

# CENTURY 21

Judge Fite Company



## 4514 BILLY SAMES DR

ADKINS, TX 78101



\$1,000,000



7,780 sqft

## DESCRIPTION

An exceptional investment opportunity with luxury appeal and expansive potential! Set on 18.5 pristine AG-exempt acres, this remarkable property offers four fully leased, income-producing units delivering immediate and consistent cash flow. The estate features a 2,460 sq ft professional office space, complete with a beautifully appointed 1,000 sq ft apartment above offering 2 bedrooms, 1 bath, and a spacious, open-concept living area. A fully upgraded 2,400 sq ft manufactured home with 3 bedrooms and 3 bathrooms provides modern comfort and style, alongside an additional 4-bedroom manufactured home, creating multiple streams of revenue. Thoughtfully enhanced with recent upgrades including a new roof (2022), new septic system (2023), and fresh interior and exterior paint, this property is truly turn-key. The expansive acreage offers endless possibilities for livestock, development, or private estate living-all in a highly desirable location just minutes from Loop 1604 and Hwy 87 South. This is a rare blend of luxury, income, and opportunity.

**PROPERTY TYPE:** Commercial - Multi-Use

**MLS STATUS:** Active

**MLS:** 1908082

**YEAR BUILT:** 1997

**COUNTY:** Bexar

**TRACT OR SUBDIVIION:**

**LIST DATE:** 09/17/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** 2001

**SQUARE FEET:** 7,780

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 18.5

**LOT SIZE (SQFT):** 805,860

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Shane Neal

**PHONE:** 888.519.7431

**BROKERED BY:** eXp Realty