# \$2,200,000 - 11251 Us Highway 87 W, La Vernia

MLS® #1692382

## \$2,200,000

Bedroom, Bathroom, 1,744 sqft Commercial on 33.90 Acres

N/A, La Vernia, TX

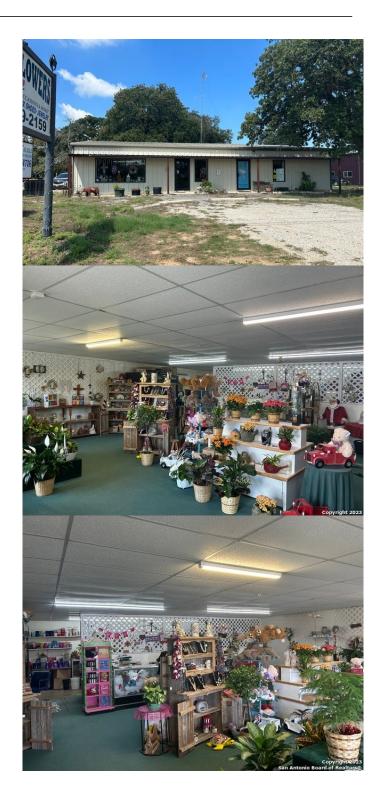
33.9 acres in La Vernia waiting to be grown. Property has 2 Commercial buildings, with functioning businesses located on busy Highway 87, right past Downtown La Vernia, with 2 mobile homes towards the back for ideal rental possibilities. First business is currently functioning as a repair shop, and offers little over 2800 sqft, 2 garage bays, partial second story loft, office space and large storage space. The second business currently houses a flower shop and beauty salon, and offers roughly 2400 sqft. The mobile homes are both occupied and offer an estimated 1744 sqft and 1064 sq ft. Both come with storage sheds, front & back porches, water well, septic systems and are already on separate electric meters. All dwellings, business and residential are located in the front 3-4 acres with the remaining acreage untouched. There is a 5th home on the property that has no value (because of its condition, owner is not permitting that property to be shown). The possibilities are endless! Perfect for land and area developers alike.

Built in 1969

#### **Essential Information**

MLS® # 1692382 Price \$2,200,000

Square Footage 1,744 Acres 33.90



Year Built 1969

Type Commercial

Status Active

# **Community Information**

Address 11251 Us Highway 87 W

Area 2800 Subdivision N/A

City La Vernia

County Wilson

State TX

Zip Code 78121

## **Amenities**

Utilities Electricity, Water, Septic

Parking Spaces 8

#### Interior

# of Stories 1.0 Stories 1

#### **Exterior**

Roof Composition, Metal

Construction Metal

## **School Information**

District La Vernia Isd.

#### **Additional Information**

Date Listed June 1st, 2023

Days on Market 360

Zoning COMMERCIAL

## **Listing Details**

Listing Office RE/MAX Cornerstone

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