

TROIS

State

36.55± Acres | Gillespie County

Fredericksburg, Texas



Anders Realty

PURVEYORS OF FINE TEXAS RANCHES

THE TROIS ESTATE

36.55± AC · FREDERICKSBURG, TEXAS

*TEXAS AND ITALY EMBRACED IN A KISS...
ONLY 20 MINUTES FROM FREDERICKSBURG*



The Trois Estate is a village compound consisting of 13 different structures anchored by some of the best views of Enchanted Rock that there are. It is a wildly imaginative and sprawling complex with nods to the American Old West, Tuscany, Santa Fe, and Spain's Gaudi. It is an ode to a different time; it is Texas and Italy embraced in a kiss.

The estate can be enjoyed as a refuge for you and your closest 30 friends or operated as a high-end B&B, Spa, Wedding Event Centre, or Corporate Retreat. The deck above the main house was voted as one of the most romantic places to get engaged in Texas and standing there you'll see why.

LOCATION

- Fredericksburg 16.4 miles
- Johnson City 41.0 miles
- Horseshoe Bay 50.0 miles
- San Antonio 86.0 miles
- Austin 88.0 miles
- Property Address: **300 Trois Lane, Fredericksburg, Texas 78624**





WATER



- Ranch is serviced by (1) existing 10-12GPM water well
- The huge amount of surface area from all the structure's metal roofs provide an impressive platform for the potential of rain water collection.
- Average annual rainfall is 31.53" for the local area





LAND

- Approximately 36.55 ac ±
- Property elevation ranges from 1,540' to 1,620' ±
- Breathtaking views of Enchanted Rock and Northern Gillespie County as it spills into the lower portions of Llano County off to the North
- Enchanted Rock State Park, just a mile North, has over 270,000 visitors yearly
- Healthy mix of live oak, Spanish oak, cedar elm, mesquite, and other native varieties provide excellent habitat for wildlife
- Property is perimeter fenced with barbed wire.
- Approximately .50 miles of paved roads and (2) points of entry via Ranch Road 965



IMPROVEMENTS











The following square footages are estimates that should be verified (*Identification numbers correspond to SITE PLAN*):

- (1) Main House (3,710 sf)
- (2) Office / Spa (977 sf)
- (3) B&B Units and Pool (2,800 sf)
- (4) Restaurant / Observation Deck 2nd Level / Reception – Party Area in Courtyard (6,164 sf)
- (5) Formerly known as the “Safari” building; used for weddings, receptions, large gatherings (9,000 sf)
- (6) Artist Sheds (1,902 sf)
- (7) Saloon (1,470 sf)
- (8) Cap Gun Museum (5,000 sf)
- (9) Catering Building (728 sf)
- (10) Lodge 18 Rooms (5,250 sf)
- (11) Antique Building (2,450 sf)
- (12) CMU Block Castle Under Construction (6,275 sf)
- (13) Metal Warehouse Building: (14,000 sf)
- Shed (600 sf)

Additional spaces have not been measured yet. These include the underground grotto, Chapel, connecting passageways, and rooms beneath the main house.

SITE PLAN





FINANCIAL / TITLE

TROIS ESTATE, as previously described herein (36.55± ac), is offered at \$4,825,000 in Cash or at Terms acceptable solely at the discretion of the Sellers. The conditions of sale are as follows:

1. Offers to purchase or letters of intent must be in writing and accompanied by 2.00% of the purchase price to the escrow account at Select Title of Fredericksburg, TX.
2. The Sellers will provide and pay for a standard owner's title insurance policy. Title to the real property will be conveyed by a general of special warranty deed.
3. Inventory of any personal property is negotiable and will be transferred via Bill of Sale at Closing.
4. Mineral rights which the Seller owns will be conveyed to the Buyer at Closing.
5. All water right claims controlled by the Trois Estate will be transferred to the Buyer at Closing.
6. Buyers' Brokers are welcomed and invited to contact Chey Perrin or Brady Anders with Anders Ranch Realty for information regarding Cooperation Policies.
7. The property lies in the Fredericksburg ISD.
8. The approx. 2022 property taxes were \$56,317.57.



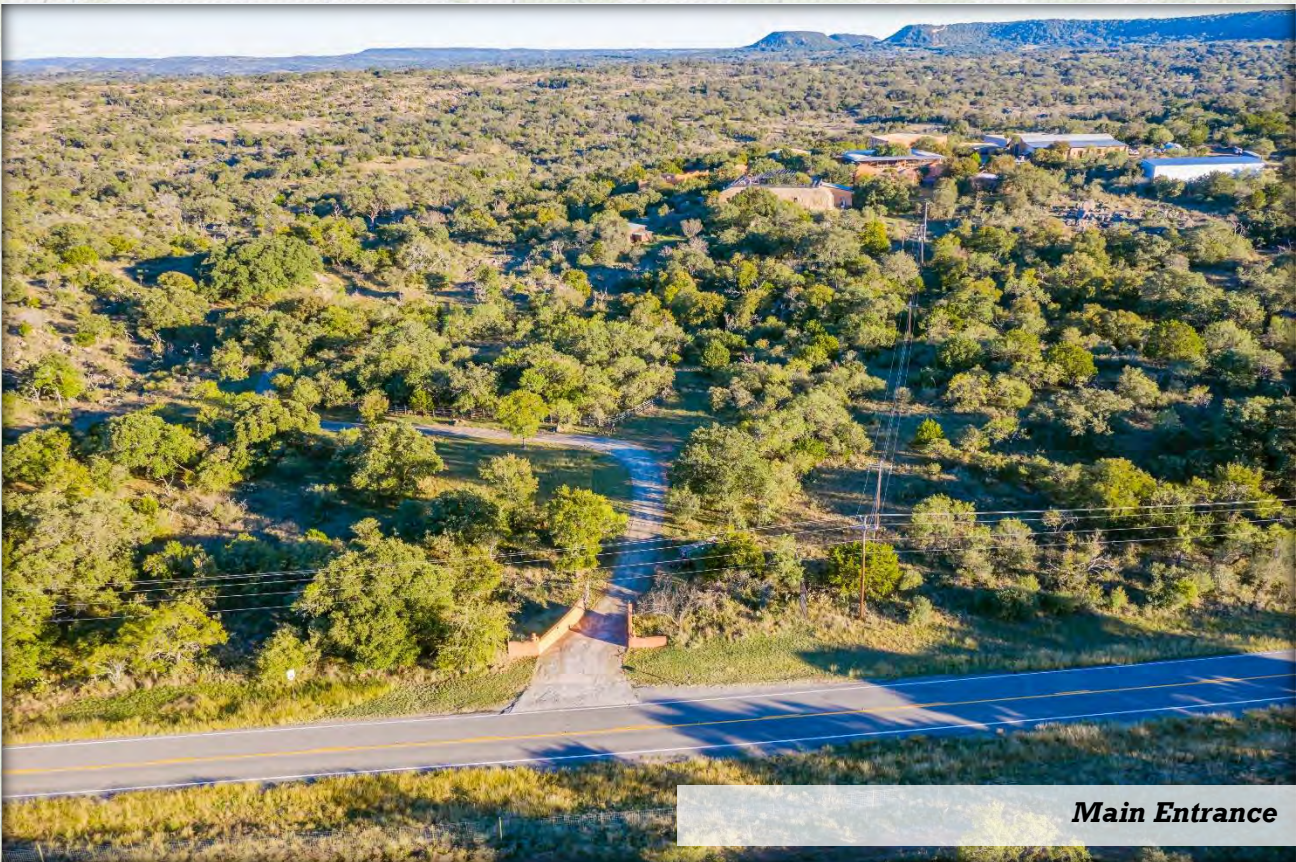
This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Sellers. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Realty. Prospective Buyers should verify all information to their sole and complete satisfaction. **SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.**

Buyer's brokers/agents must be identified on first contact and must accompany buying prospect on first showing to be allocated full fee participation. If this condition is not met, fee participation will be at the sole discretion of Anders Ranch Realty.

PHOTOS-PAGE 1



Frontage Along RR965



Main Entrance

PHOTOS-PAGE 2



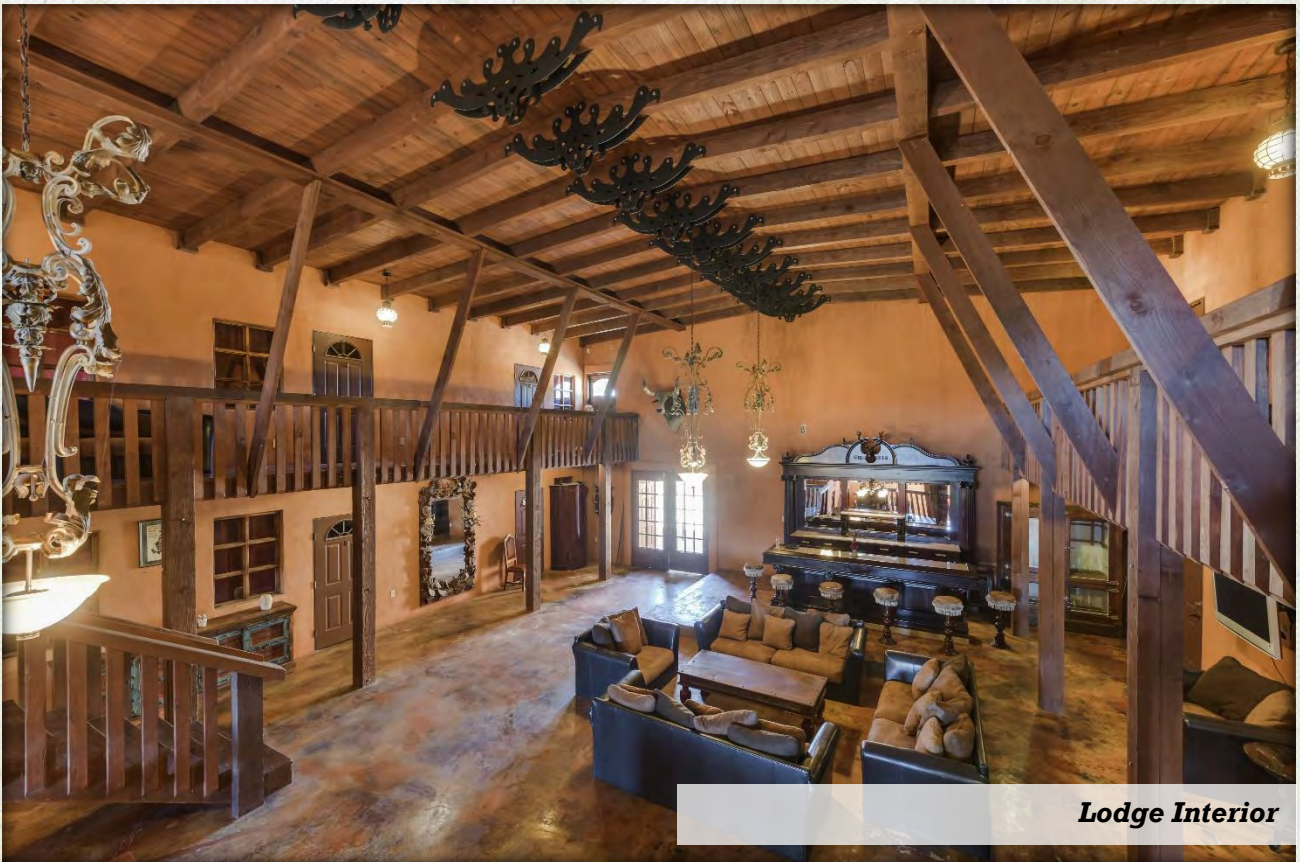
13 Structure Compound



Entire Site Overlooks Enchanted Rock State Park



18 Room Lodge



Lodge Interior



3 Suite Building Attached To Pool



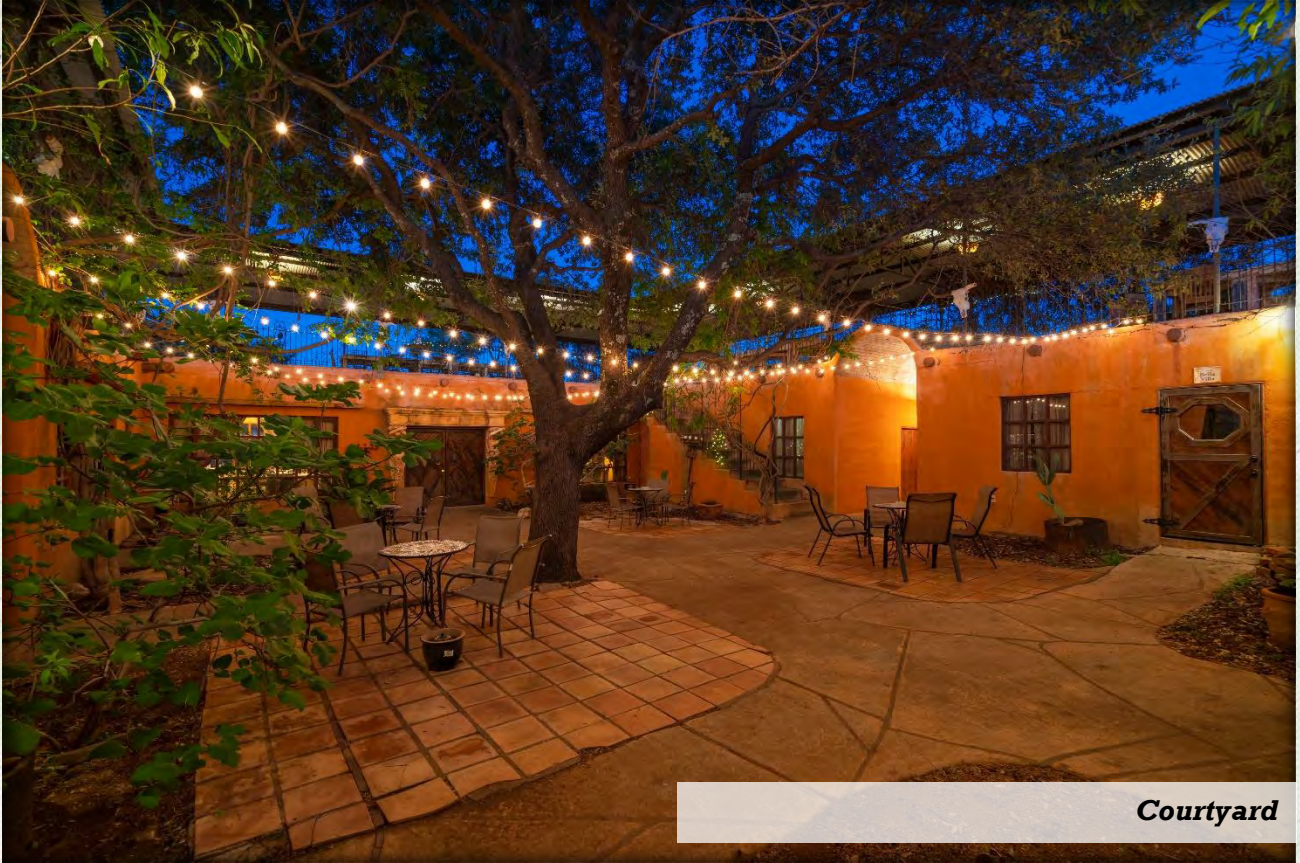
2 Additional Suites Overlooking Pool



Central Building with 30+ Seat Restaurant, Courtyard, and 3 Suites



Restaurant



Courtyard



Bridal Suite



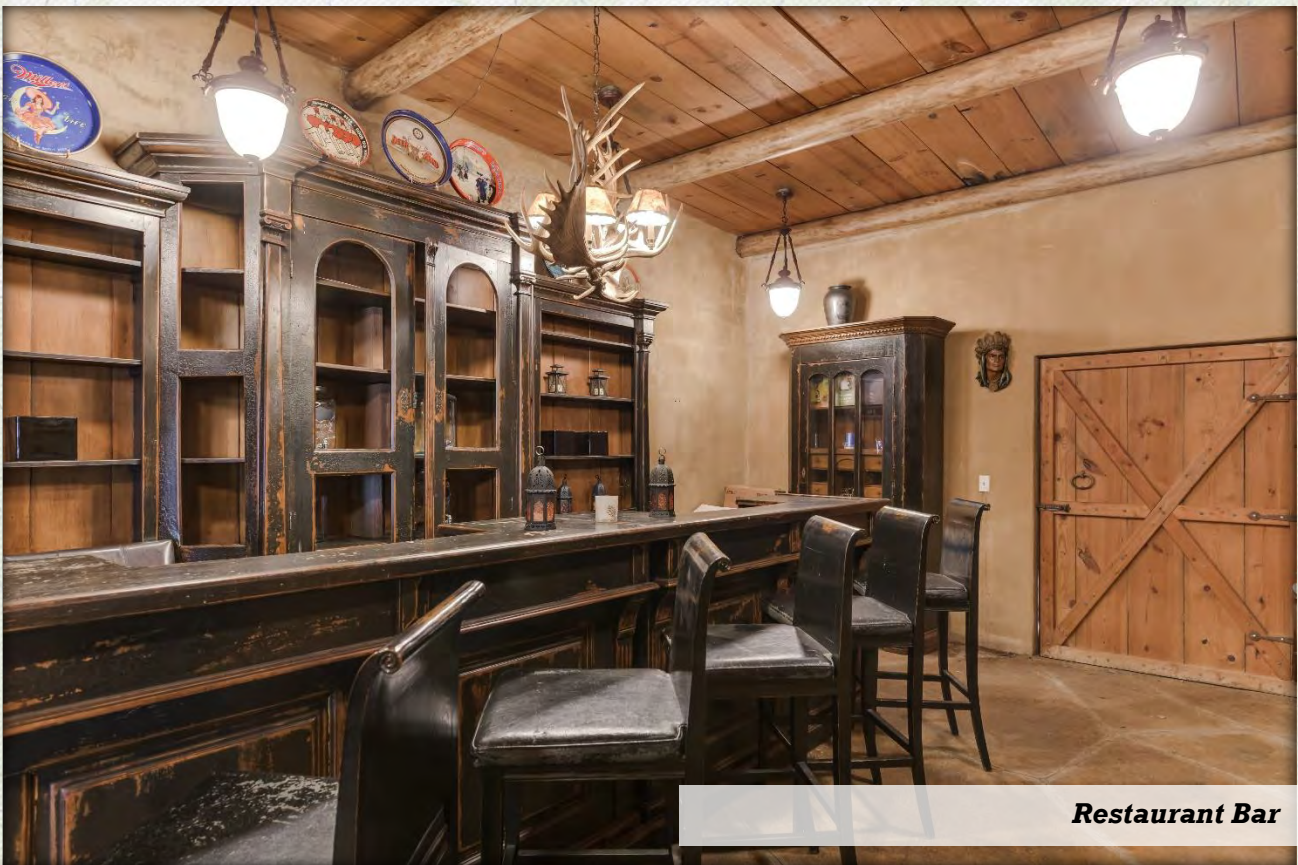
Formally "Cap Gun Museum"



Old West Saloon



Banquet Hall



Restaurant Bar



Master Wing / Home



Home Interior



Home Interior



Grotto Underneath Home



Underground Chapel



Underground Guest Room



Master Bedroom



Home Courtyard



Observation Deck Above Home

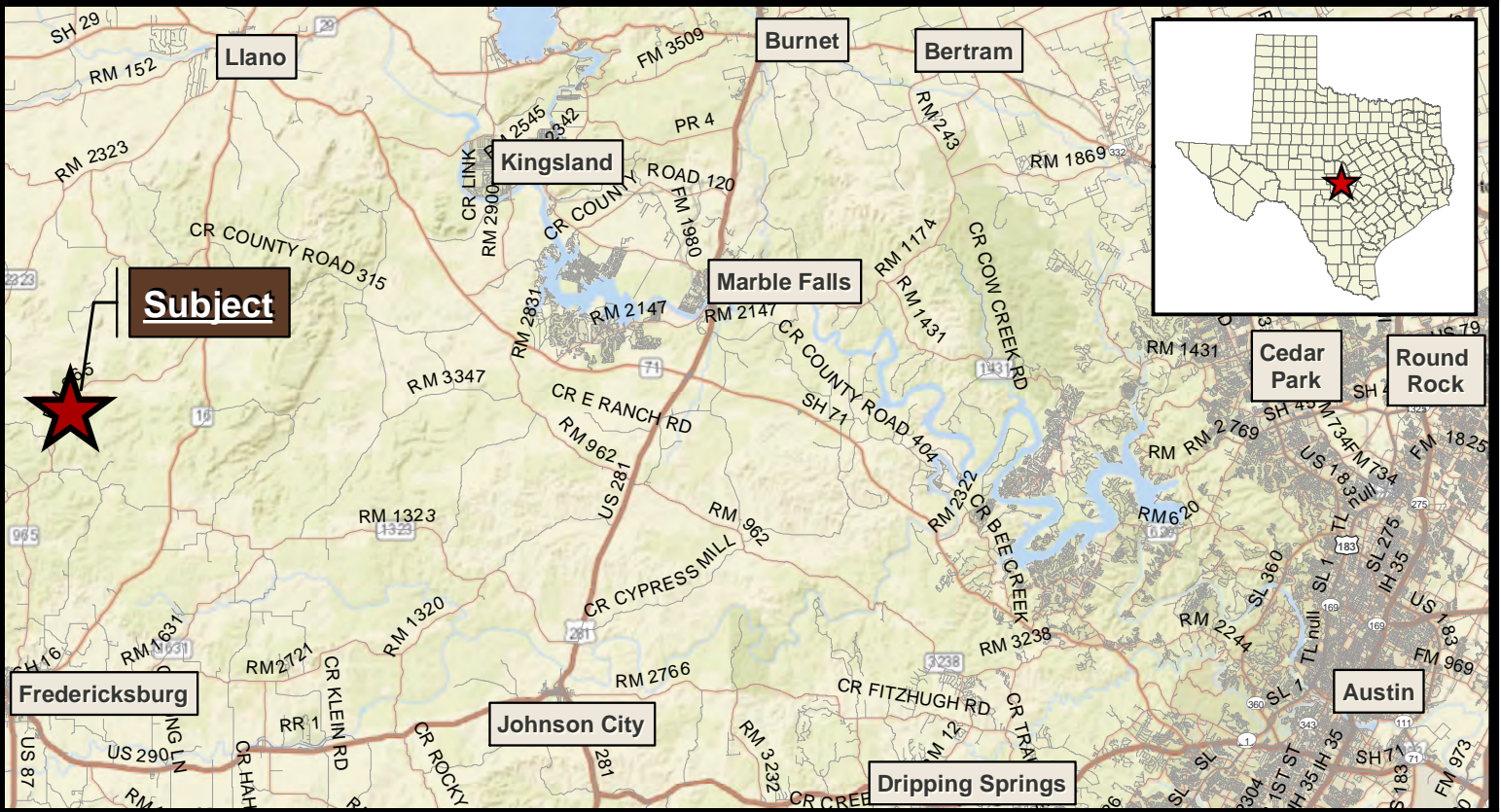
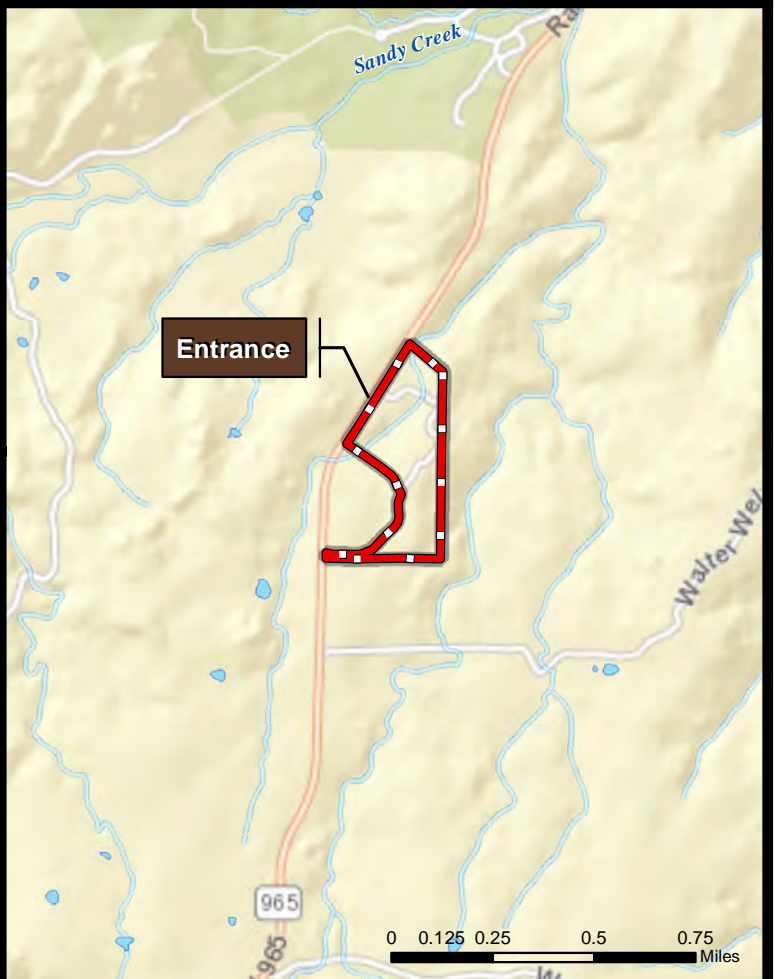
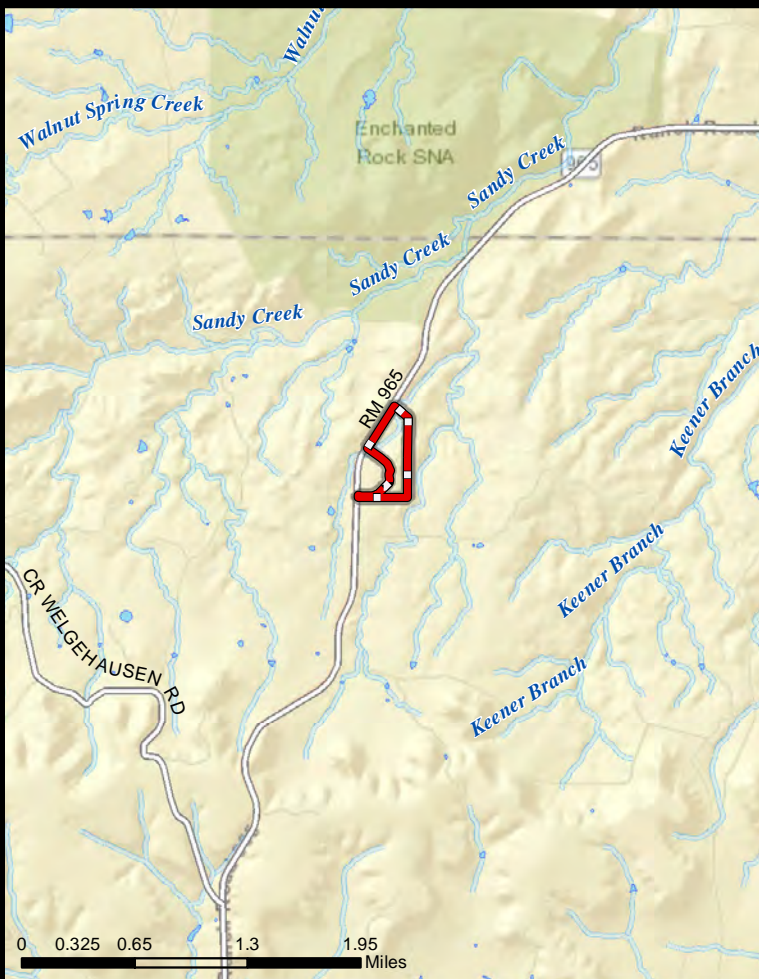


Observation Deck Overlooking Enchanted Rock

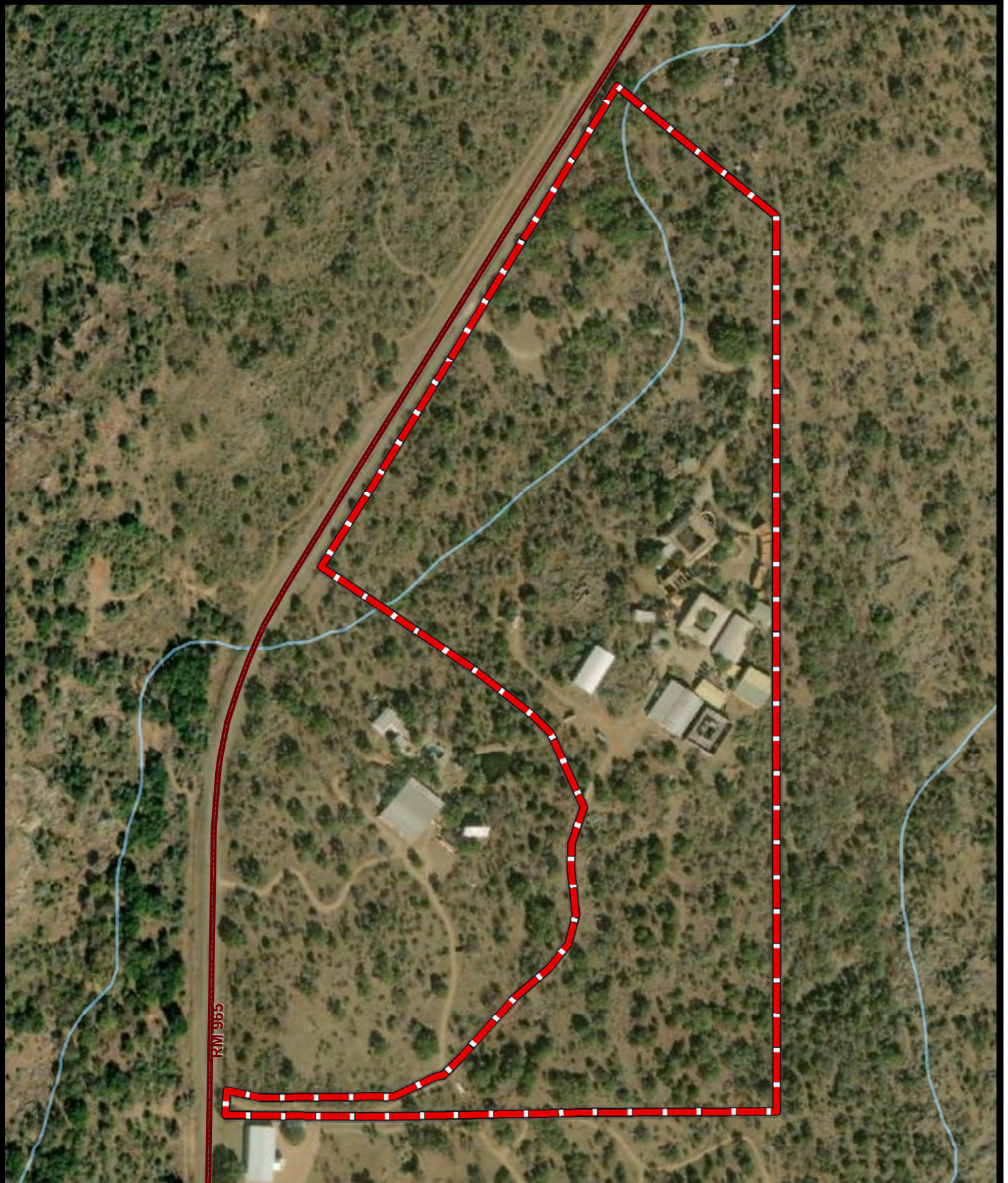


Observation Deck Overlooking Enchanted Rock

TROIS ESTATE | 36.55 ± AC | GILLESPIE



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1 inch = 291.67 feet

0 0.025 0.05 0.075 Miles

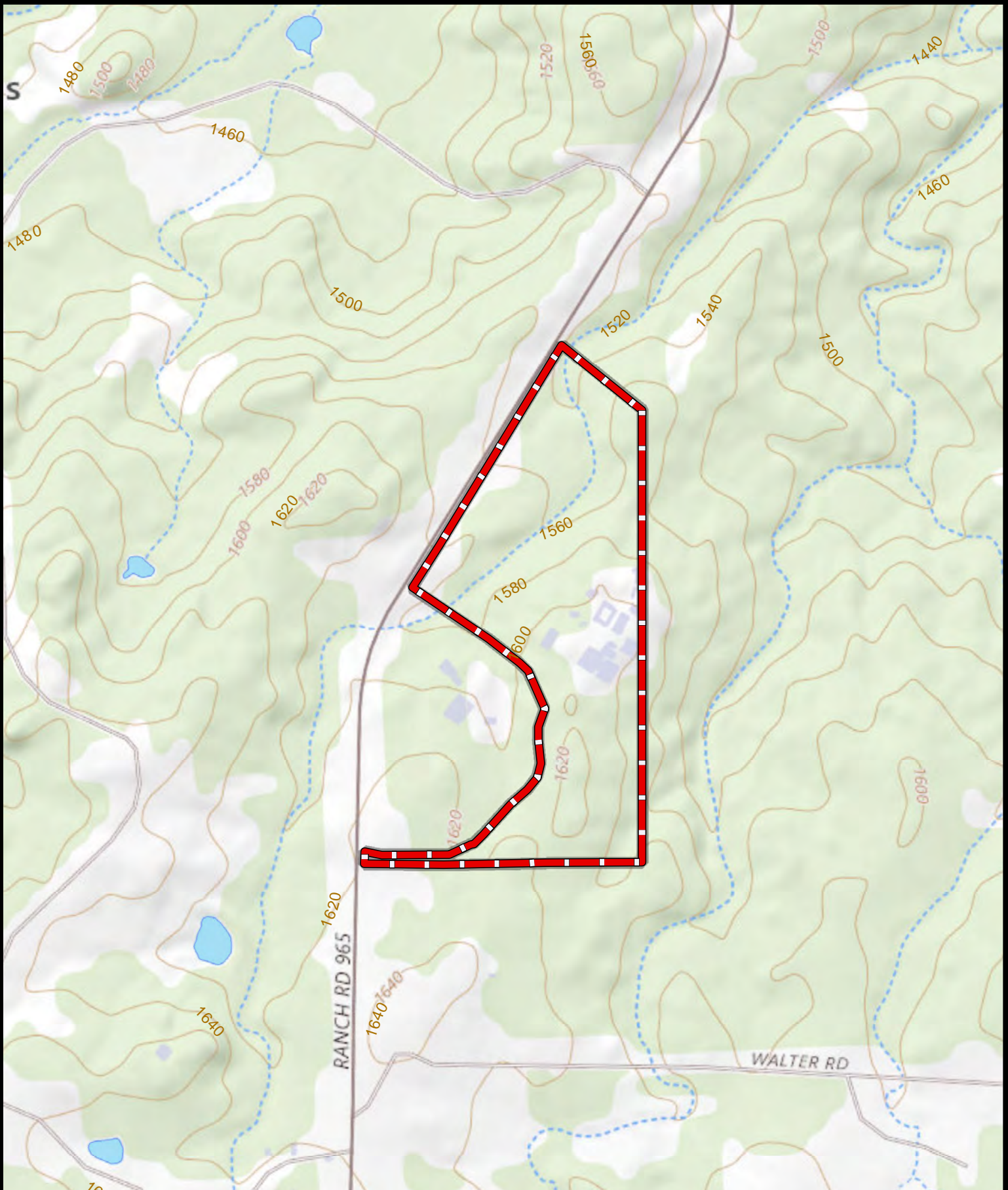


302 E. Main Street, Johnson City, Texas 78636
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1 inch = 583.33 feet

0 0.05 0.1 0.15 Miles



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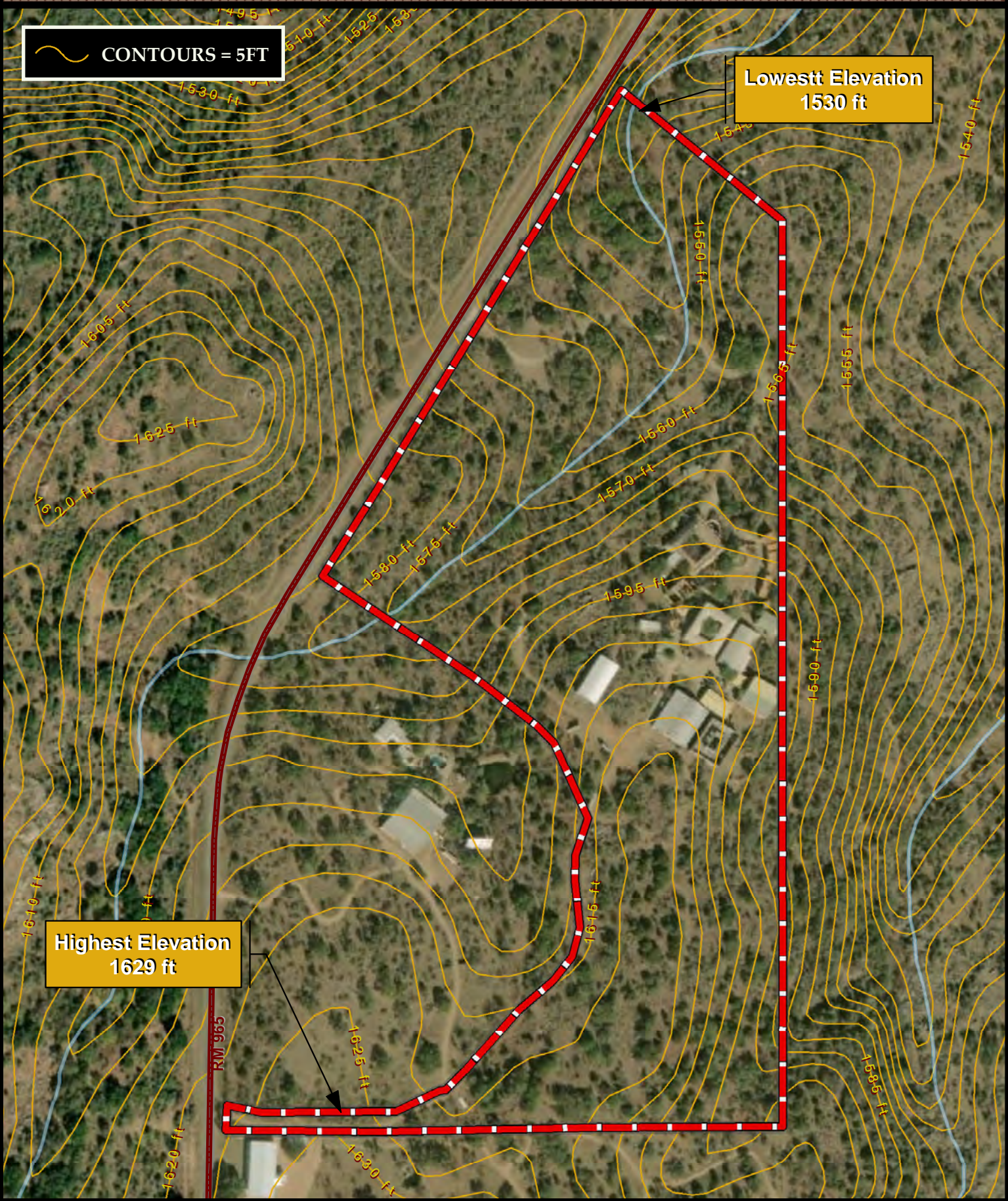
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CONTOURS = 5FT

Lowest Elevation
1530 ft

Highest Elevation
1629 ft



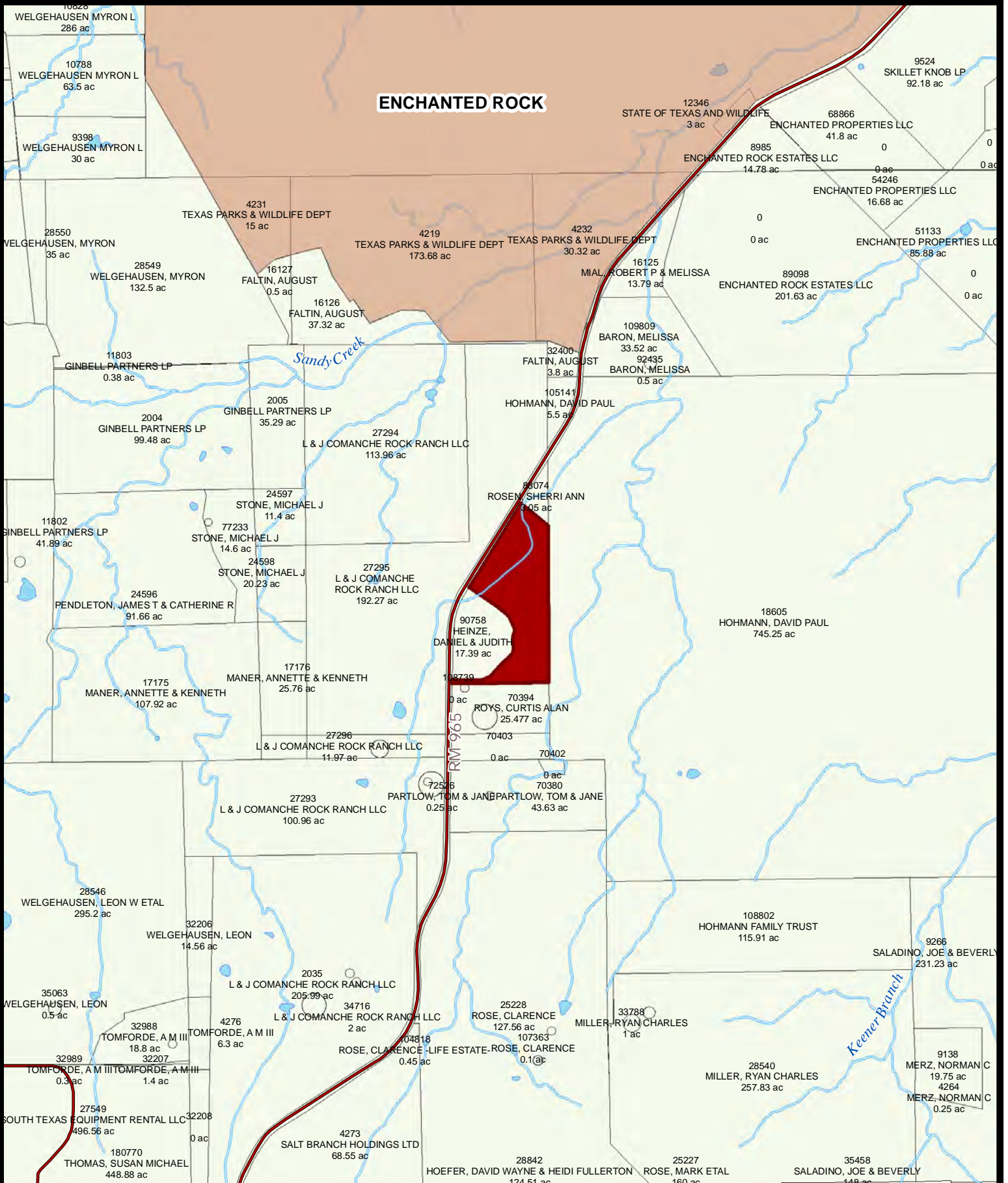
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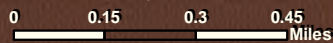


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TROIS ESTATE | 36.55 ± AC | GILLESPIE



1 inch = 1,666.67 feet

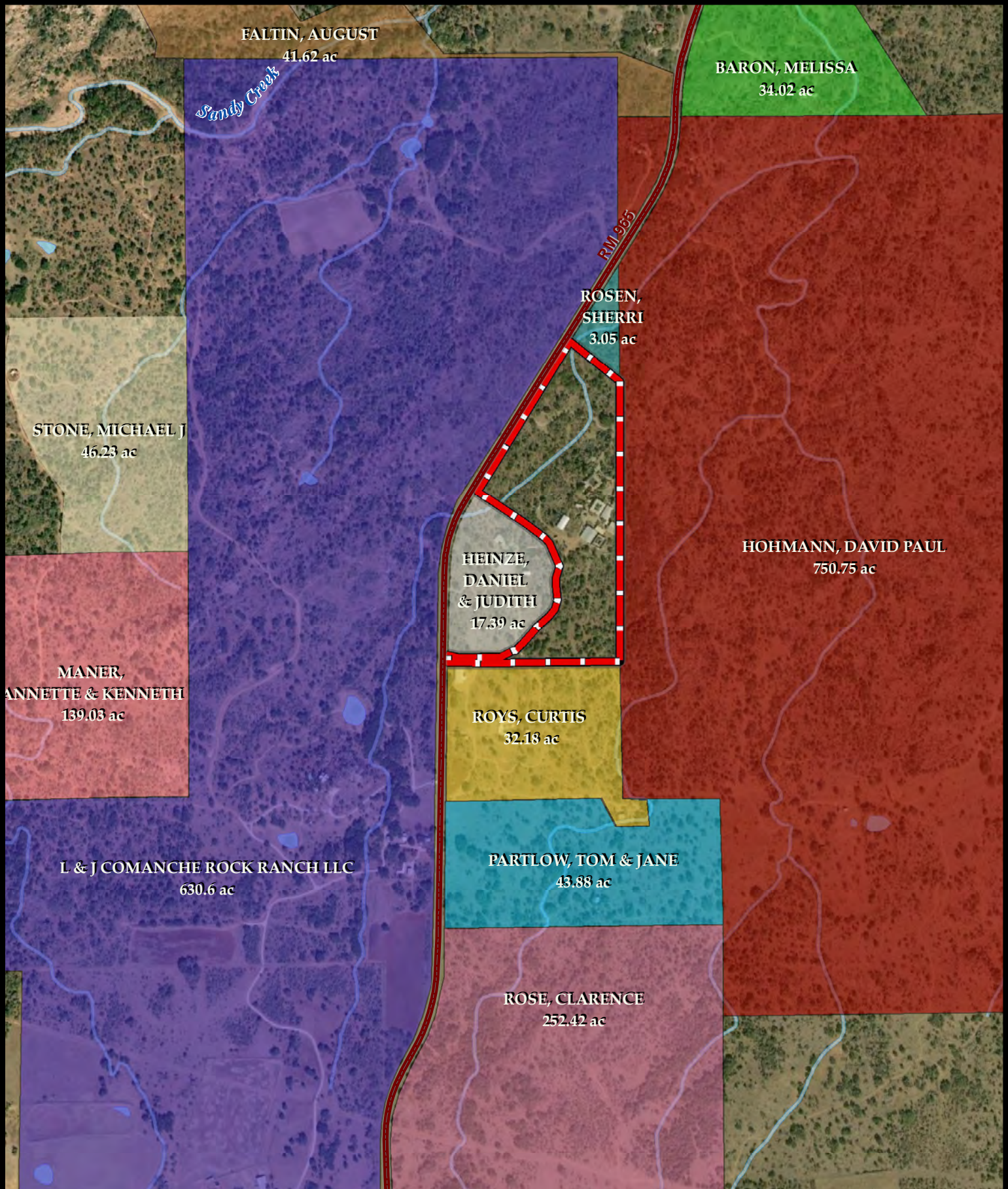


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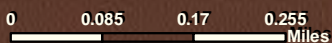


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1 inch = 940.15 feet



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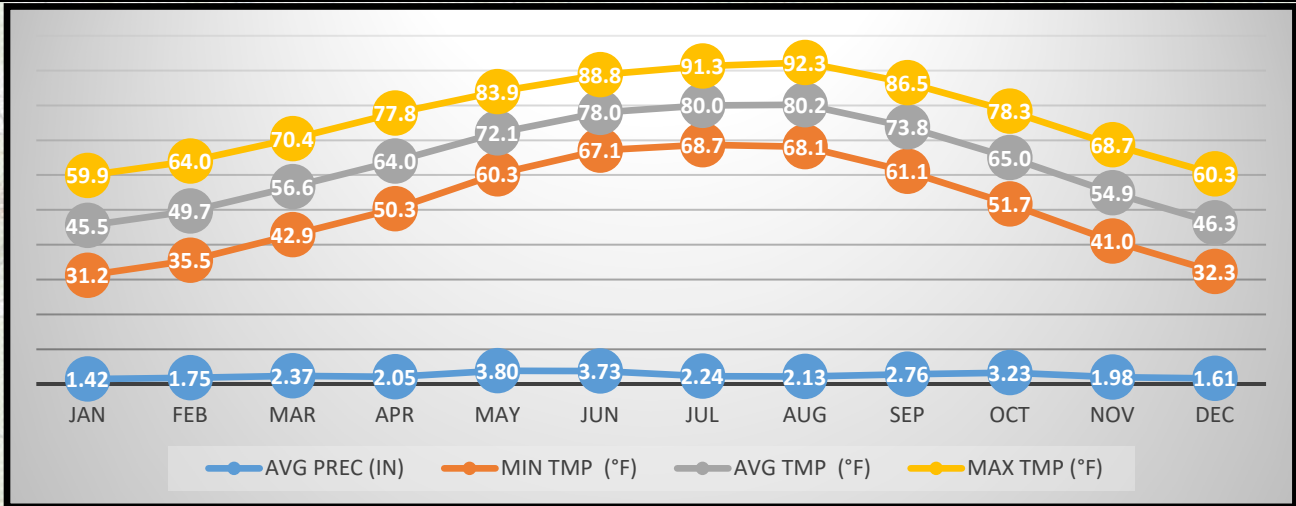


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CLIMATE DATA

Three-decade averages of climatological variables (1991-2010)
Climate Normals for **Fredericksburg, Texas** from the National Climate Data Center (NCDC)

MONTH (1991-2010)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	1.42	31.2	45.5	59.9
Feb	1.75	35.5	49.7	64.0
Mar	2.37	42.9	56.6	70.4
Apr	2.05	50.3	64.0	77.8
May	3.80	60.3	72.1	83.9
Jun	3.73	67.1	78.0	88.8
Jul	2.24	68.7	80.0	91.3
Aug	2.13	68.1	80.2	92.3
Sep	2.76	61.1	73.8	86.5
Oct	3.23	51.7	65.0	78.3
Nov	1.98	41.0	54.9	68.7
Dec	1.61	32.3	46.3	60.3
Ann	31.53	52.6	65.0	77.4



Zip: 78624	Days Where Temp Exceeds 86°F:	91-120 Days
	Freeze Date (Avg First Frost):	Nov 01st-10th
	Freeze Date (Avg Last Frost):	Mar 21st – 31st
	USDA Hardiness Zone:	Zone 8a: 10F to 15F
	Koppen-Geiger Climate Zone:	Cfa – Humid Subtropical Climate
	Ecoregion:	30a – Edwards Plateau Woodland
	Palmer Drought Index:	Moderately Moist

BROKERAGE INFORMATION



11-2-2015



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.

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.

Anders Realty	514096	Brady@AndersRanchRealty.com	830-481-4444
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brady P. Anders	514096	Brady@AndersRanchRealty.com	512-791-9961
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Chey Perrin	572932	Chey@AndersRanchRealty.com	281-795-9161
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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