

7.4+/- ACRE COMMERCIAL SITE

US HIGHWAY 281 | BURNET, TEXAS

\$2,295,000

OWNER FINANCING
AVAILABLE



Owner-supplied aerial boundary image. Boundary is approximate and is not a survey.

890+/- FT

US 281 FRONTAGE

C-3 / C-1

COMMERCIAL ZONING

2,223+/- SF

EXISTING BUILDING

2 YARD LEASES

CURRENT INCOME

PROPERTY OVERVIEW

Prime commercial site consisting of parcel IDs 113184 and 58015. The property offers substantial highway exposure, multiple commercial access points, existing income, and infrastructure suitable for immediate owner-user occupancy, investment, or redevelopment.

KEY INFRASTRUCTURE

- 50-ft concrete commercial driveway
- 20-ft asphalt commercial driveway
- Water, sewer, power and fiber on site
- Three-phase electrical service
- Constructed north access easement road
- Fully fenced and secured

DEVELOPMENT-READY COMMERCIAL OPPORTUNITY

Approved 2021 architectural plan package included with the sale



CONCEPTUAL RENDERING - BUILDING NOT YET CONSTRUCTED

Approved 2021 architectural plan package included with sale; current code and permit review required.

ZONING & USES

- C-3 and C-1 zoning
- Retail, office and medical
- Light industrial and service uses
- Single-user or multi-tenant concepts
- Replat may be required for some layouts

INCOME & IMPROVEMENTS

- Vacant 2,223+/- SF office/professional building
- Two active yard leases
- Pool and pavilion supplemental income
- Immediate lease-up or owner-user potential
- Phased redevelopment flexibility

PLANS & DUE DILIGENCE

- City of Burnet-approved plans from 2021
- Floor plans, elevations and renderings
- Full plan set available upon request
- Current land survey available
- Geotechnical survey available

IDEAL FOR

- Owner-users seeking a flagship location
- Commercial and mixed-use developers
- Value-add and land-banking investors
- Contractors, medical groups, schools and service providers

DIRECT OWNER CONTACT

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OWNER FINANCING OPTIONS AVAILABLE

Marketing information is supplied by the owner and believed reliable but is not guaranteed. Acreage, frontage, zoning, utilities, income, access, surveys, plans and permitted uses must be independently verified. The building image is a conceptual rendering of a proposed improvement and does not depict an existing structure.