

# FOR SALE ~ 1 ACRE COMMERCIAL TRACT

**HWY 163 Colorado City, TX 79512**



<b>LOCATION:</b>	This property is Located on the east side fronting Hwy 163 south of Colorado City. The property also has fronts W Labelle Avenue.	<b>TOPOGRAPHY:</b>	Flat
<b>SIZE:</b>	Approximately 0.95 Acres	<b>FLOOD HAZARD:</b>	The Property does not reside in the FEMA Floodplain
<b>FRONTAGE/ ACCESS:</b>	Property can be accessed from Hwy 163 or W Labelle Avenue.	<b>SCHOOL DISTRICT:</b>	Colorado ISD
<b>UTILITIES:</b>	Water, Sewage & Electricity	<b>JURISDICTION:</b>	Colorado City
<b>ZONING:</b>	Commercial	<b>PRICE:</b>	Contact Broker for Pricing
		<b>COMMENTS:</b>	Major Interstate I-20 Runs East/West through Colorado City. Existing 1,176 SF Industrial Building on the Property.

**CONTACT  
FOR PRICING**

**BRYAN MCMURREY**  
Managing Director  
512.314.3971  
bryan.mcmurrey@transwestern.com

**RYE HINKLE**  
Senior Associate  
512.314.5215  
rye.hinkle@transwestern.com