

CENTURY 21[®]

Judge Fite Company



95 LOMA LANE
FREDERICKSBURG, TX 78624



\$1,245,000



3,780 sqft

DESCRIPTION

OWNER FINANCING AVAILABLE – Only \$400K Down! -Finance \$900,000 at 3.99% interest (Years 1–3), 4.99% (Years 4–5) -30-year amortization with a balloon payment due at the end of Year 5 This is your chance to own a rare and versatile estate offering both lifestyle and revenue. Currently operating as a successful short-term rental property, this enchanting 12-acre parcel includes three separate buildings used for guest stays and personal living. With light restrictions and the ability to expand (thanks to existing septic capacity), the upside is enormous. The land is equally impressive, featuring 49 commercial pecan trees, wide-open pasture areas, and an additional well to support future development or agricultural use. Whether you're searching for a high-performing Airbnb investment or a private Hill Country retreat, this property blends natural beauty with income potential in one seamless package. The atmosphere here is something you have to experience in person to fully appreciate—ideal for attracting repeat rental business or creating your dream homestead.

PROPERTY TYPE: Commercial - MixedUse

MLS STATUS: Active

MLS: 1173977

YEAR BUILT: 2022

COUNTY: Gillespie

TRACT OR SUBDIVIION: Rivera

LIST DATE: 08/09/2023

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800.451.8055

AREA: GP

SQUARE FEET: 3,780

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 12.81

LOT SIZE (SQFT): 558,003

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Vinyl

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Covered
- Carport
- Driveway
- Gravel
- KitchenLevel
- Deck
- ParkingLot

SIDING:

- Block
- Frame
- Concrete
- WoodSiding

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- AboveGroundUtilities
- ElectricityConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Alice Duffy

PHONE: 512.784.2345

BROKERED BY: Keller Williams - Lake Travis

century21judgefite.com

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