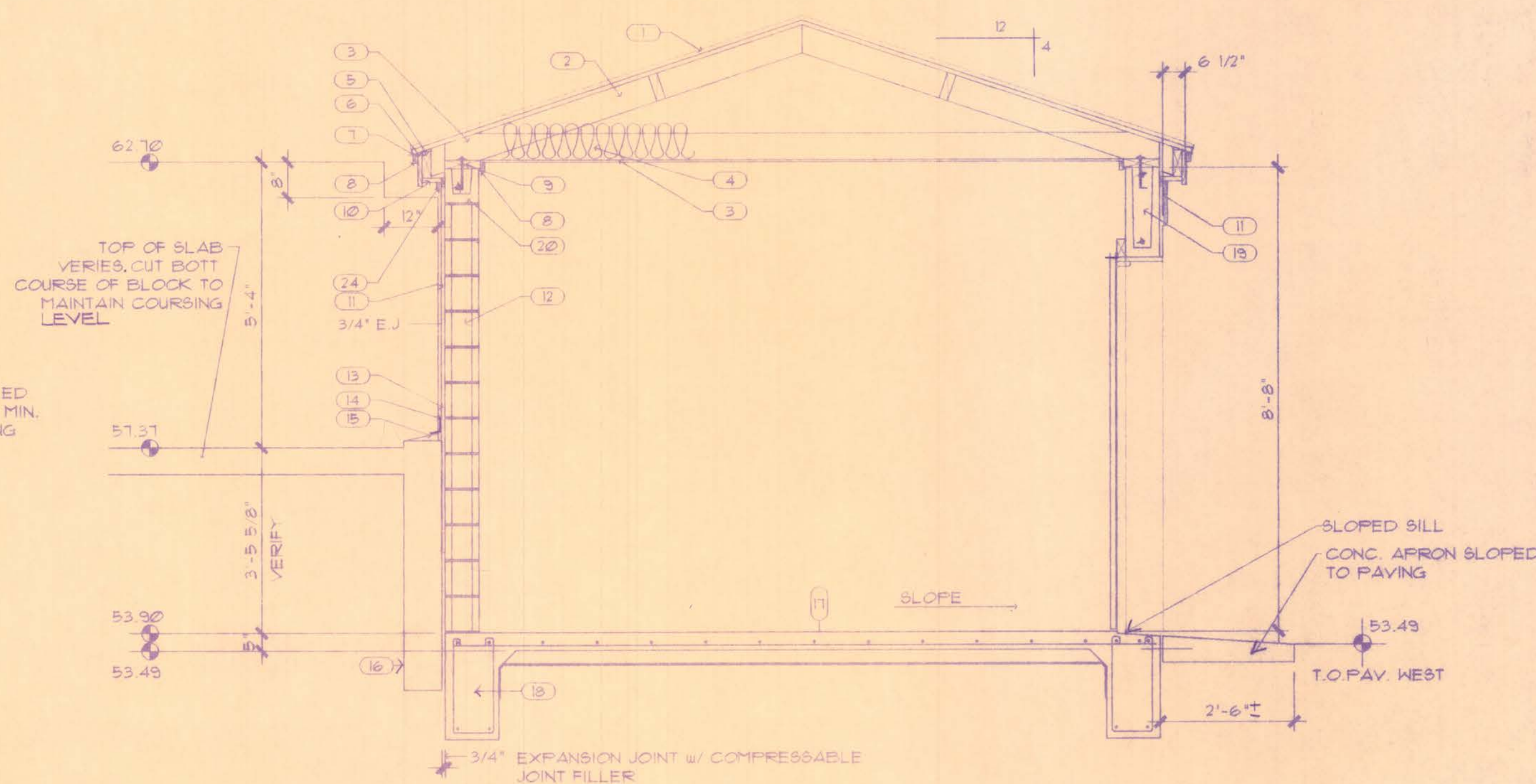
A-1

KEY NOTES

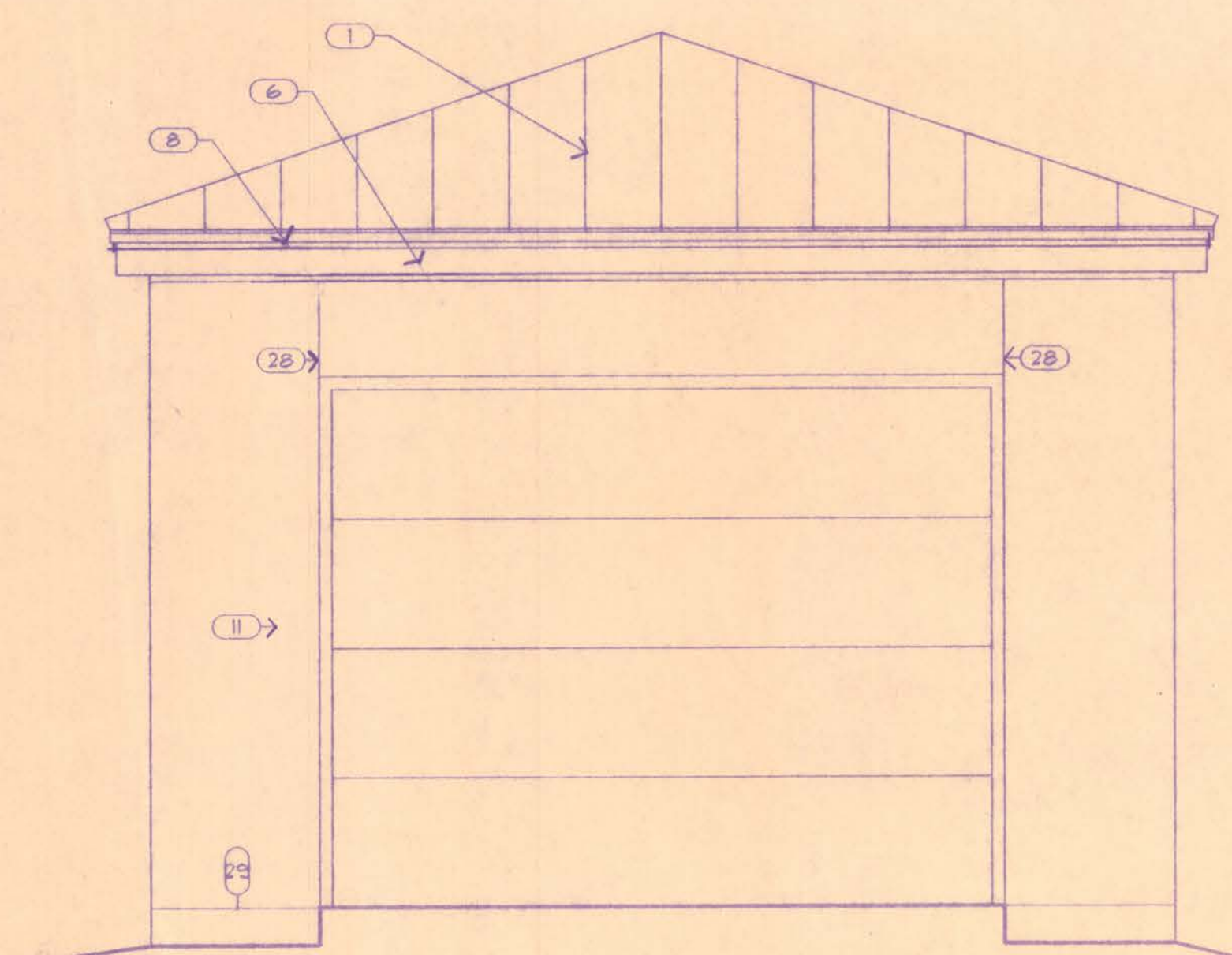
- (1) STANDING SEAM METAL ROOF ON 1x4 LATH 4" O.C. 1/2" EAVE
- (2) 2x6 ROOF RAFTER @ 16" O.C.
- (3) 1/2" A.B. FLYING ON 2x6 CLG. JOISTS 16" O.C. (PAINT) W/ 7 MIL "H" MOULD
- (4) R-38 BATT INSULATION
- (5) 2x SUB ROUGH FASCIA
- (6) 1x6 FASCIA (PAINTED)
- (7) DRIP EDGE
- (8) 1x2 TRIM (PAINTED)
- (9) 2x TOP PLATE w/ 1/2" J BOLTS @ 48" O.C. w/ 3" MIN. EMBEDMENT
- (10) 1x6 SOFFIT (PAINTED)
- (11) 3/4" STUCCO w/ CORNADO PRIMER AND ELAST-O-MERAC ACRYLIC MEMBRANE WATERPROOFING COATING TYP.
- (12) 8" REINFORCED C.M.U. w/ HORZ. LADDER TYPE JOINT REIN. @ 24" O.C. VERT. (TYPICAL ALL ELEVATIONS) REFER TO FOOTING DETAIL FOR ADDITIONAL NOTES
- (13) WEEP SCREED
- (14) FLASHING
- (15) CONCRETE CANT
- (16) EXISTING CONC. RETAINING WALL
- (17) 5" CONC. SLAB w/ #4 @ 12" O.C. E.W. ON 3" SAND CUSHION
- (18) NEW CONC. FOOTING, REFER TO DETAIL
- (19) 16" LENTEL BLOCK w/ 2-#5
- (20) 8" BOND BEAM w/ 1-#5
- (21) ROOF OVERHANG
- (22) HIP LINES
- (23) REMOVE CONC. BUTTRUSS WALLS
- (24) 1x2 TRIM ON 1x SCREED
- (25) 1" DIAMETER, SCHEDULE 40 PVC SLEEVES FOR IRRIGATION CONTROLLER WIRING. STUB UP FLUSH WITH INTERIOR FACE OF WALL AND EXTEND 12" BEYOND BUILDING LINE.
- (26) IRRIGATION CONTROLLER BY OTHERS.
- (27) 'OVERHEAD DOOR' 422 SERIES, RIBBED STEEL INSULATED DOOR.
- (28) STUCCO CONTROL JOINT
- (29) METAL BASE SCREED.



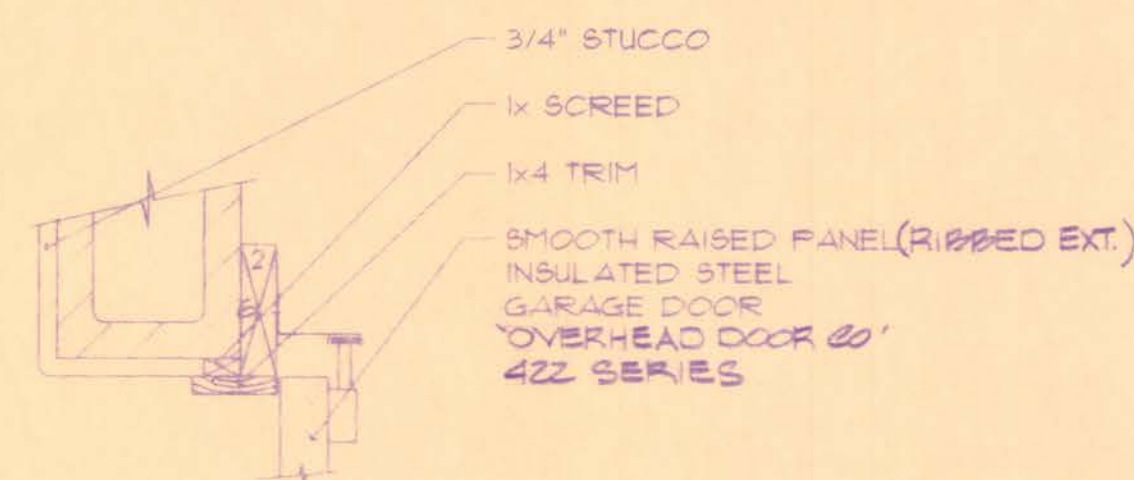
FLOOR PLAN
1/2" = 1'-0"



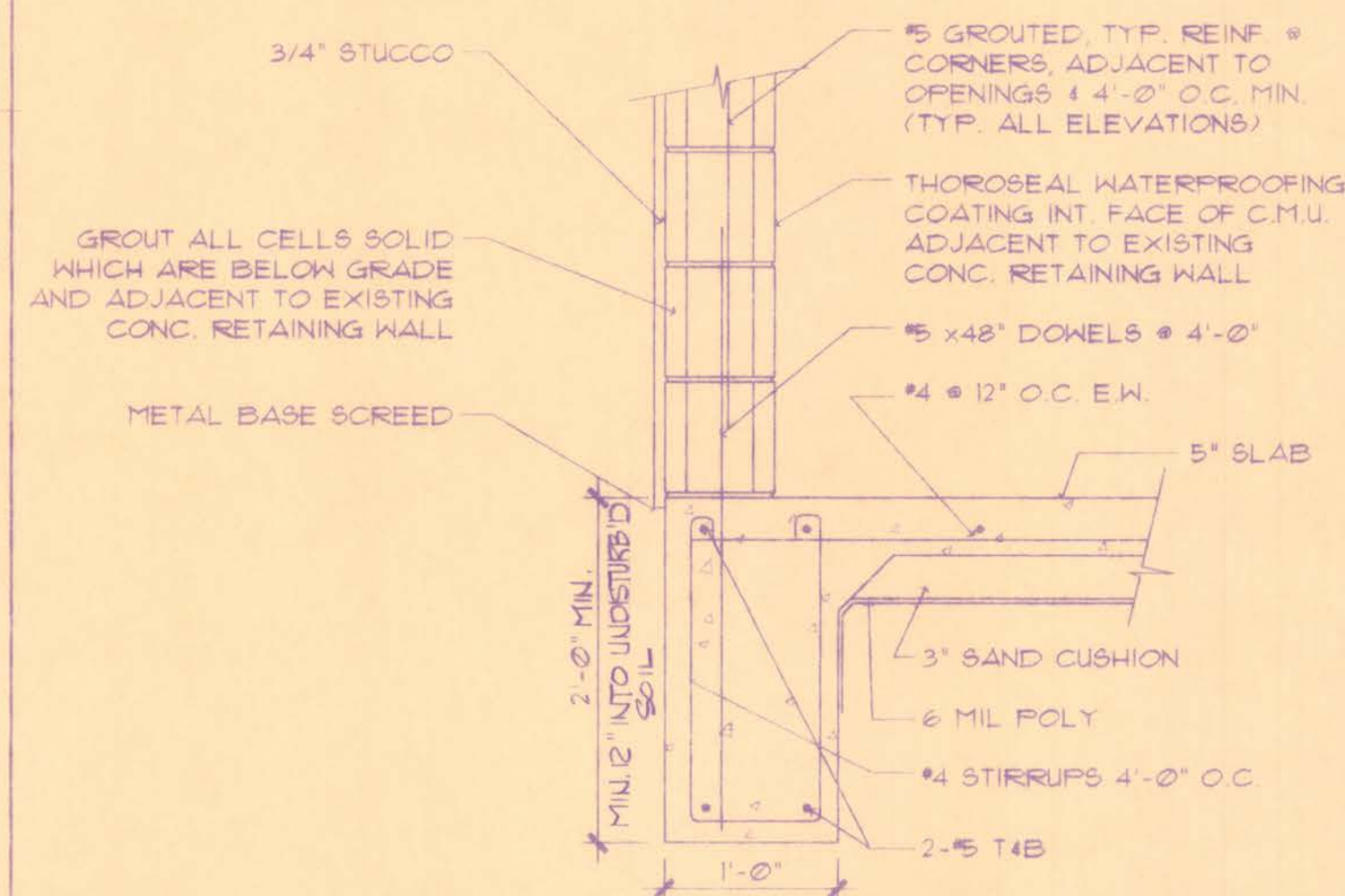
BUILDING SECTION
1/2" = 1'-0"



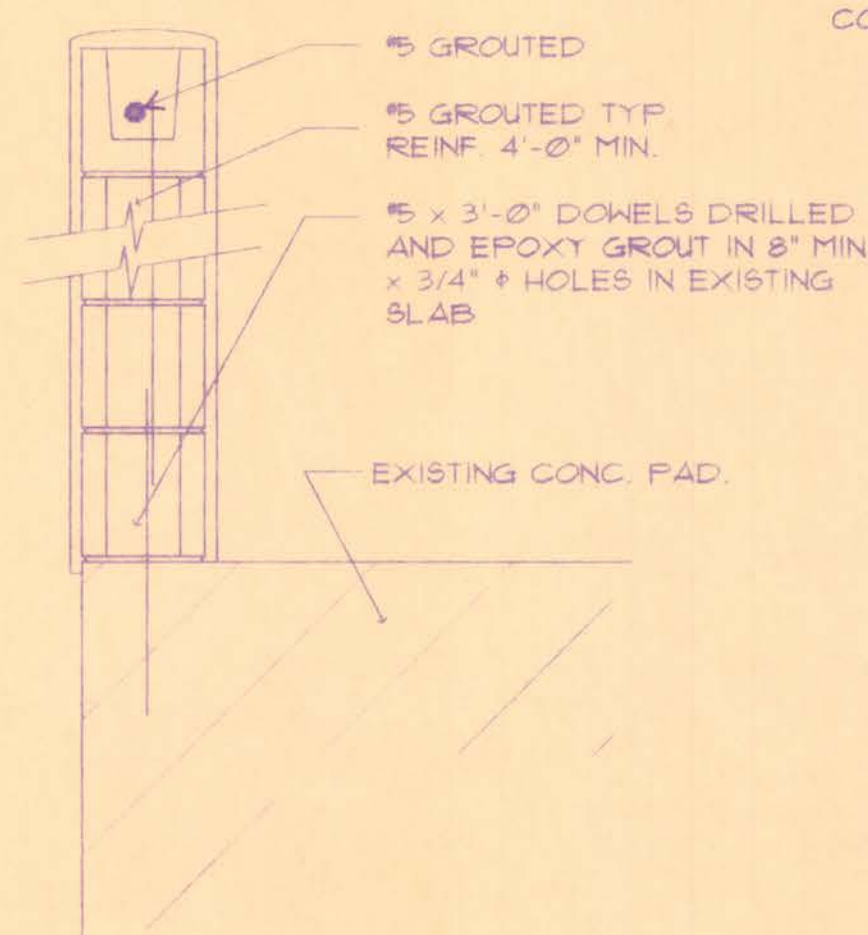
FRONT ELEVATION
1/2" = 1'-0"



DOOR JAMB HEAD DETAIL
1/2" = 1'-0"



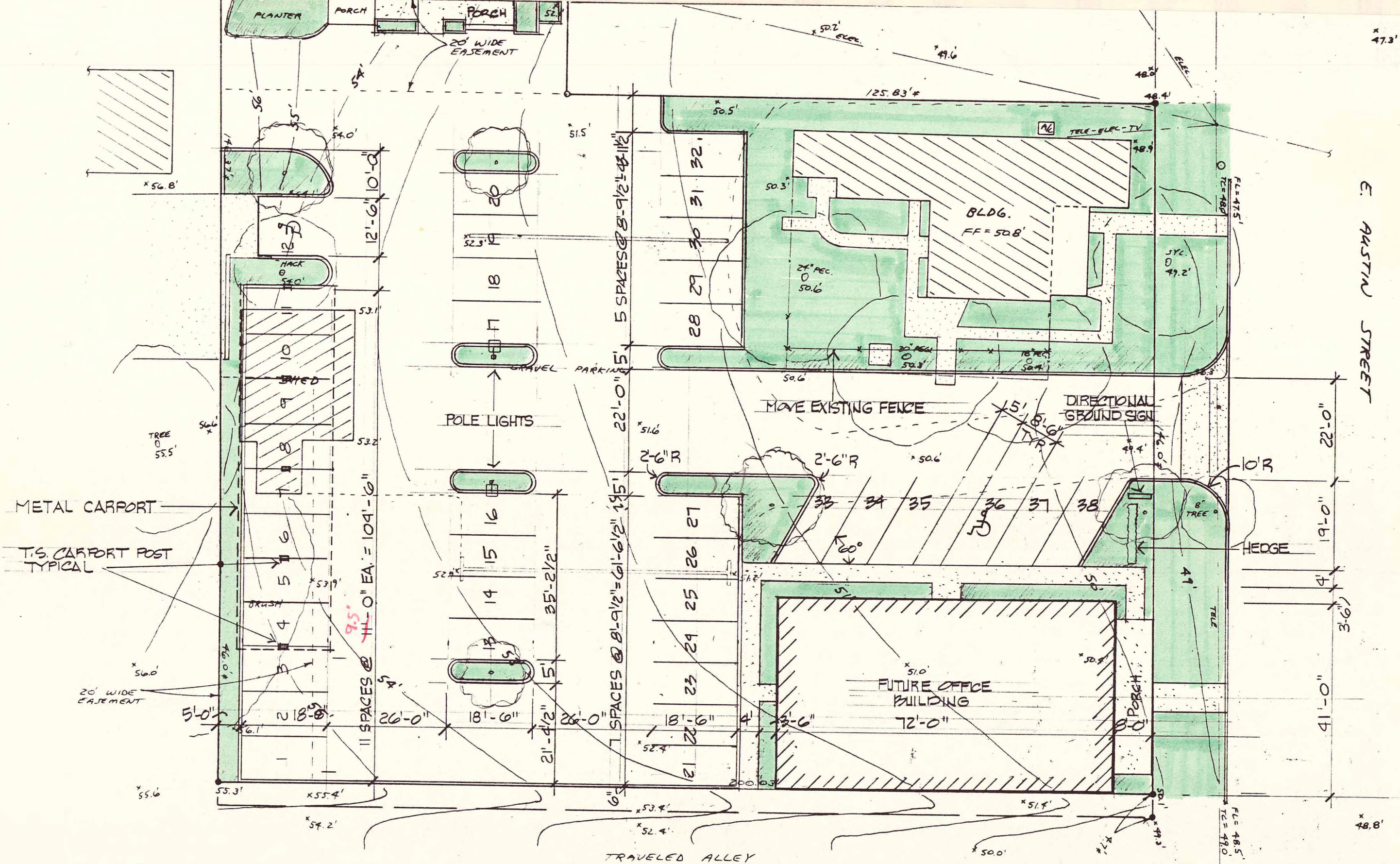
FOOTING DETAIL
1" = 1'-0"



C.M.U. SCREEN WALL DETAIL
1" = 1'-0"

73'

E. AUSTIN STREET



Preliminary Site Plan

RANDY R. STEHLING, AIA ARCHITECT
307 WEST MAIN, SUITE 102
FREDERICKSBURG, TEXAS 78624

WALL SET IN
POLE AT AUSTIN
LOCAL ELEVATION
OF 50.0'



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

William Edward Withers	539100-B	will@w3commercial.com	512-924-1074
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
William Edward Withers	539100-B	will@w3commercial.com	512-924-1074
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date