

\$3,300,000 - 3317 E Hwy 29, Bertram

MLS® #3393727

\$3,300,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 33.30 Acres

none, Bertram, TX

Unrestricted income producing property with over 340 feet of frontage on the south side of State Highway 29 near Bertram, TX. Located in the fast-growing area of eastern Burnet County with the most significant growth occurring along highway 29. The "Hometown Watering Hole" bar and grill is located on the property. The bar is currently leased thru December 31st of 2023, is run by the lessee and generates monthly lease income. As per Burnet CAD, the bar was built in 2008 and includes a main area of 5301 sqft, a storage area of 960 sqft and a concrete patio and porch.

The property also includes a 3,000 sq ft (as per owner), 3 bedroom, 3 1/2 bath home with ample storage and large concrete patio area. The home needs some cosmetic work.

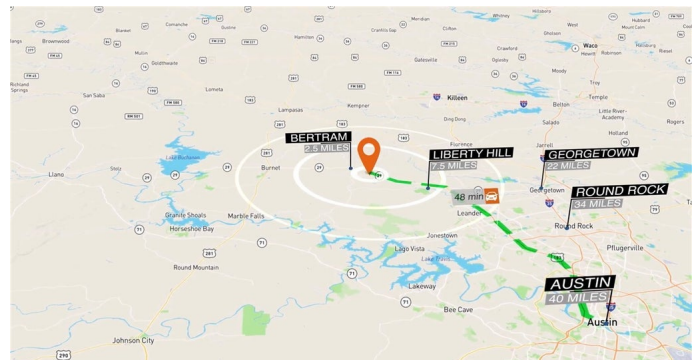
There are many additional potential commercial uses for this unrestricted property, such as RV park, storage units, RV and boat storage, industrial, retail, etc. Currently under 1-d-1 Ag appraisal held with cattle for low property taxes and low holding cost.

Location: 2.5 miles east of Bertram, 7.5 miles west of Liberty Hill and 40 miles north and west of downtown Austin, TX

Built in 2005

Essential Information

MLS® # 3393727



Price	\$3,300,000
Bathrooms	0.00
Acres	33.30
Year Built	2005
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Active Under Contract

Community Information

Address	3317 E Hwy 29
Area	BU
Subdivision	none
City	Bertram
County	Burnet
State	TX
Zip Code	78605

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Other
Parking	Aggregate, Parking Lot

Interior

Interior	Concrete
Heating	Central

Exterior

Lot Description	Flat
Construction	Frame, Metal Siding
Foundation	Slab

Additional Information

Date Listed	August 8th, 2022
Days on Market	639
Zoning	none

Property Listed by: Keller Williams - Lake TravisThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from May 9th, 2024 at 10:00pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be

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