

1 19019 HWY 71 - 5.37 ACRES COMMERCIAL



PROPERTY DESCRIPTION

Commercial Bldg For Sale - Hwy 71 frontage - Perfect for daycare, church, offices, showroom...the sky is the limit. No zoning, No ETJ, plenty of parking, and acreage to build more and develop.

PROPERTY HIGHLIGHTS

- HWY 71 frontage
- Hill Country Views for miles
- Commercial or Residential
- NO zoning
- NO ETJ
- Freshly painted
- Perfect for Church, Daycare, School, Offices, Showroom
- Possible owner financing
- Pre-Inspected ready to go!

OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	5.373 Acres
Building Size:	4,396 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	308	13,082	41,341
Total Population	867	28,925	98,668
Average HH Income	\$204,391	\$148,560	\$150,831

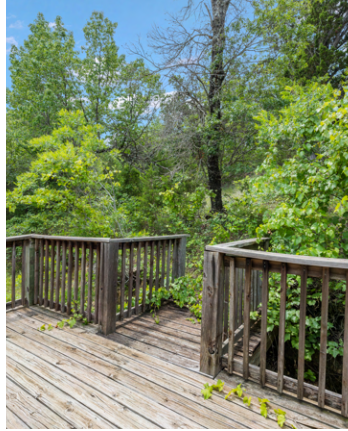
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2 ADDITIONAL PHOTOS



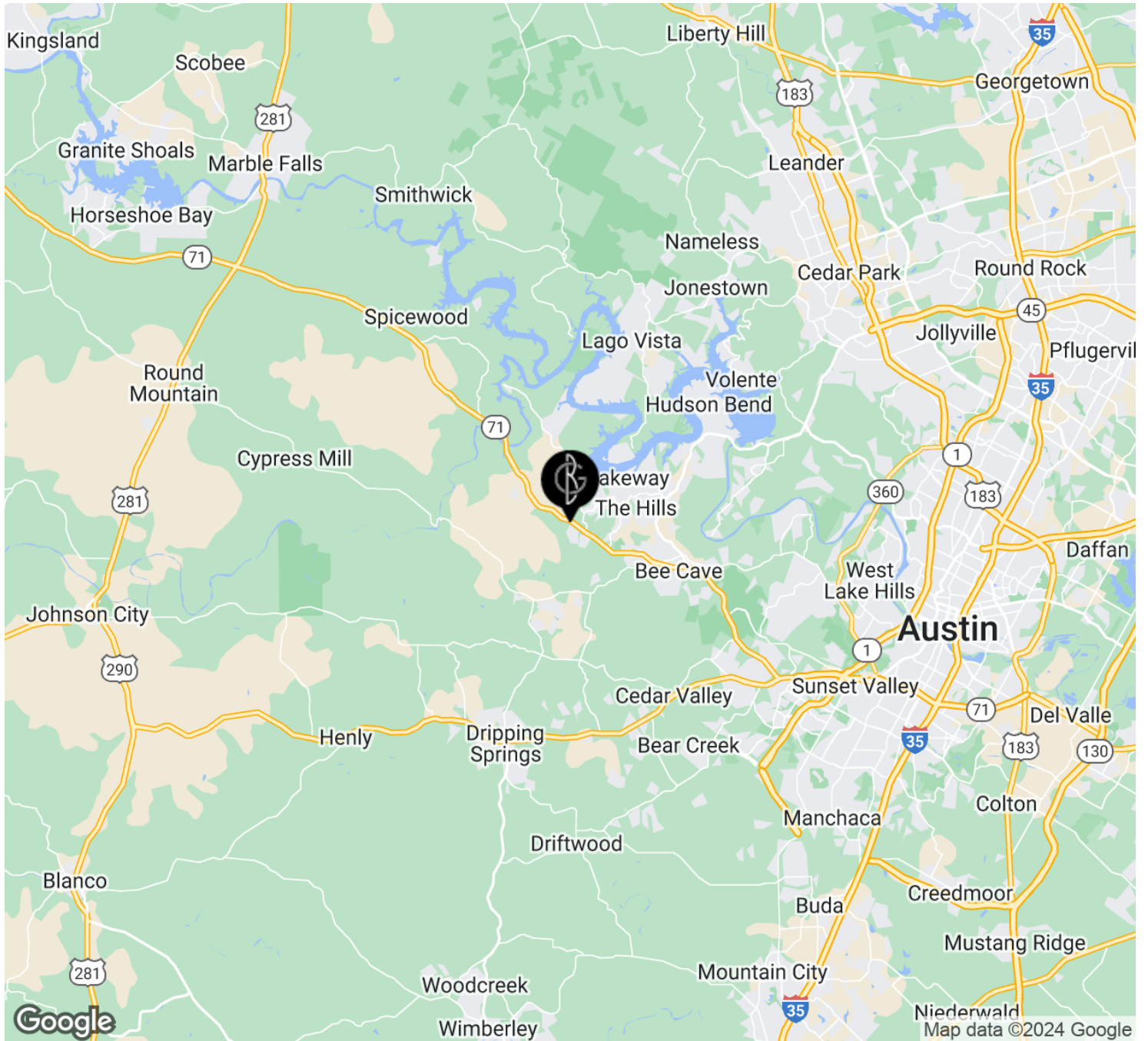
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3 LOCATION MAP



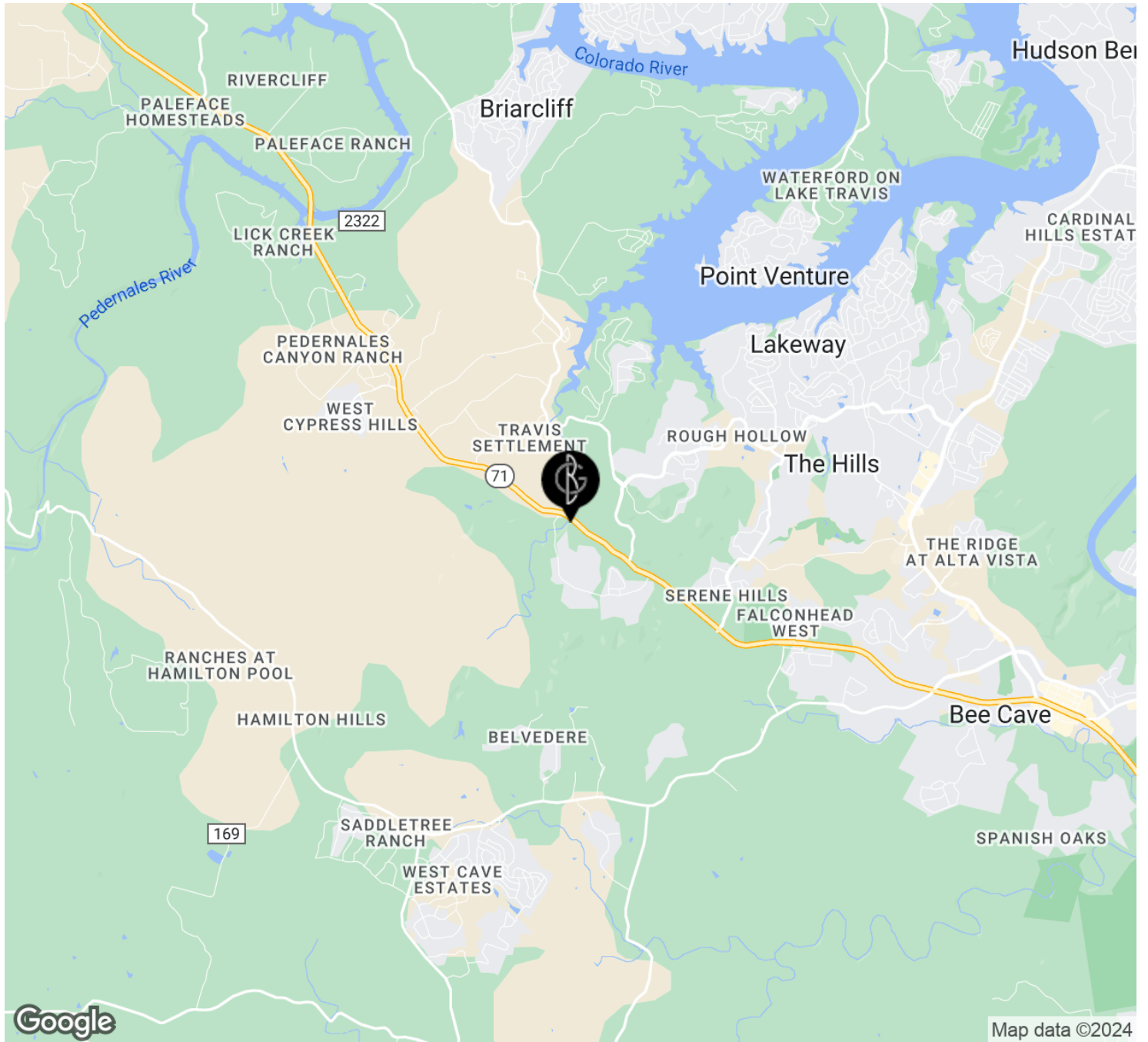
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4 LOCATION MAP



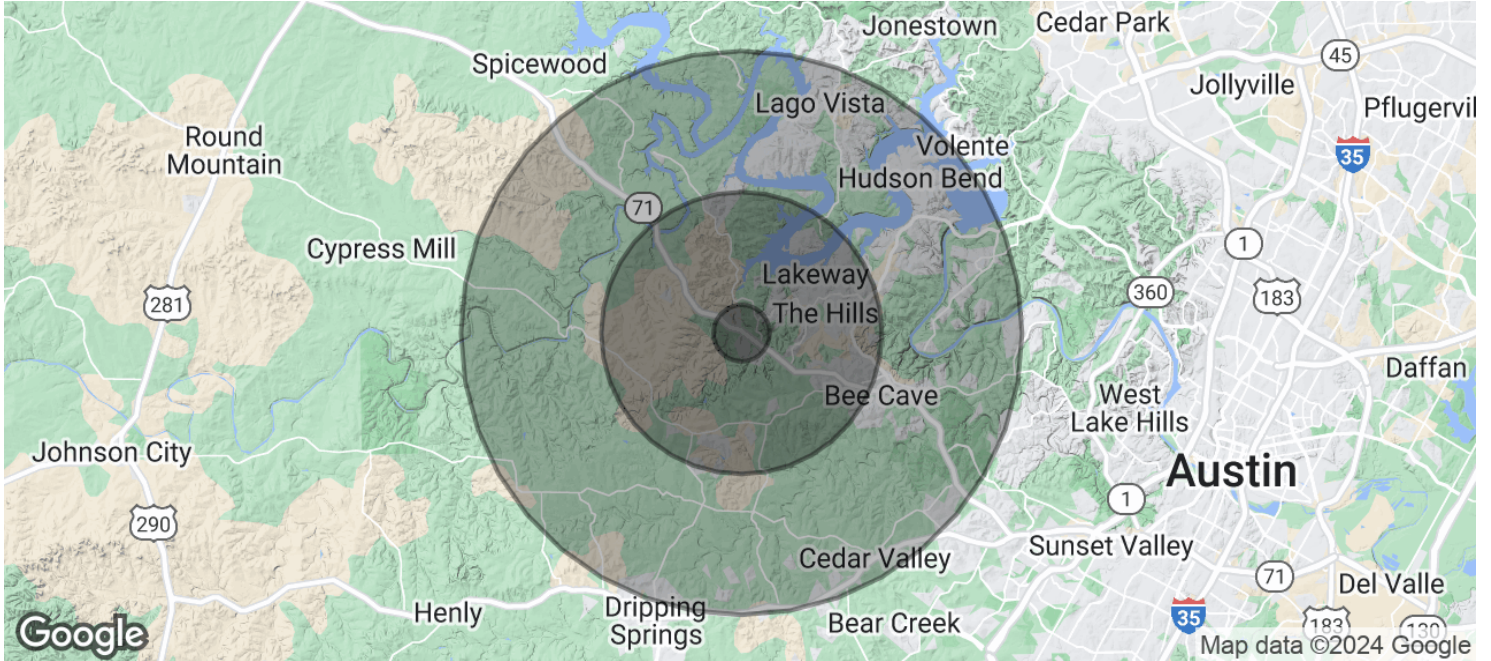
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5 DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	867	28,925	98,668
Average Age	41.7	45.8	43.8
Average Age (Male)	45.3	46.2	42.9
Average Age (Female)	36.5	45.7	44.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	308	13,082	41,341
# of Persons per HH	2.8	2.2	2.4
Average HH Income	\$204,391	\$148,560	\$150,831
Average House Value	\$610,539	\$523,410	\$529,932

2020 American Community Survey (ACS)

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