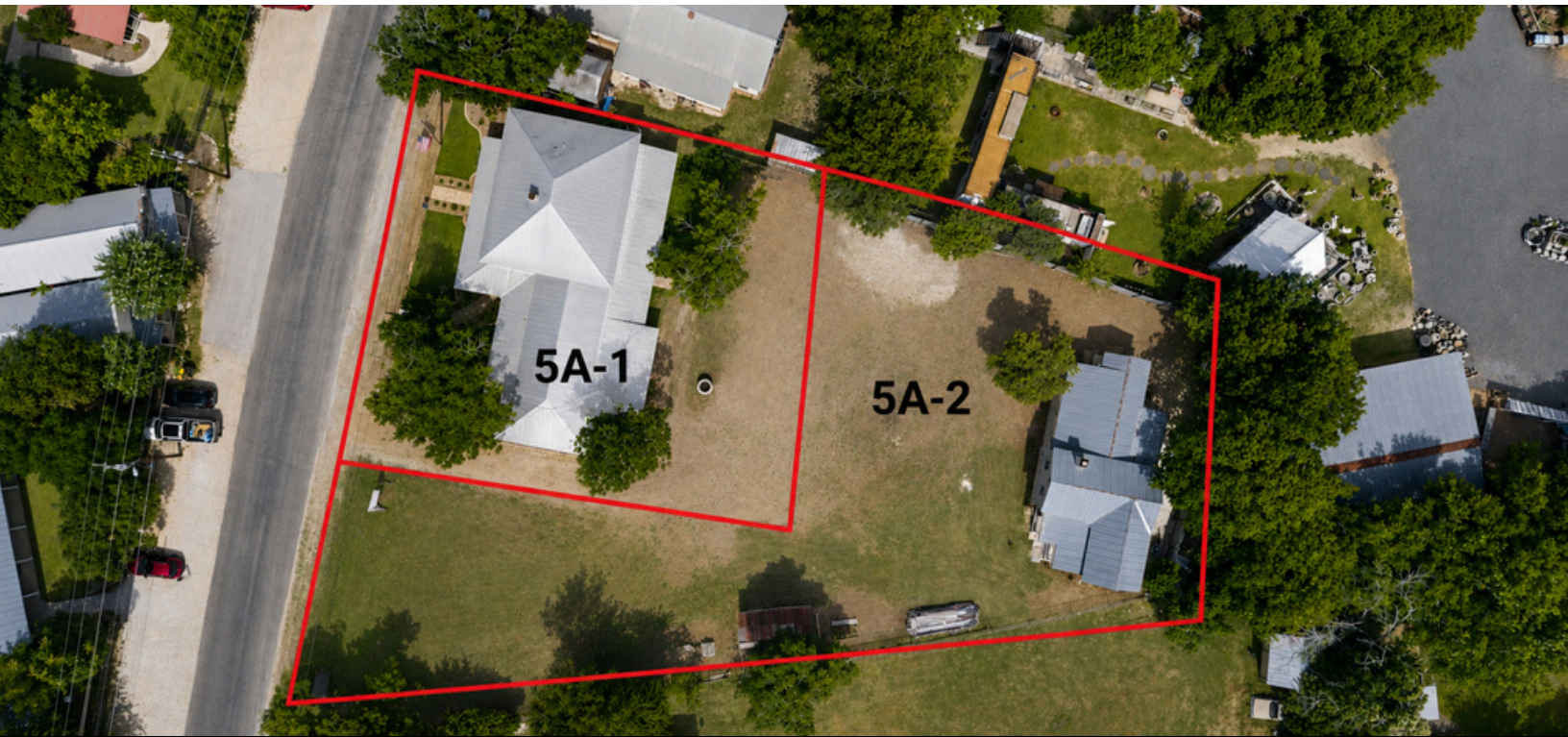


AVAILABLE FOR SALE

\$1,800,000

824 High Street, Comfort, Texas 78013



PROPERTY DETAILS

- Prime High Street frontage
- Approximately 0.699 total acres
- Flexible live/work opportunity
- Potential hospitality, office, or retail use
- Directly across from Guadalupe River
- Walkable to downtown Comfort

OPPORTUNITY

824 High Street presents a rare opportunity to acquire a distinctive residential and commercial property in the heart of Comfort, Texas. Positioned along highly visible High Street and directly across from the Guadalupe River, the property combines authentic Texas Hill Country character, walkability, flexible use potential, and multiple acquisition options. The offering includes a beautifully restored 4-bedroom residence and a separate 1,282-square-foot former dental office. Buyers may acquire the entire property, purchase the residence separately, or purchase the commercial building separately.



MAIN RESIDENCE

- Offered separately for \$1,100,000
- Approximately 4,018 SF
- 4 Bedrooms | 4.5 Bathrooms
- Beautifully restored Texas Hill Country home
- Private ensuite bathroom in every bedroom
- Original stone basement with wine cellar or lounge potential
- Walkable to downtown Comfort & across from the Guadalupe River
- Adjacent commercial building available separately or with the full property



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COMPASS
COMMERCIAL



COMMERCIAL BUILDING

- Offered separately for \$699,900
- Approximately 1,282 SF
- Prime High Street frontage
- Former dental office with flexible layout
- Suitable for retail, office, hospitality, or residential conversion*
- Historic Hill Country character
- Approximately 0.351-acre lot with expansion potential
- Adjacent residence available separately or as part of the full property



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COMPASS
COMMERCIAL



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:

- o that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o 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.

Compass RE Texas, LLC	9006927	keith.newman@compass.com	(214) 814-8100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith D. Newman	484652	keith.newman@compass.com	(214) 814-8100
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mike Harper	609983	mikeharper@realtyaustin.com	(512) 757-7326
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date