

TURNKEY COMMERCIAL SPACE

460 A JONES AVENUE,
BLANCO, TX 78606



PROPERTY DESCRIPTION



Located in Blanco, Texas, this 1,785-square-foot commercial property sits on approximately 0.38 acres and offers a versatile combination of finished office/retail space and functional warehouse space. The property is currently operating as a physical therapy office and features a metal building with a thoughtfully built-out interior. The layout includes a welcoming foyer and reception area, treatment/work area, restroom, and warehouse space, allowing the property to accommodate a variety of commercial users. Recent improvements include renovated bathroom and flooring, along with the addition of air conditioning to an existing room, further expanding the usable conditioned space. With an established commercial buildout and flexible layout, 460-A Jones Ave presents an excellent opportunity for an owner-user looking to establish or expand a business in Blanco or an investor seeking commercial property in a sought-after Texas Hill Country market.

PROPERTY HIGHLIGHTS



- 1,785 SF commercial building
- 0.38-acre site
- Sought-after Blanco, Texas location
- Currently operating as a physical therapy office
- Versatile retail, office & warehouse configuration
- Metal building with finished interior buildout



- Welcoming foyer & reception area
- Dedicated treatment/work area
- Functional warehouse space
- Recently renovated bathroom & flooring
- Additional air-conditioned space
- Ideal owner-user or investment opportunity

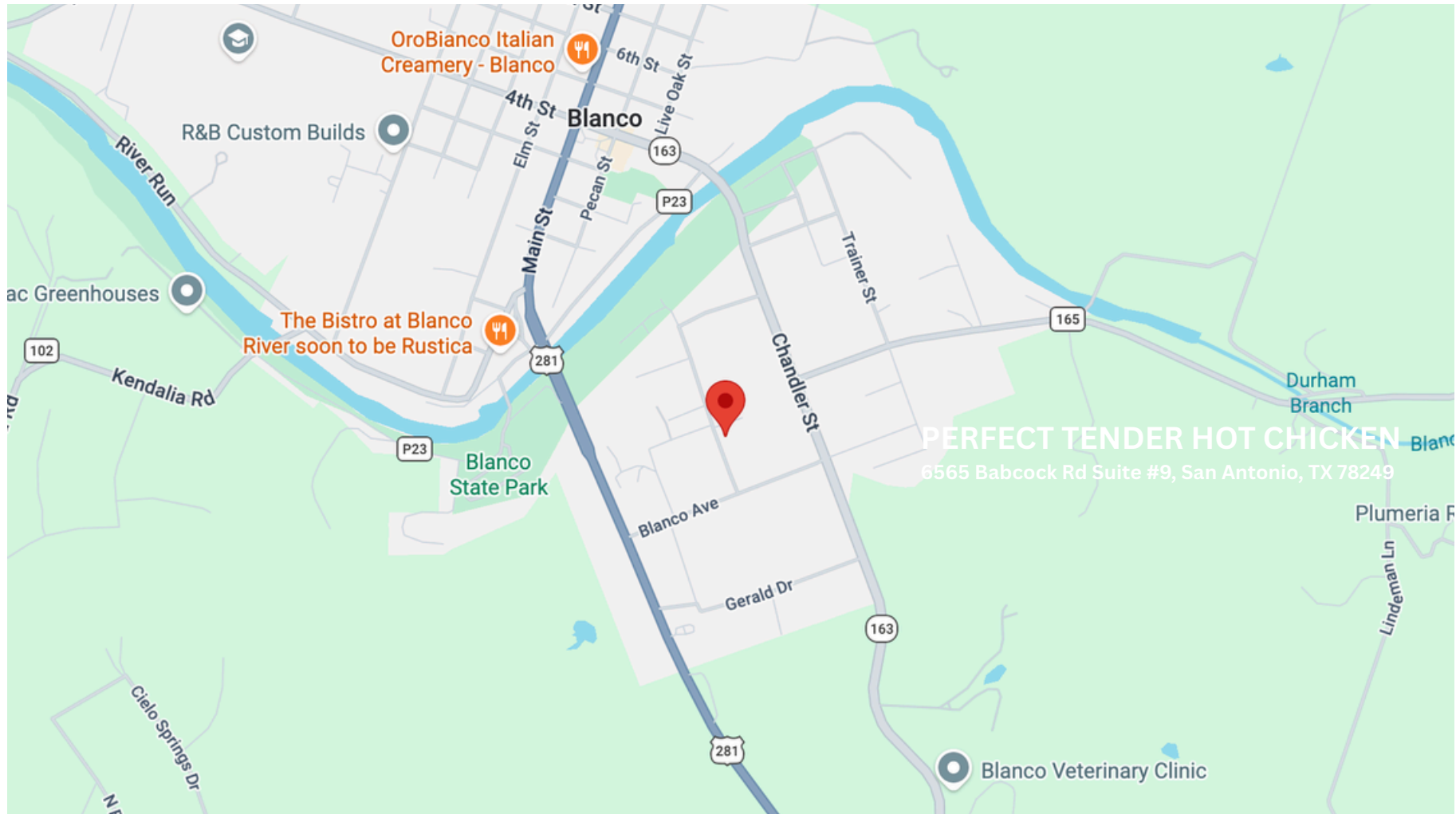
PHOTOS



PHOTOS



MAPS



BROKERS INFO



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PROFESSIONAL BACKGROUND

Timothy Warlow Jr. is a versatile real estate professional with deep ties to the Hill Country, strong experience in both residential and commercial markets, and a reputation for client-focused service. Whether you're a first-time homebuyer or an investor, he offers valuable local insight, responsive communication, and a forward-looking vision.

