

# \$2,797,500 - 11157 Us Hwy 290 W, Hye

MLS® #6156889

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## \$2,797,500

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 14.03 Acres

ABS A0661 SURVEY 1 P. XIMENES, Hye, TX

Fabulous turnkey vineyard and tasting room in Hye on US Hwy 290 in the heart of Texas Wine Country! This 14+ acre property features a 3,000 square foot building with a tasting room, office and massive cold storage and a wraparound porch. The expansive views of the Pedernales Valley over the vines are the perfect place to relax and soak in the Texas Hill Country. Set well off the highway, the setting among the vines is peaceful and primed for a new owner to open a tasting room, restaurant, STR or expand the grape production to the rest of the property “ or all of the above! Clean and ready for quick move-in the property was previously was an operating tasting room with an active TABC license (2021) allowing for a new owner to expedite their licensing if desired. Fully fenced, ag exempt, strong well, great soil and near-perfect topography ready for this property to take shape under new ownership.



Built in 2016

## Essential Information

ListingFeed	abor_vow
MLS® #	6156889
List Price	\$2,797,500
Sale Price	\$2,300,000
Sale Date	November 21st, 2022
Bathrooms	0.00
Acres	14.03

Year Built	2016
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed

### **Community Information**

Address	11157 Us Hwy 290 W
Subdivision	ABS A0661 SURVEY 1 P. XIMENES
City	Hye
County	Blanco
State	TX
Zip Code	78635

### **Amenities**

Utilities	Electricity Connected
Parking	Off Street, Unpaved
View	Hills, Meadow, Panoramic, Vineyard

### **Interior**

Interior	Concrete, Laminate
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

### **Exterior**

Construction	Metal Siding, See Remarks
Foundation	Slab

### **Additional Information**

Zoning	None.
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