



Brennan Vineyards

Comanche County, TX | 4 +/- AC



BURGER-RAY
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Property Description

Brennan Vineyards represents the pinnacle of excellence in Texas wine country and is recognized as a distinguished boutique winery that ranks among the state's most prestigious establishments. Located on a scenic four-acre estate alongside the winding Indian Creek, the property is enhanced by majestic pecan trees that contribute to its natural beauty. This turnkey operation offers a rare opportunity within the burgeoning Texas wine industry.

The estate boasts a meticulously crafted 10,000-case winery facility that combines advanced production capabilities with acute attention to detail. This property includes an elegant event venue, ideal for hosting sophisticated gatherings, while the historic tasting room provides an authentic atmosphere for wine enthusiasts to explore the vineyard's exceptional offerings. A dedicated storage facility ensures optimal conditions for the preservation of valuable vintages.

Brennan Vineyards is an award-winning establishment that comes fully equipped with all necessary tools and inventory, facilitating a seamless transition of operations. The existing professional team is prepared to uphold the winery's esteemed reputation, offering flexibility for the new owner to determine their level of engagement. A robust wine club membership, combined with a dynamic event calendar, ensures a consistent influx of enthusiasts and connoisseurs.

Since its founding in 2001, Brennan Vineyards has maintained an unwavering commitment to quality, which is evident in every bottle produced and every guest experience created. With established brand recognition and proven financial viability, this offering presents an extraordinary opportunity to acquire a prestigious Texas winery that is well-positioned for continued growth and success.

Improvements

The Tasting Room

The Historic McCrary House, constructed in 1875 by James Madison McCrary—who also operated the local general store and cotton gin and served in the Minute-Men Rangers and later the Frontier Battalion—was retrofitted in 2005 to function as the tasting room and gift shop for Brennan Vineyards. While some interior finishes have been updated, the building retains its original features, including the roof.

The Event Venue

The Austin House, built in 2005, serves as the primary venue for events at Brennan Vineyards. This striking 9,000-square-foot structure, constructed of Austin Stone, is suitable for a variety of occasions, including weddings and wine dinners. The building provides expansive indoor and outdoor spaces, complemented by a commercial kitchen capable of accommodating a significant numbers of guests.

The Winery

The winery facility, established in 2005, is where the transformation of grapes into wine occurs. This state-of-the-art facility is fully equipped with top-tier winemaking apparatus, including fermentation tanks and bottling and labeling machinery. Spanning 4,500 square feet, the winery includes a bottling room, tank room, dining area, office, and loading docks. Additionally, a climate-controlled storage barn of 5,000 square feet is primarily designated for storing bottled wine. The barrel cellar, situated beneath the Austin House, serves as an aging cellar and has hosted numerous intimate wine dinners and private tastings. All wine-making and bottling equipment is included in the asking price.

Team

Brennan Vineyards recognizes that the caliber of a winery is greatly influenced by its team, and the winery exemplifies this principle. The founders have assembled a highly skilled team committed to producing fine Texas wines and delivering exceptional experiences for each visitor. The personnel includes an experienced winemaker whose expertise drives award-winning wine production, a general manager who oversees daily operations, and knowledgeable winery and tasting room staff dedicated to hospitality. The organizational structure accommodates varying levels of ownership involvement, ensuring that the dedication to quality remains a cornerstone of the winery's legacy.

Events

Brennan Vineyards is capable of hosting large weddings, private dinners, live music events, and intimate wine tastings. The staff consistently seeks innovative and engaging events to attract wine enthusiasts from near and far. At least once a month, a ticketed event is organized, which may feature live music, or a large-format dinner accompanied by curated wine pairings. A local highlight includes enjoying a glass of wine at Brennan's, followed by an exquisite dining experience at the highly rated 'Harvest' restaurant, located just a few blocks away on the historic Comanche town square. A significant portion of the winery's revenue is generated from the events held in their extensive venues, benefiting from a notable absence of local competition for such gatherings.

Wines

Brennan Vineyards remains committed to its Texas heritage. The winery produces sophisticated wines crafted from grapes cultivated at their estate vineyard in Newburg or sourced from established growers across the state. These grapes are processed and bottled at their comprehensive 10,000-case winery facility in Comanche. Currently, the winery offers 20 distinct varieties, reflecting commitment to quality and diversity in its product selection.





Estate Vineyard

Brennan Vineyards leases 33.19 acres of prime vineyard property just minutes south of its Comanche facilities. Surrounded by an eight-foot game fence, there are eight different varietals grown across 18 +/- acres, with plenty of room to expand this production. The vineyard is irrigated by a drip irrigation system fed by four productive wells. The vineyard is equipped with two propane-powered turbines that mitigate frost damage in cold weather. There is also an equipment barn with an enclosed bathroom. This property is currently leased by Brennan Vineyards but can be purchased along with Brennan Vineyards. All farming equipment used to cultivate this vineyard is included in the asking price.

Awards

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

- 9 Red Wines with 90+ Points as rated by Cristaldi & Co (including a 95 Point wine) in 2024
- 4 White Wines with 90+ Points as rated by Cristaldi & Co (including a 93 Point wine) in 2024
- 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

Location

The property is situated on the southern end of the city of Comanche, TX in Comanche County.

Road/Frontage Access

The property has frontage on HWY 16 (Austin Street) and E. Pecan Avenue. The main entrance to the property is off of HWY 16.

Water

Winery and campus irrigation are serviced by well water (1 well); Austin House (events) and Tasting Room buildings are on city water. All facilities are on city sewage.







Our Team

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The team at Burgher Ray Ranch Group has the network and knowledge of the real estate markets throughout Texas and Arkansas, and simultaneously has the ability to market their clients' properties internationally. Burgher Ray listings are seen around the world.



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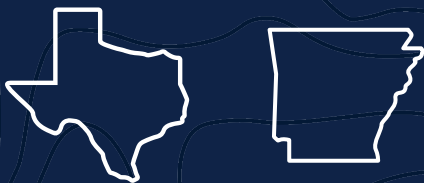
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Established in 2013, Burgher Ray Ranch group has represented both buyers and sellers on over 300 farm, ranch, and rural properties through 2024. Currently, we represent the real estate needs of our clients in both Texas and Arkansas.



Aerial Map



Topographic Map

