



*Friedman Real Estate*

CREATING REAL VALUE IN PROPERTY AND PLACES.

# FOR SALE

**Portfolio of 2 For Sale  
7748 E US Highway 290**



## ABOUT THIS PROPERTY

JUST TWO MINUTES WEST OF THE FM 165 AND HIGHWAY 290 INTERSECTION, THIS 3.5-ACRE COMMERCIAL PROPERTY OFFERS AN EXCEPTIONAL OPPORTUNITY TO INVEST OR OPERATE IN ONE OF THE MOST DYNAMIC CORRIDORS OF THE TEXAS HILL COUNTRY. SITUATED DIRECTLY ACROSS FROM THE RAPIDLY GROWING LEGACY HILLS SUBDIVISION, THE PROPERTY ENJOYS PREMIUM VISIBILITY AND EXPOSURE IN A HIGH-GROWTH AREA POISED FOR CONTINUED EXPANSION. THE PROPERTY FEATURES TWO FULLY-LEASED, CLIMATE-CONTROLLED WAREHOUSE BUILDINGS—MEASURING 2,400 SQUARE FEET AND 4,000 SQUARE FEET—EACH EQUIPPED WITH TWO 200-AMP ELECTRICAL SERVICES. THREE-PHASE ELECTRIC IS CURRENTLY BEING BROUGHT TO THE COMPLEX, POSITIONING IT TO SUPPORT MORE ROBUST COMMERCIAL OR INDUSTRIAL OPERATIONS MOVING FORWARD. IN ADDITION TO THE LEASE INCOME FROM THE BUILDINGS, THE PROPERTY GENERATES ADDITIONAL REVENUE THROUGH BILLBOARD ADVERTISING AND LEASED YARD SPACE, OFFERING MULTIPLE INCOME STREAMS FOR THE SAVVY INVESTOR. TWO SEPTIC SYSTEMS ARE IN PLACE, ONE OF WHICH IS DESIGNED TO ACCOMMODATE UP TO 10,000 SQUARE FEET OF ADDITIONAL DEVELOPMENT, MAKING FUTURE EXPANSION BOTH PRACTICAL AND COST-EFFICIENT. A 31,000-GALLON WATER TANK FURTHER SUPPORTS LONG-TERM OPERATIONAL NEEDS. THE GROUNDS HAVE BEEN PROFESSIONALLY CLEANED AND CLEARED, AND BOTH THE DRIVEWAY AND PARKING AREAS HAVE BEEN TOPPED WITH GRANITE GRAVEL FOR ENHANCED DURABILITY, FUNCTIONALITY, AND AESTHETIC APPEAL. A NEW PERIMETER FENCE AND GATED ENTRANCE ADD SECURITY AND CURB APPEAL, PRESENTING A WELL-MAINTAINED AND TURNKEY ENVIRONMENT FOR TENANTS OR OWNER-USERS. LOCATED IN BLANCO COUNTY—WHERE DEVELOPMENT REGULATIONS ARE MINIMAL—THIS PROPERTY OFFERS INCREDIBLE FLEXIBILITY FOR A VARIETY OF USES—ANYWHERE FROM SERVICE-BASED BUSINESSES TO LIGHT INDUSTRIAL OPERATIONS. WITH STRONG EXISTING CASH FLOW, INFRASTRUCTURE IN PLACE FOR GROWTH, AND A PRIME LOCATION ALONG ONE OF CENTRAL TEXAS'S MOST ACTIVE COMMERCIAL CORRIDORS, THIS PROPERTY PRESENTS A RARE AND VALUABLE OPPORTUNITY..

## CONTACT DETAILS

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