

GPS Acquisitions

9600 Escarpment Boulevard
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Austin, Texas 78749
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Take your Artistic Skills and Entrepreneurial Spirit

and operate your own Custom Framing business
in the beautiful artist enclave of **Wimberley, Texas**

Ready to Move to Wimberley, Texas?



CITY OF
WIMBERLEY

"A LITTLE BIT OF HEAVEN."

LT Custom Framing and Creations is **FOR SALE**

- Well established Business in a great location
- Stand alone building with ample parking
- Positive Cash Flow
- Turnkey operation
- Priced to SELL
- Low, low monthly rent
- All Assets and Inventory included
- Local artist & artisan consignments
- Owner training available

LT Custom Framing & Creations
Wimberley, TX 78676



www.ltcustomframing.com
Call (512)917-8952

\$82,000

Conveniently located to *Wimberley Market Days*, Texas Hill Country's largest outdoor market

Wimberley, TX hosts 7 public schools rated good and higher

Easy driving distance to Austin, TX and San Antonio, TX

Central location for the best natural swimming holes, wines, and culture in the *Texas Hill Country*

Offered exclusively through GPS Acquisitions, Michael Pauzer, Selling Agent

Showings by Appointment Only

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CITY OF
WIMBERLEY

“A nice place to visit... a great place to live.”

There are no major highways running through Wimberley which is one of the reasons people love living here. Wimberley is tucked away in the rolling hills of the beautiful *Texas Hill Country*. Wimberley’s natural beauty, small-town charm, unique shopping, vibrant arts community, and award-winning schools make this place truly special. It is located at the confluence of the *Blanco River* and *Cypress Creek*.

Climate Hot Summers. Mild Winters. Averaging 300 days of sunshine. Average annual rainfall 37 inches.

Population Wimberley’s population is about 3,037; Wimberley Valley about 14,700.

Schools Wimberley ISD provides Elementary, Junior High School and High School with public, charter and private schools.

Activities

- Shopping
- Theatre
- Arts, Culture, and Adult Beverages
- Site-Seeing
- Wimberley Valley Museum
- Lavender Farms
- Camping, Swimming, Hiking
- Bird Watching
- Blue Hole Regional Park
- Cypress Creek Nature Preserve and Trail