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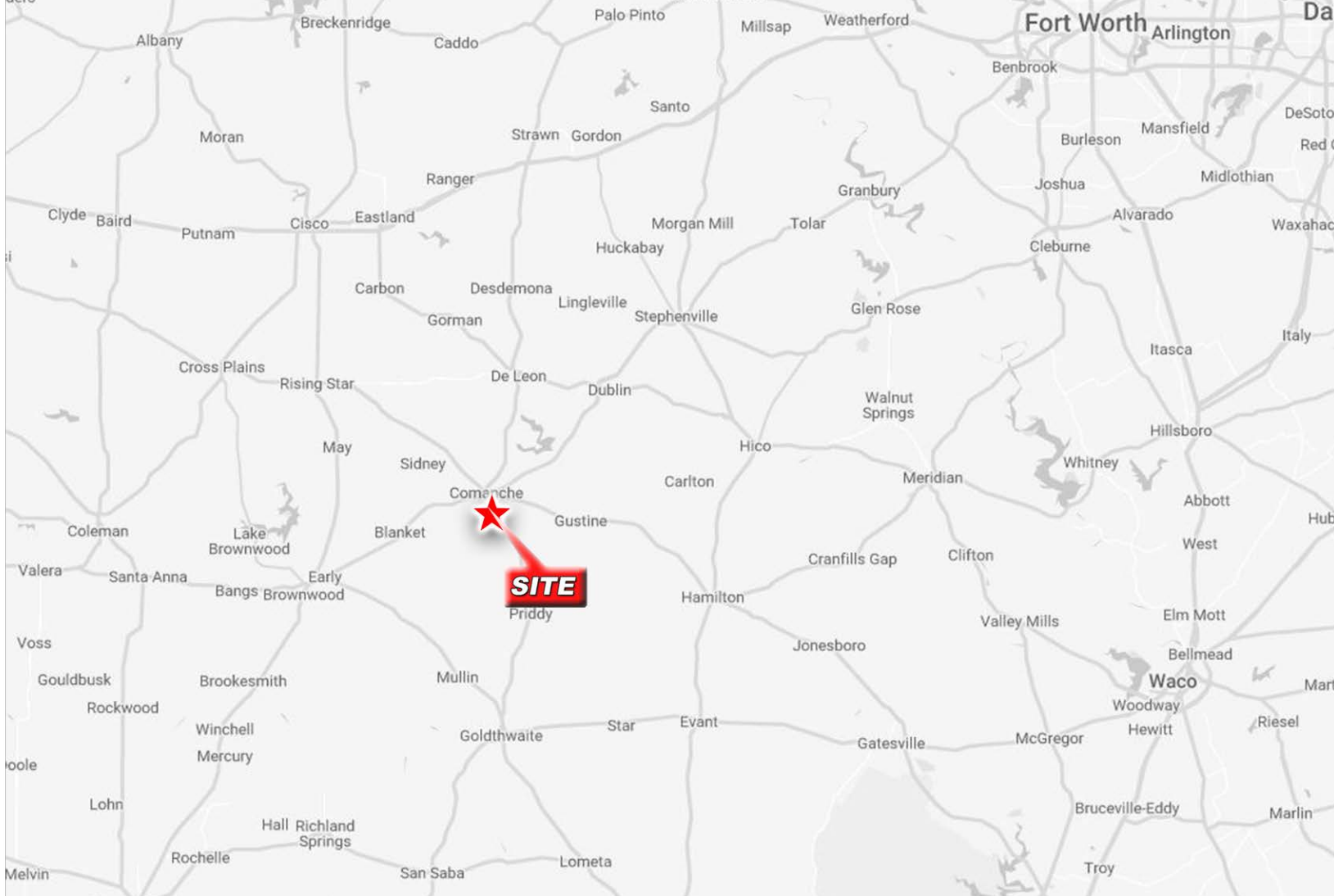


Brennan Vineyards, Winery & Venue
Comanche, Texas

Brennan Vineyards, Winery & Venue

Comanche County, Comanche, Texas

Nestled on 4± acres along the pecan-studded Indian Creek in Comanche, lies one of Texas' most well-respected boutique wineries, Brennan Vineyards. The Brennan Vineyards estate encompasses a state-of-the-art 10,000-case winery, an event venue, a historic tasting room, and a storage facility. With a laundry list of awards to its name and a future brighter than ever, Brennan Vineyards is primed for its next chapter. This fully operational, award-winning, and profitable winery offers ample opportunities for growth, and has the team in place to ensure its new owner can choose their level of involvement. All equipment and inventory will be conveyed with the sale, providing a turnkey operating winery and revered wine brand. With a robust wine club, an exciting event lineup, and steady visitation from locals and tourists alike, Brennan Vineyards presents a unique investment opportunity in the growing Texas wine industry. Since its founding in 2001, a focus on quality and consistency has remained – a commitment that is evident in every detail of Brennan Vineyards.



HIGHLIGHTS

- Fully operational 10,000-case winery with award-winning brand
- Historic tasting room, event venue, winery, and storage facility on +/-4 acres blocks away from the town square.
- All FF&E and inventory conveys with the sale
- Experienced and dedicated team of employees
- Diverse revenue streams including wine distribution and a strong market presence in Fredericksburg

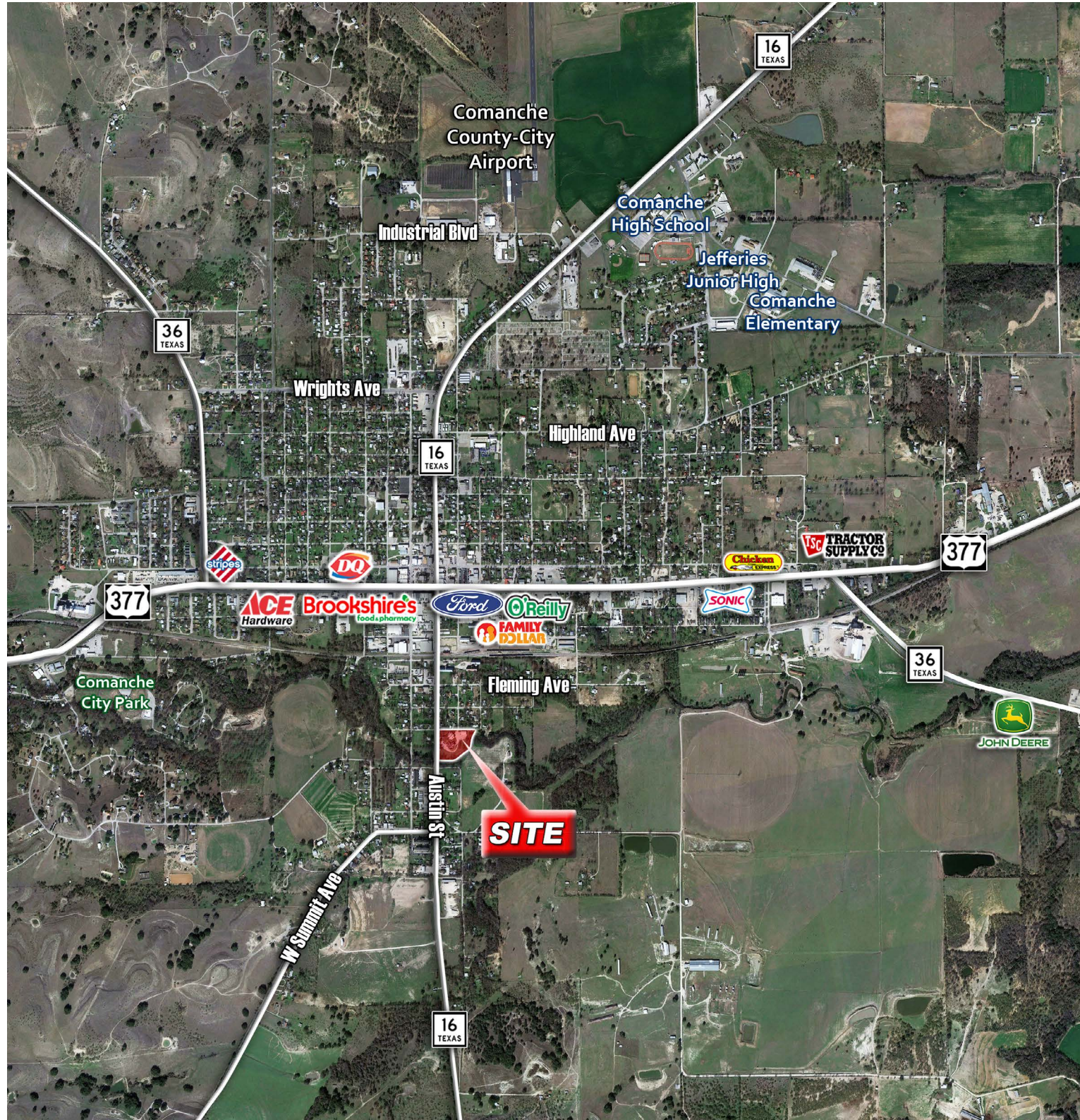
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LOCATION

Centrally located at the intersection of Highway 16 and Pecan Avenue in Comanche, TX, Brennan Vineyards is ideally positioned for visitors traveling across Texas. Just a 2-hour drive from Ft. Worth, the historic tasting room serves as a popular stop for those traveling from the DFW region to Fredericksburg. This location is conveniently positioned just 2 hours from Ft. Worth, 2.5 hours from Central Austin, and is a scenic 2-hour drive to Fredericksburg.



HISTORY

In 1997, The Brennans purchased the historic McCrary House in Comanche. This beautiful rock house was built in 1879 and is one of the oldest homes in west-central Texas. This purchase was followed by the acquisition of 33 acres adjacent to the McCrary property, and in 2002 a vineyard was established. The Brennans completed the Winery and Austin House in 2005, and they were officially producing their own bottled wine. Today Brennan Vineyards has three buildings on its campus, The McCrary House Tasting Room and Gift Shop, the Winery, and The Austin House Events Center.

When Brennan Vineyards was formed in 2001, the commitment was to make world-class wine from Texas grapes or, as their motto says, "Sophisticated Wine with Texas Roots."

At a separate location, Brennan Vineyards has thirty acres of vines and grows ten varieties of vinifera or "old world" grapes, chosen specifically for Texas' soil and climate challenges. They also purchase grapes from some of the top growers in west-central Texas and the Texas High Plains. While early efforts have been extensive in establishing a renowned brand of wine produced and bottled in Texas, the best is yet to come!

IMPROVEMENTS

THE TASTING ROOM

The Historic McCrary House was built in 1875 by James Madison McCrary, who not only owned the local general store and cotton gin, but also served in the Minute-Men Rangers and later the Frontier Battalion. In 2005, the building was retrofitted to become the tasting room and gift shop for Brennan Vineyards. While the interior has some new finishes, most of the house is original down to the roof.



THE EVENT VENUE

The Austin House was constructed in 2005 as the main event venue for Brennan Vineyards. At 9,000 square feet, this beautiful Austin Stone building is prime for events of almost any variety. From weddings to wine dinners and everything in between, there is expansive space indoors and out, serviced by a commercial kitchen to wine and dine hundreds of guests.

THE WINERY

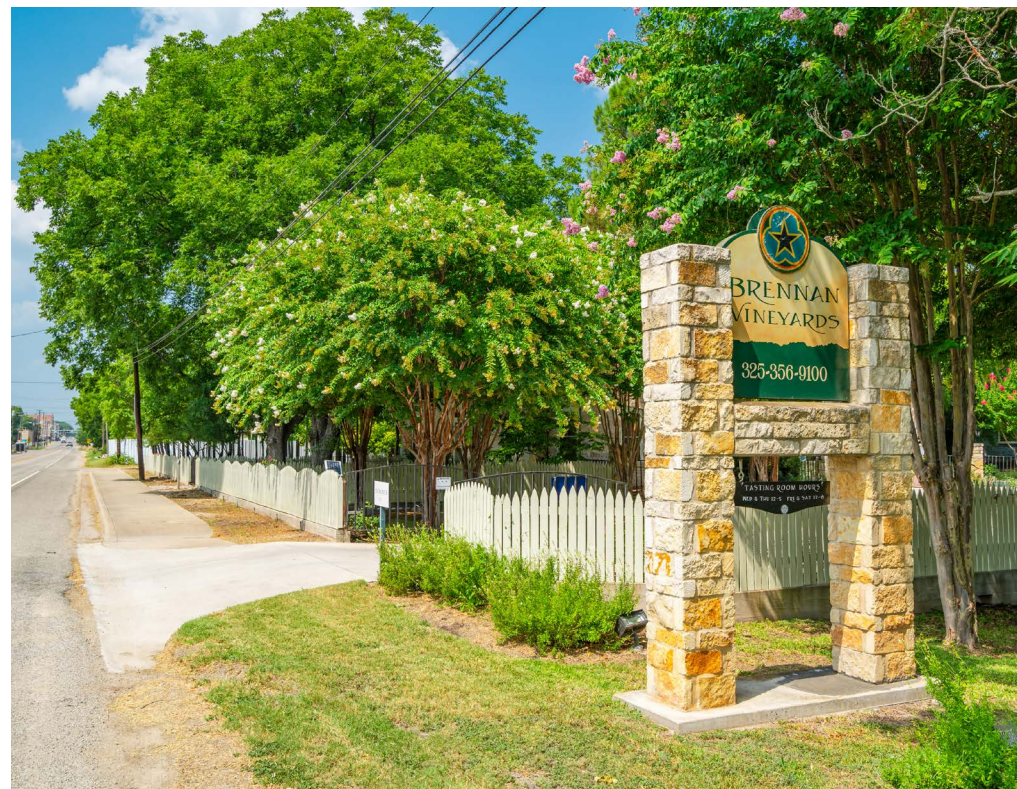
The state-of-the-art Winery was constructed in 2005 as the location where the grapes take shape. Everything happens here, fully furnished with top-of-the-line wine-making equipment from fermentation tanks to bottling and labeling machines. The winery encompasses 4,500 square feet of beautifully finished interior comprised of the bottling room, tank room, dining room, office, and loading docks.

The 5,000 square foot storage barn is climate controlled and primarily used to store the bottled wine. The barrel cellar is located underneath the Austin House and although it serves as an aging cellar, amazing wine dinners and private wine tastings have taken place in this intimate room.



TEAM

Well-respected wineries are only as good as their team, and Brennan Vineyards is no exception. The founders have assembled a world-class team, dedicated to crafting fine Texas wines and ensuring exceptional experiences for every visitor. Employees include an experienced winemaker whose expertise drives their award-winning wine production, a general manager who oversees daily operations, and skilled winery and tasting room employees who are committed to hospitality and knowledgeable about their wines. Structured to accommodate varying levels of ownership involvement, the team at Brennan Vineyards ensures that whether a new owner wishes to be hands-on or more hands-off, the legacy of quality and dedication will remain.



EVENTS

Brennan Vineyards can host large weddings, private dinners, live music events, and intimate wine tastings. The staff at Brennan's is always thinking of unique and exciting events to bring wine enthusiasts from near and far. They host a ticketed event at least once a month which may include live music or a large format dinner with a curated wine pairing. One local favorite is enjoying a glass of wine at Brennan's, followed by a visit to the highly-rated fine dining restaurant 'Harvest,' located just a few blocks away on the charming, historic Comanche town square.

A significant portion of the revenue stream is generated from the events that Brennan's can host in their extensive event spaces, benefitting from the lack of local competition for such gatherings.

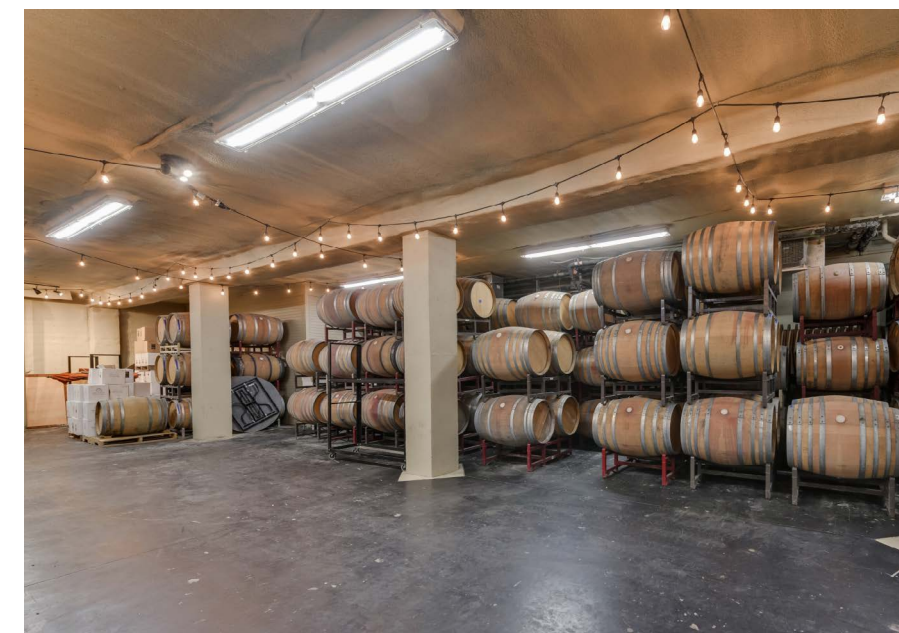


WINES

Brennan Vineyards is true to its roots as a Texas-grown operation. Their highly-sophisticated wines are made from grapes grown at their estate vineyard in Newburg, or sourced and hand-selected from established growers across the state. The grapes are then processed and bottled at their extensive 10,000-case winery facility in Comanche. Currently, there are 20 wines bottled under the Brennan Vineyards and Austin Street labels.

In addition to an extensive wine club, Brennan Vineyards' wines are distributed through three main channels; the historic Brennan Vineyards Tasting Room in Comanche, retail distribution through Republic National Distributing Company, and they are 1 of 3 featured wineries at Texas Wine Collective, a tasting room in Fredericksburg on the popular Texas Wine Trail.

With the passion of Brennan Vineyards' founders, and working in close partnership with internationally recognized and respected wine consultants, Brennan Vineyards' commitment to producing fine Texas wine will continue to be a staple of its success.



AWARDS

Brennan Vineyards has received countless awards, including but not limited to;

- The first Texas winery to win a Double Gold for Texas appellation wines at the 2015 San Francisco International Wine Competition
- The first-ever Winery to receive the International Judges' Selection for Top Texas White at TEXSOM Competition in 2017.
- The first-ever Winery to receive the International Judges' Selection for Top Texas Red at TEXSOM Competition in 2017.



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

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