

CENTURY 21

Judge Fite Company



2421 USENER RD
FREDERICKSBURG, TX 78624



\$1,600,000



0 sqft

DESCRIPTION

Located just 9 miles west of Fredericksburg in the heart of the Texas Hill Country, this 19 AG-exempt property offers over 13,000 sq ft of versatile improvements in a highly sought-after location near the renowned 290 Wine Trail. With convenient access to U.S. Highway 290, the property is well-positioned for a wide range of commercial, agricultural, or lifestyle uses. The existing improvements include a spacious commercial-grade structure featuring a commercial kitchen with wood-fired pizza oven, executive office areas, expansive storage, and open gathering spaces. Formerly home to a boutique winery, the layout is highly adaptable and can be easily repurposed to accommodate a variety of operational or residential needs. Whether you envision equestrian facilities with stalls, a functional commercial building for storage or operations, or even a unique residential conversion, this property is well-positioned to bring your vision to life. The surrounding acreage provides ample room for expansion, outdoor use, or agricultural pursuits, all set against the serene backdrop of the Hill Country. With its combination of usable space, scenic setting, and flexible potential, this property presents a truly one-of-a-kind investment or lifestyle opportunity in one of Central Texas' most sought-after areas.

PROPERTY TYPE: Commercial - Multi-Use

MLS STATUS: Active

MLS: 1952450

YEAR BUILT: 2007

COUNTY: Gillespie

TRACT OR SUBDIVISION:

LIST DATE: 03/28/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: 3100

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 19.03

LOT SIZE (SQFT): 828,946

ADDITIONAL PROPERTY DETAILS

LISTED BY: Uri Uriah

PHONE: 830.600.5263

BROKERED BY: Uriah Real Estate Organization