

CENTURY 21

Judge Fite Company



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9200 PARK ROAD 37

LAKEHILLS, TX 78063



\$750,000



0 sqft

DESCRIPTION

Location, Location, Location. Unique 7.65 Acres in Lakehills Texas, Bandera County. Adjacent to the Shell Station at the only major intersection (FM 1283 & Park Road 37) in the precinct. Not in city limits. 5 Lots out of Laurel Creek subdivision which are deeded commercial or residential with no current HOA. The property has over 650 feet of frontage of Park Road 37 and all 5 lots have access from Laurel Ridge Dr. All 5 lots have deeded use of Private Water Well with connections at Laurel Ridge Dr. Property has three natural somewhat level areas Separated by greenbelts that would allow for the perfect multi use development. Some sitework has been started on the assumed retail area that fronts Park Road 37. Due to the size of the combined lots OSSF's should not be a problem for any size future development. There are two 200-amp services on the property feeding two Manufactured homes provided by Bandera Electrical COOP with Fiber Internet and Three Phase power is available nearby. One Manufactured home is a Solitaire 3 bed 2 bath 1680 SQFT and the second is a Palm Harbor 4 bed 2 bath 2128 SQFT. Both homes have had numerous updates. The Solitaire has a detached two car garage and a partial concrete driveway. The Palm Harbor has a 22x25 carport with a concrete pad and a 10x8 portable storage building, a 12x20 shop with a 14 x 20 lean two enclosed on two sides, a small fenced in area for pets and a container that is 8x40. Live and work on the same property. Some ideals for the retail area could be an auto parts store, UPS or other mail outlet store, Pharmacy, Physical Therapy Center, Sandwich Shop, Ice Cream shop, Dine in Restaurant, Bank, Phone Store just to name a few while still leaving plenty of room on the other areas of the property for maybe an RV park, a Manufactured home park, a Wedding Venue, Industrial shops or even a Brewery in the park like setting above the retail area. Will not find a better suited property for just about any ideal you would like to pursue. Current nearby Business EZ Mart Shell Station, Big's Valero station, Dollar General, True Value, Hill Country Grocery Store, La Cabana Restaurant, Lakehills County Annex Pct. 2 and Allstar Storage units.

PROPERTY TYPE: Commercial - Multi-Use
MLS STATUS: Active
MLS: 1875846
YEAR BUILT: 1994
COUNTY: Bandera
TRACT OR SUBDIVIION:
LIST DATE: 06/15/2025

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800.451.8055

AREA: 3100
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES:
LOT SIZE (SQFT):

ADDITIONAL PROPERTY DETAILS

LISTED BY: Patrick Gorden

PHONE: 210.695.5000

BROKERED BY: The Horn Company Residential