

# FOR SALE

## Commercial Properties & Businesses

314 Wimberley Square Road / Wimberley, TX 78676

**TOWER**  
commercial  
CORPORATE REAL ESTATE ADVISORS



**OLD MILL STORE**



**LONGLEAF CRAFT KITCHEN+BAR**

Rare opportunity to own 2 prime properties with profitable businesses in the heart of Wimberley's iconic tourist district. Wimberley is known for its natural beauty nestled in the Hill Country near the Blanco River. Tourists from all over the world visit Wimberley for its natural hill country beauty, eclectic shops, and creative dining/libations.

**The offering includes: The Old Mill Store property/business and the Longleaf Craft Kitchen+Bar property/business.**

**THE OLD MILL STORE** is a general store dating back to 1981. Sales have grown over the years by offering a variety of gifts, furniture, art, jewelry, handmade products, and toys. Sales for 2025 are up 20% year to date.

**LONGLEAF CRAFT KITCHEN+BAR** serves exceptional quality dishes from locally sourced and seasonal foods. It has elevated the dining experience by offering craft cocktails, beer and a well-rounded wine list and has a loyal following of locals and tourists alike. The restaurant building was constructed using longleaf pine lumber re-purposed from a structure in San Marcos, Texas dating back to 1912.



**OLD MILL STORE**



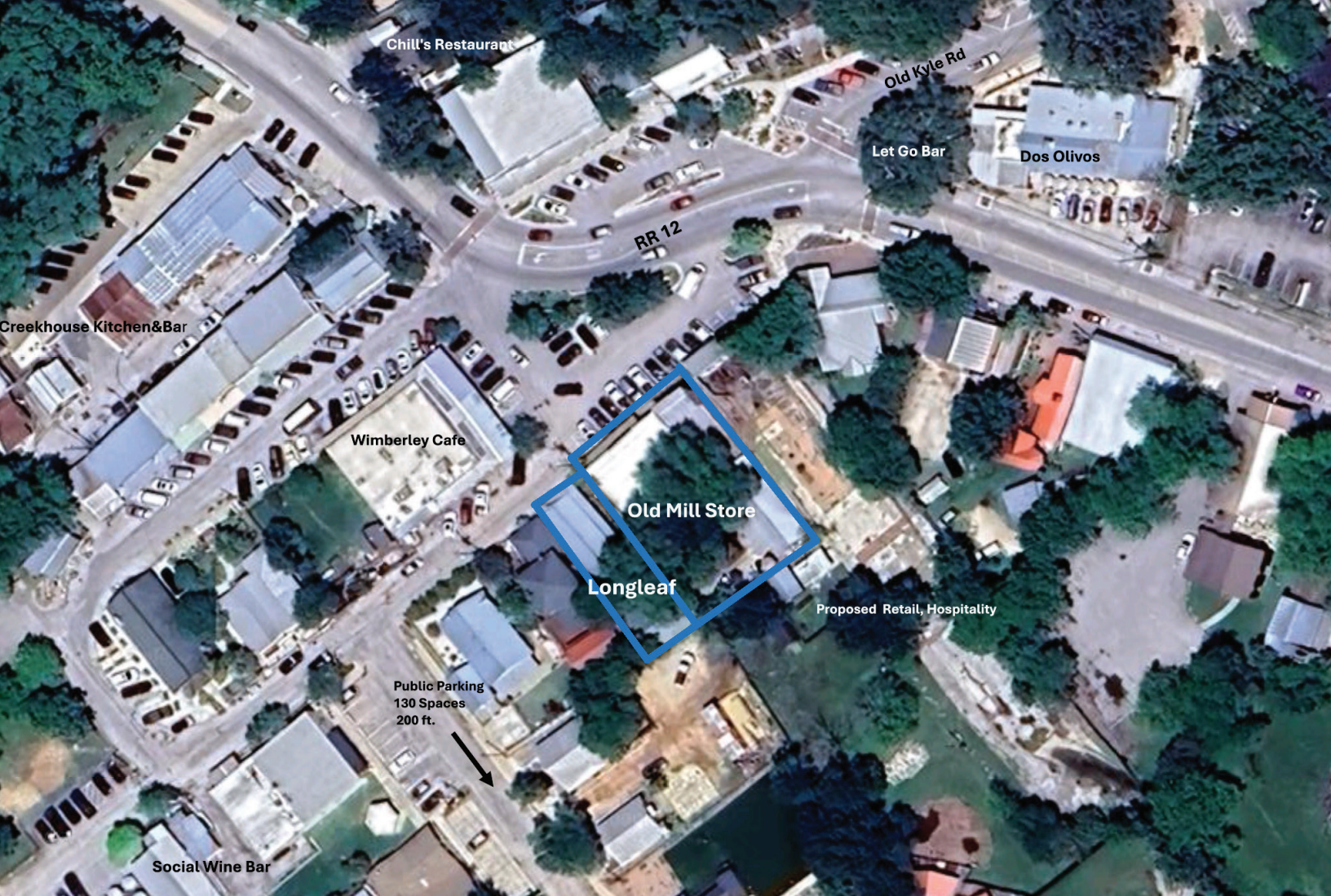
**LONGLEAF CRAFT KITCHEN+BAR**

**CHRIS ODDO** (512) 736-5933  
oddo@toweratx.com

5900 Southwest Pkwy | Suite 5-520 | Austin, TX 78735  
512.582.0150 | [www.toweratx.com](http://www.toweratx.com)

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## THE DETAILS

### OLD MILL STORE PROPERTY

Quick Ref ID: R18384  
 Land: 0.21763 acres  
 Improvements: 4,956 sq.ft.  
 Zoning: C-3  
 Water: Wimberley Water Corp.  
 Sewer: City of Wimberley  
 Gas: Propane (*tank*)  
 Electric: PEC  
 Parking: 230 Public Spaces within 400 ft.

### LONGLEAF CRAFT KITCHEN+BAR PROPERTY

Quick Ref ID: R18526  
 Land: 0.073462 acres  
 Improvements: Main Bldg - 1,286 sq.ft.  
 Addition/Kitchen - 1,018 sq.ft.  
 Total - 2,304 sq. ft.  
 Zoning: C-3  
 Water: Wimberley Water Corp.  
 Sewer: City of Wimberley  
 Gas: Propane (*tank*)  
 Electric: PEC  
 Parking: 230 Public Spaces within 400 ft.

**ASKING PRICE: \$4,550,000 (\$626.72/ft.)**

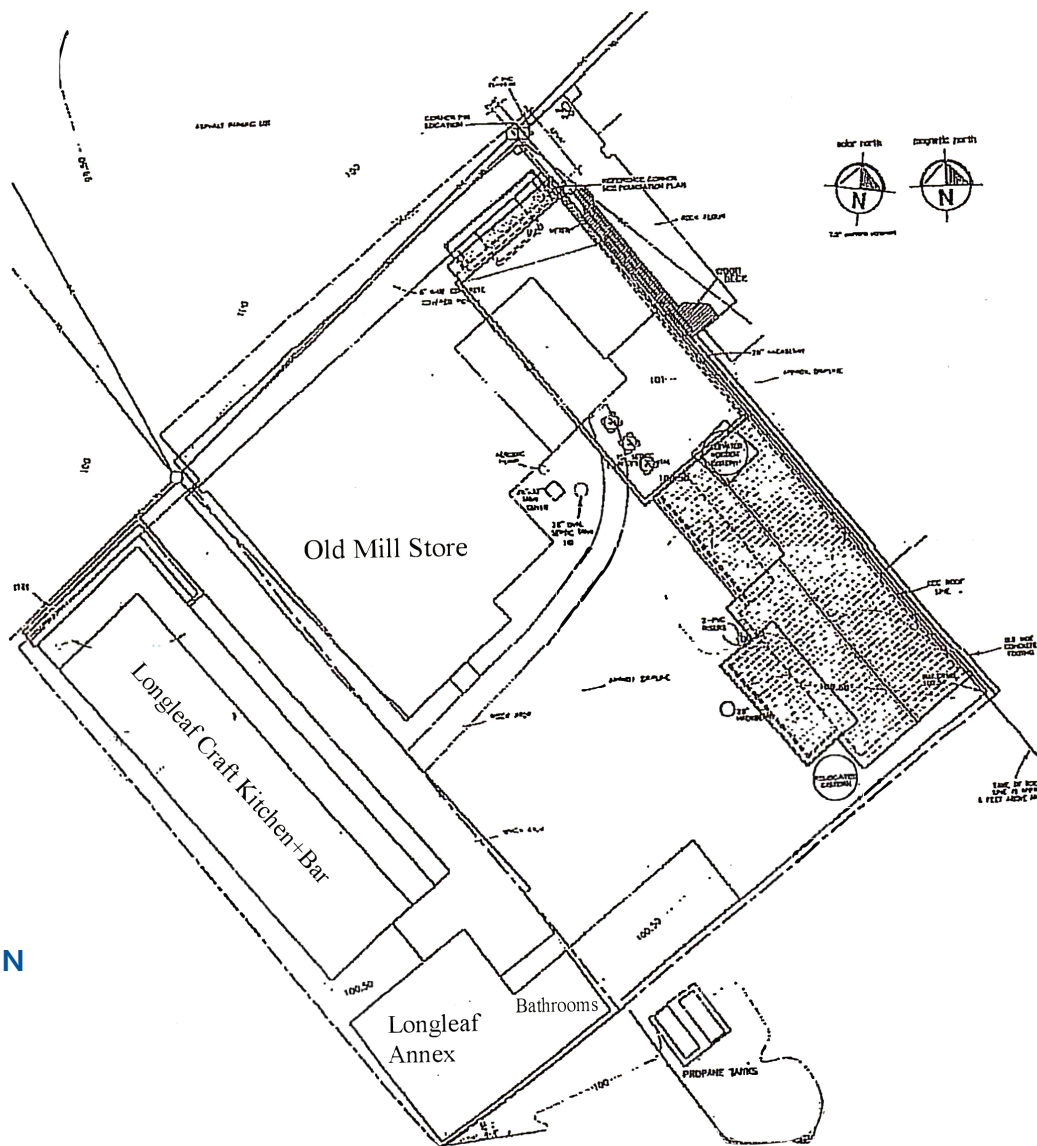
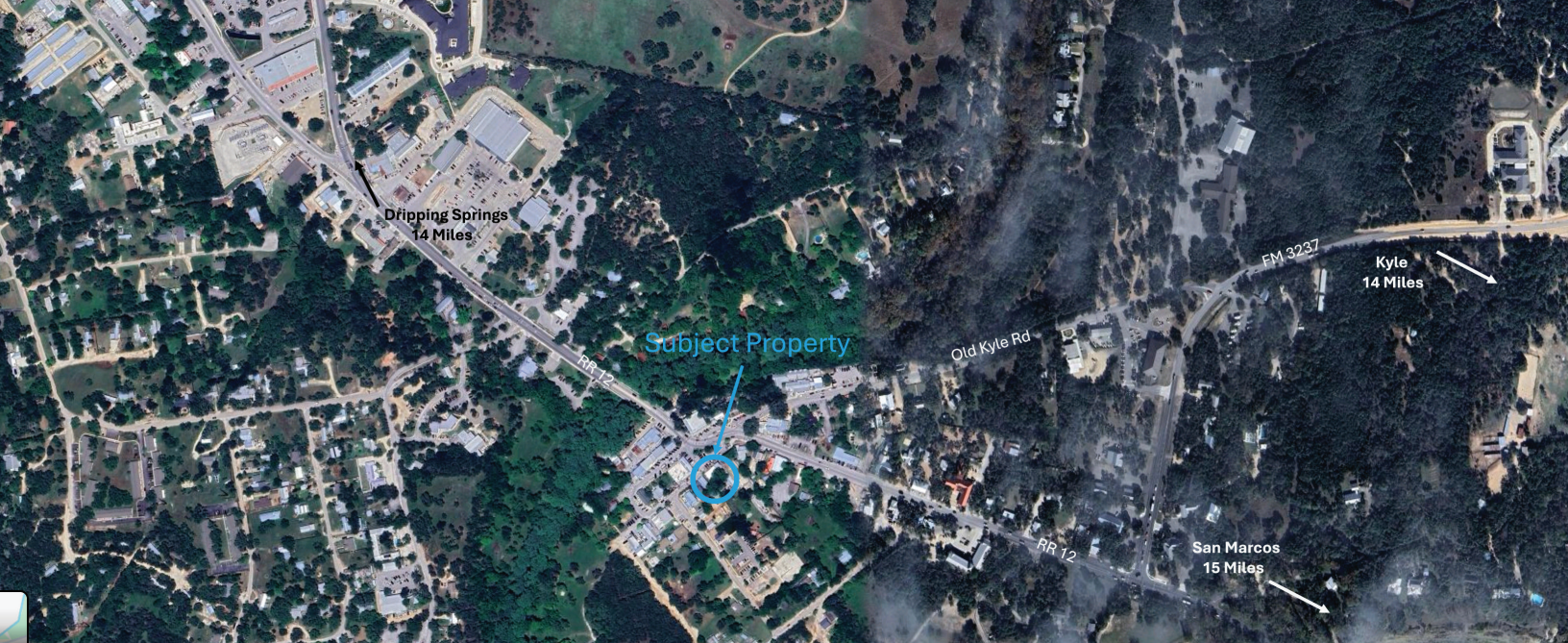
*Includes both properties, businesses, & equipment*

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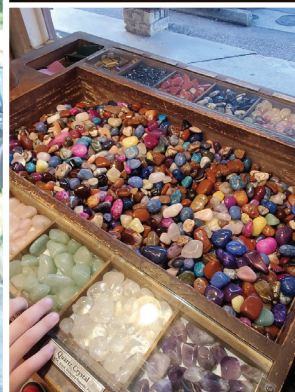
**SITE PLAN**

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## OLD MILL STORE

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## LONGLEAF CRAFT KITCHEN+BAR

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## 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.*

11-2-2015



### 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

Tower Commercial, Inc.	9001609	<a href="mailto:gump@toweratx.com">gump@toweratx.com</a>	512-970-6066
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date