

59 Segner Rd
59 Segner Rd
Fredericksburg, TX 78624

\$1,500,000
4.100± Acres
Gillespie County



**59 Segner Rd
Fredericksburg, TX / Gillespie County**

SUMMARY

Address

59 Segner Rd

City, State Zip

Fredericksburg, TX 78624

County

Gillespie County

Type

Commercial, Residential Property

Latitude / Longitude

30.315441 / -98.84349

Dwelling Square Feet

5000

Bedrooms / Bathrooms

4 / 4

Acreage

4.100

Price

\$1,500,000

Property Website

<https://wootenlandco.com/property/59-segner-rd-gillespie-texas/99659/>



PROPERTY DESCRIPTION

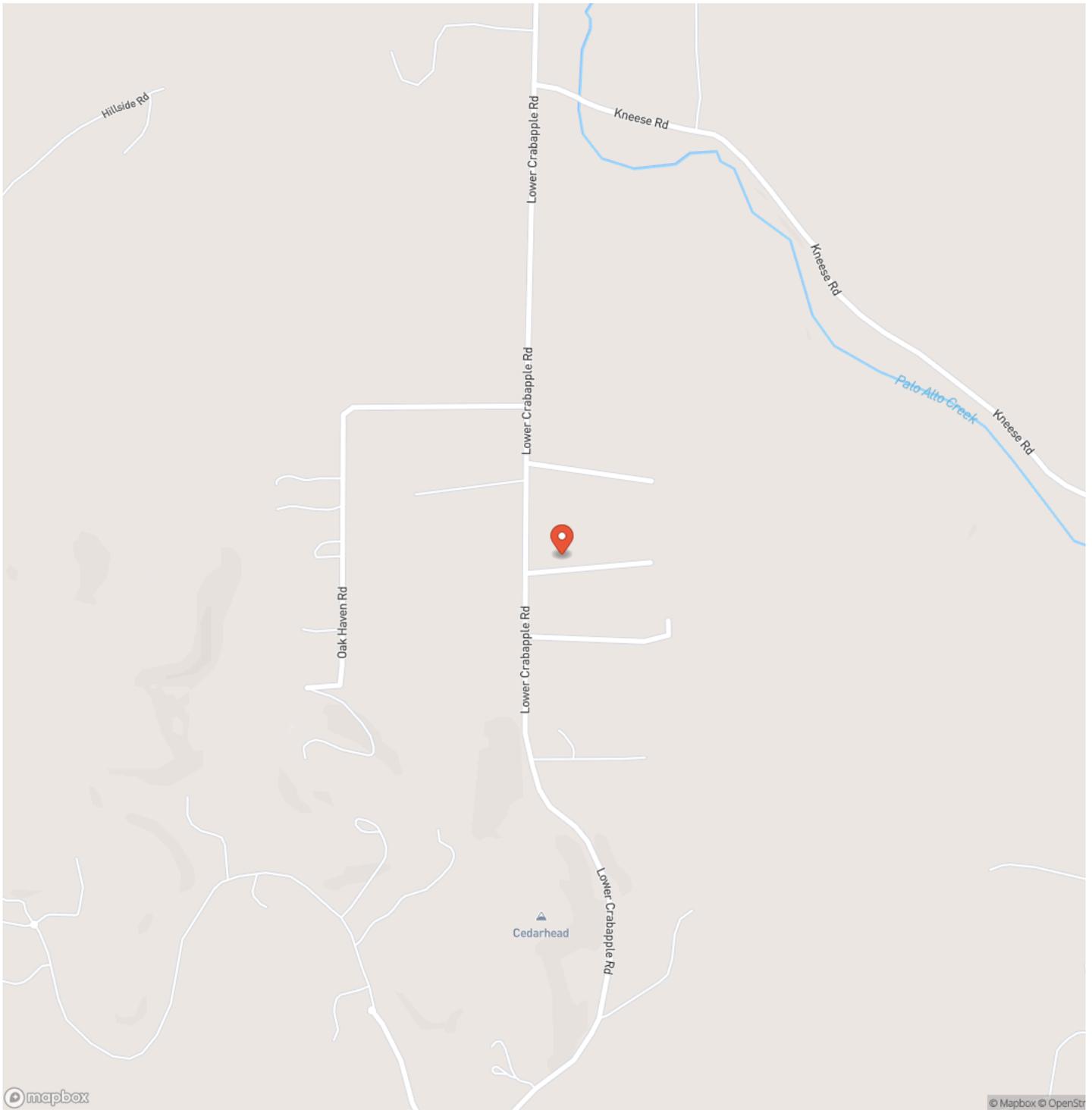
30-Year Pet Care Business w/a home,studio apartment & full suite attached to main home.Nestled just minutes from historic Fredericksburg in scenic Gillespie County, this long-standing business sits on 4.1 beautifully treed acres along peaceful Segner Road. The setting offers the perfect blend of Hill Country charm and convenience,close to town, yet private enough for a tranquil country lifestyle. Business Overview: Kellie's Doggie Country Resort has proudly served the Fredericksburg area for over 30 years, earning a loyal customer base and strong local reputation. This turnkey pet care and grooming facility includes everything needed to continue operations or expand further. Improvements:The property features over 5,000 square feet of functional space dedicated to the grooming and boarding business. Facilities include:Reception and office area,Spacious grooming room,Tub and bathing room,Laundry area,Upstairs cat room/kennels,Abundant storage and workspace. The property is thoughtfully designed for comfort and efficiency, with plenty of room to grow or diversify services. Main Residence & Living Quarters: Next to the main business facility is a charming residence with a swimming pool and covered porches shaded by mature oak trees. A connected mother-in-law suite or apartment offers flexibility for staff, family, or potential rental income. Additional living space includes a second-story studio apartment, ideal for an on-site caretaker or as a guest suite. Additional Features:Three-car garage, ample parking for up to 10 vehicles, mature oak trees and beautiful country landscaping. Private well and septic, quiet country setting with excellent visibility and access. Opportunity: This is a rare opportunity to acquire a well-established, income-producing pet care business in one of the Texas Hill Country's most desirable markets. With room to expand facilities or services, Segner Road offers both a established business foundation and an exceptional lifestyle property. Seller finance terms available on this fabulous property.

Disclosure: The buyers agent must be identified at first contact and accompany the buying prospect on the first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the discretion of Wooten Land Co. LLC.

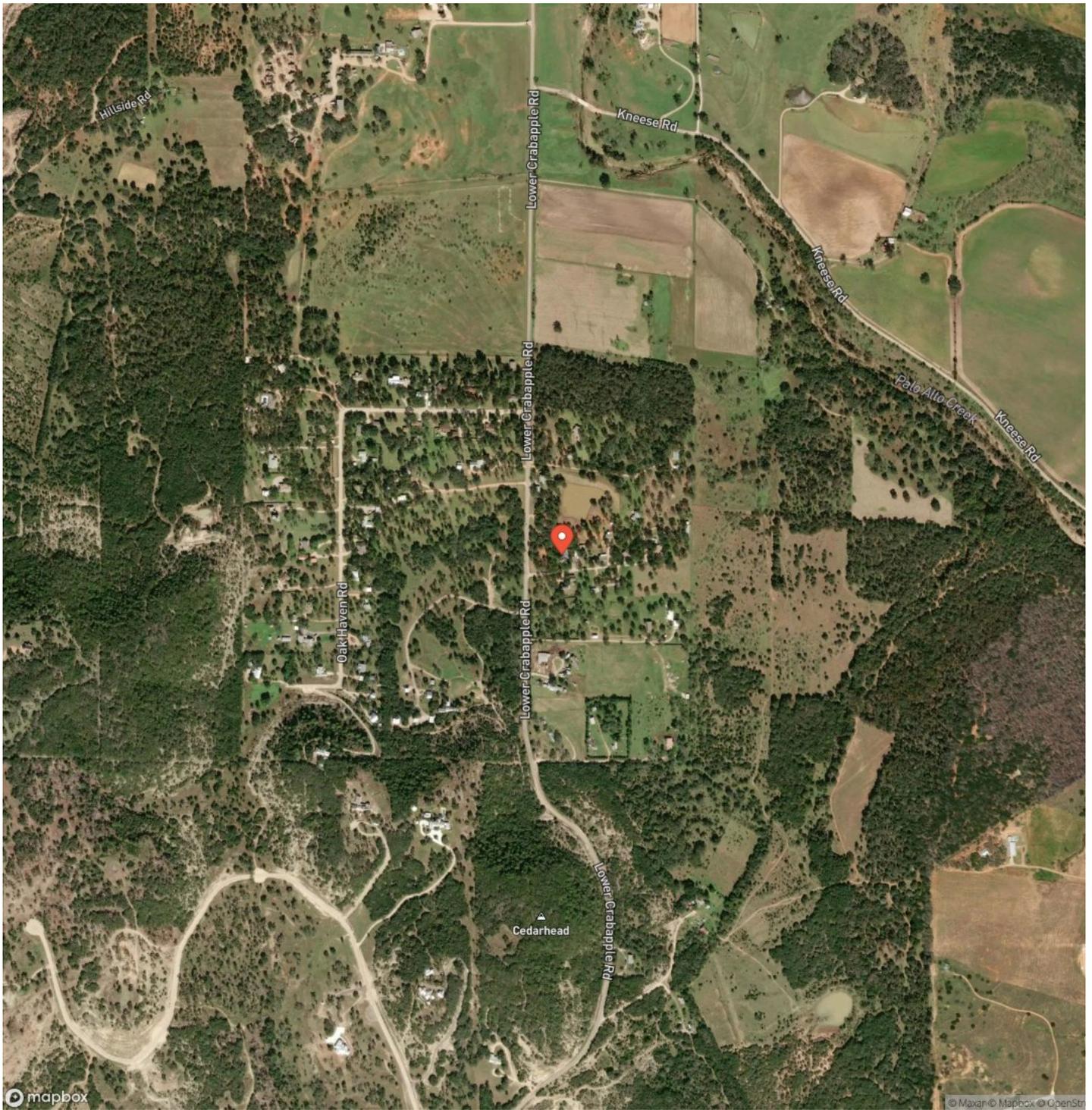
59 Segner Rd
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Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Wooten Land Co.

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