

Texas Star REALTY

Presents

2004 Highway 71



Great Commercial Property Offered at \$370,000

Great commercial location with a high traffic count! Recently used as a florist and garden center, this 2,300 square foot building (per seller), on half an acre lot, is located on Business 71, just north of IH-10. The location is highly visible from Highway 71 as well as to traffic coming into town off the interstate. The current owner completed many updates: *New Siding *New Roof *Installation of HVAC *New Plumbing *New Electrical *New Sheetrock *New Hot Water Heater *Insulation *New Doors and Windows *Added Irrigation Around Property *Wrought Iron Fencing. Boasts an open floor plan with 1 bathroom, an office, storage room, work room, and meeting room. There is also a 1,715 square foot barn in the back that would make a wonderful storage area, as well as a 2,800 square foot covered space that connects the main building to the barn. This is a great space with a ton of potential suitable for any retail type business or restaurant.

LAND FEATURES

Acres: 0.52
Road Surface: Paved
Road Frontage: State Hwy
% Wooded: 0.00
% Fenced: 100
Restricted: No
Barn: No
Storage Shed: Yes
Horse Stalls:
Tack Room No

Living Quarters: None
Water Well: No
Septic: No
Public Water/Sewer: Yes/Yes
Airstrip: No
Deer Stand: No
Deer Feeder: No
Pond: No
Creek: None
Soil:

TOPOGRAPHY

Level No
Sloped No
Roll No
River No

OTHER

School District: Columbus/St. Anthony's
Taxes: 3487
Other:

Directions: From IH-10 in Columbus:
Go North on Highway 71 and the property
will be on your left. Look for Texas Star
Realty sign.



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All information provided is deemed reliable but is not guaranteed and should be independently verified.