



Confidential Sales Prospectus





Hill Country Chocolate and DKM Cellars was founded in 2021 by Dan McCoy. Dan has been creating chocolate confections for over two decades as a hobby before deciding to make his own manufacturing facility in Fredericksburg, TX. Great care was made in building out the facility to the highest grade for ensuring quality products, efficiency, and health standards.

DKM Cellars is a complimentary business that is included in the sale that pairs well with in-house chocolate tastings. The wines are made by Flavio Andreucci, Summerland, Rack and Ridle.

Hill Country Chocolates & DKM Cellars have both online and retail sales. Third party are provided with an extensive list of “white label” products. Dan has built this turn key business opportunity up with a great team of artisans and staff to carry on the legacy. This offering is not being marketed to the masses. This will keep the established team in place and provide a smooth transition. Dan has the desire and ability to stay on in a consultative role to assist the new owner with all aspects of operation for continued success. The package consists of the real estate, manufacturing facility, all FFE, intellectual property, recipes, client contracts, and existing inventory.



We want our guests to be the central focus and concentrate our efforts on creating an experience with meticulous attention to confectionery details, techniques, and ingredients that delivers the best possible product. Our team is dedicated to making sure that every detail counts - from the look of the store to where we source our ingredients to continuous training for our team. We want our guests to taste great chocolate and wine, but we also want to take them on a journey they may remember from childhood and forgotten or to a place they haven't been before.

Making chocolate and confections is a team sport, and we have an amazing group of people that work to create an extraordinary experience for our guests and customers.

Melanie Bopp is one of our chocolatiers but also manages our overall product and retail operation. She has over two decades of experience in the restaurant and hospitality industry and is best known as the owner and baker of Twisted Sister Bake Shop in Fredericksburg. She has completed her chocolate training with acclaimed chocolatier Melissa Coppel in Las Vegas.

Brenda Rubio is the manager of our Retail Store as well as our e-commerce platform. She is also the first smiling face you see when you enter our factory!

Annette and Marissa do everything - from packaging chocolates, shipping wine, or taking amazing care of our customers and guests in our Retail and Online Store.

Amanda Praytor manages human resources as well as our accounting and government reporting. Her attention to detail keeps us in compliance and running on time.

Brixon Tabula supports our social media including Facebook, Instagram, YouTube, and our Blog.

Sammie is our Master Confectioner and Factory Manager. He supervises the overall production of many of our favorite products like our famous Almond Butter Toffee and Artisanal Bonbons. With 20 years of experience in the food manufacturing business, he is considered one of Texas' most talented confectioners, and just plain amazing.

4 Real Estate & Improvements

144 Industrial Loop, Fredericksburg

GCAD Property ID: 67102 & 188477


Legal: Morin Lot 4, .594

. 59 Acre Commercial M2 (Medium Manufacturing) zoned lot in City of Fredericksburg, TX. Full city utilities inc. Water, Sewer, Natural Gas, and Fiber.

2884 Sq. Ft. Free span steel building with Retail, Manufacturing, Office, and 2nd level Tasting Room. Manufacturing facility built as a clean room with special HVAC handlers to meet air quality standards.

848 Sq. Ft Climate Controlled Storage shed.





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| Land: | \$250,000 |
| Main Building: | \$750,000 |
| Storage: | \$100,000 |
| FF&E: | \$700,000 |
| Inventory: | \$100,000 |
| Intellectual: | \$250,000 |
| Total: | \$2,150,000 |

Exclusive Listing Broker:

Thomas Thör Peterson

Heirloom Brokers LLC.

TREC# 9010062

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* 2.5 % Buyers Broker Commission Paid
by Seller.

* Owner Financing Options Available

