

# \$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.
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### Additional Information

Date Listed	June 1st, 2023
Days on Market	360
Zoning	COMMERCIAL

### Listing Details

Listing Office	RE/MAX Cornerstone
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