

# \$1,250,000 - 11440 Interstate 35 S, Von Ormy

MLS® #1705471

## \$1,250,000

Bedroom, Bathroom, 1,120 sqft  
Commercial on 0.76 Acres

N/A, Von Ormy, TX

The location at Highway 35 and Fischer Road sounds highly promising, being situated on one of the busiest highways in South Texas. The presence of a Semi Truck repair center and 18 20 x 10 storage units indicates a strong potential for an income-producing investment opportunity. Given its strategic position and the high traffic volume in the area, the property's income-generating potential is likely to attract the attention of potential buyers or investors. The combination of a semi truck repair center, storage units, and ample parking spaces further enhances its appeal, as it caters to various business needs and demands.

Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 1705471     |
| Price          | \$1,250,000 |
| Square Footage | 1,120       |
| Acres          | 0.76        |
| Year Built     | 2003        |
| Type           | Commercial  |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11440 Interstate 35 S |
| Area        | 2303                  |
| Subdivision | N/A                   |



|          |          |
|----------|----------|
| City     | Von Ormy |
| County   | Bexar    |
| State    | TX       |
| Zip Code | 78073    |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Outside Storage, Public Restroom, Security Fence |
| Utilities      | Electricity, Water, Septic                       |
| Parking Spaces | 20   |

### **Interior**

|              |         |
|--------------|---------|
| Cooling      | Central |
| # of Stories | 1.0     |
| Stories      | 1       |

### **Exterior**

|              |       |
|--------------|-------|
| Roof         | Metal |
| Construction | Metal |
| Foundation   | Slab  |

### **School Information**

|          |                  |
|----------|------------------|
| District | Southwest I.S.D. |
|----------|------------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2023 |
| Days on Market | 298             |
| Zoning         | ML-1            |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Premier Realty Group |
|----------------|----------------------|

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