

FOR SALE

±5,045 SF
HWY 281 FRONTAGE

1725 S US HWY 281
BLANCO, TEXAS 78606

\$999,995



FOR MORE
INFORMATION
PLEASE CONTACT

BRENT HOLMES
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COLDWELL BANKER
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SALE

1725 S US HWY 281, BLANCO, TX 78606



OFFERING SUMMARY:

Sale Price:	\$999,995
Building 1:	± 4,175 SF
Building 2:	± 870 SF
Lot Size:	± .69 Acres

PROPERTY OVERVIEW:

Positioned along the booming US Hwy 281 corridor, this versatile ±5,045 SF commercial property offers exceptional visibility, access, and flexibility in one of the Hill Country's most sought-after growth markets. Situated on ±0.69 acres with direct highway frontage and a strong 13,898 VPD traffic count, the site is ideal for an owner-user, investor, or operator seeking a high-exposure location in Blanco.

The property features two standalone buildings:

- Building 1 (±4,175 SF) – Previously operated as a retail showroom; delivered vacant at closing.
- Building 2 (±870 SF) – Leased to Boca restaurant

The site supports a wide range of uses including restaurant/bar, retail storefront, boutique showroom, service business, tasting room, or mixed commercial concepts. Ample parking (25 spaces), excellent signage opportunities, and proximity to the 281/Loop 163 intersection further enhance the property's appeal.

Located just minutes from Blanco's historic town square and surrounded by wineries, breweries, and Hill Country destinations, this property offers a rare chance to secure a high-visibility commercial asset in a rapidly expanding regional market. San Antonio, Austin, and San Marcos are all within a 30–40 mile drive, making this an ideal hub for both local and destination-driven traffic.

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PROPERTY HIGHLIGHTS:

- 13,898 Vehicles Per Day Traffic Count
- Hwy 281 Frontage
- Two Buildings - \pm 5,045 SF
- Building 1 - Delivered Vacant (\pm 4,175 SF)
- Building 2 - Restaurant Lease (\pm 870 SF)
- 25 Parking spaces
- 0.2 Miles from 281 & Loop 163
- \pm 36 Miles to San Marcos
- \pm 28 Miles to San Antonio
- \pm 36 Miles to Austin

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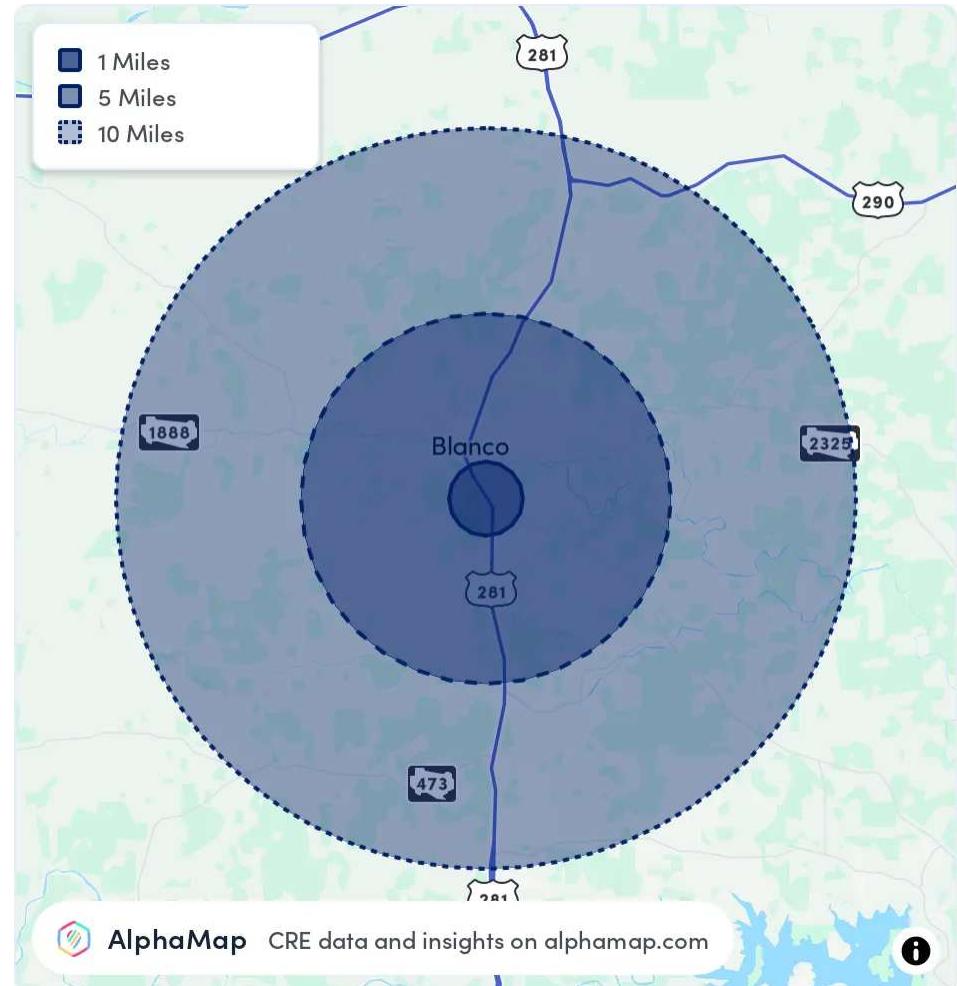
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	342	4,728	10,366
Average Age	47	47	48
Average Age (Male)	47	47	48
Average Age (Female)	48	48	48

HOUSEHOLD & INCOME	1 MILE	5 MILES	10 MILES
Total Households	148	1,977	4,357
Persons per HH	2.3	2.4	2.4
Average HH Income	\$103,024	\$98,738	\$107,597
Average House Value	\$417,647	\$458,500	\$520,921
Per Capita Income	\$44,793	\$41,140	\$44,832

Map and demographics data derived from AlphaMap



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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 sponsored by a broker 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 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. 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brent Holmes	713693	bholmes@cbcalamo.com	2102183933
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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