



Hill Country Grocery Store — 8949 FM 1283, Lakehills (Medina Lake)

Hill Country Grocery Store · 8949 FM 1283 · Lakehills, TX 78063 · Bandera County · Call for price



Highlights

- Full grocery sales floor with gondola shelving, produce display and household goods
- Deli and hot-food kitchen with commercial hood, display case, grab-and-go cases and daily specials board (sandwiches, wings, nachos)
- Beer, wine and large walk-in cooler run with glass doors; wine and box-wine aisle
- Checkout with tobacco, vape and accessories back-bar and lighted display counters
- Open-span metal building with high ceilings, security mirrors and camera system
- Paved lot with FM 1283 frontage; located near the FM 1283 / Park Road 37 corridor into Lakehills

Overview

An established full-line country grocery and convenience store on FM 1283 in Lakehills, the community on the north shore of Medina Lake about 35 miles northwest of San Antonio. The store serves a year-round local population plus the lake's weekend and seasonal traffic — anglers, boaters, campers and the growing number of families moving into the Hill Country between Bandera and Castroville. Lakehills has no large-format grocery; this store is the neighborhood's everyday stop.

Area snapshot

ZIP code area	Lakehills 78063
Population (ZIP)	10,778
Households (ZIP)	4,131 · 92% owner-occupied
Median household income (ZIP)	\$83,914
Median age (ZIP)	50.8
Median home value (ZIP)	\$304,700
Bandera County population	22,021 (2020 Census: 20,851)

Source: U.S. Census Bureau ACS 2024 5-yr (ZIP / county); 2010 & 2020 Census. Trade-area study (IMST) available on request.



Next step: Text or call Trevor for financials, lease terms and a showing — 512.825.9368

Trevor Willhite

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Information provided by seller and other sources deemed reliable but not guaranteed; buyer to verify all figures, acreage, zoning, access and utilities. Financing subject to lender approval; fuel-brand incentives subject to distributor and brand approval. Aerial imagery (Esri/Maxar) and parcel lines (county appraisal district) approximate, for marketing only. Deborah Kay Willhite, Broker, TREC #468414-B · Trevor Willhite, Agent, TREC #500661-SA.