



COMMERCIAL LAND ♦ HARD CORNER ♦ BUCHANAN DAM, TEXAS

2929 TX-261

BUCHANAN DAM ♦ LLANO COUNTY ♦ TEXAS 78609

OFFERING PRICE

\$900,000

2.59

TOTAL ACRES

3

SEPARATE LOTS

Hard

CORNER SITE

In Place

UTILITIES

4,800

COMBINED VPD

PROPERTY HIGHLIGHTS

- **Hard corner at TX-261 and FM 1431** with frontage on both roads and roughly 4,800 vehicles per day passing the site.
- **Three separate lots** totaling 2.59 acres, offering flexibility to develop as one assemblage, phase the site, or sell off a parcel.
- **Utilities in place** at the site, cutting carry time and up front cost.
- **Two existing metal buildings** for immediate use, storage, or lease while plans are finalized.
- **No city zoning** in unincorporated Llano County, allowing broad commercial and mixed use.
- **Established retail neighbor** directly adjacent, on a corridor that serves Lake Buchanan traffic year round.

OFFERING SUMMARY

SITE DETAIL

Location	Buchanan Dam, Llano County, TX
Total Acreage	2.59 acres, more or less
Parcels	3 lots, sold together
Corner	Hard corner, TX-261 at FM 1431
Utilities	In place at site
Improvements	Two metal buildings
Zoning	Unzoned, Llano County
Traffic Counts	Approx. 2,800 VPD on TX-261 Approx. 2,000 VPD on FM 1431

A corner that everyone headed to the lake drives past.

Buchanan Dam sits at the front door of Lake Buchanan, and both of these roads carry residents and lake traffic straight past this corner. Sites with dual frontage, existing structures, and utilities already set are rarely offered here.

Katie Simon ♦ Chelsea Simon

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