

CENTURY 21[®]

Judge Fite Company



584 N N US HWY 183

LAMPASAS, TX 76550



\$399,000



0 sqft

DESCRIPTION

This exceptional 6.36-acre property, prominently situated at the intersection of Highway 183, presents a unique opportunity for interested buyers seeking prime land in a high-visibility location. Comprising two separately owned parcels that are being offered together, the expansive 6.36 acres feature a 28ft County-approved -foot highway entrance, the 2 acres has a shared entrance with the neighboring business. All ensuring easy access for future development. Both parcels are equipped with electric and water services are available through the City or Corix Coop water, while a septic system will be required to enhance their utility. Notably, the current owner of the 6.36 acres has conducted a comprehensive professional engineering and soil evaluation, providing valuable insights for prospective developers. Additionally, the owner of the adjoining 2 acres is committed to removing all buildings and business materials prior to sale unless otherwise stipulated in the purchase agreement, making this a pristine canvas ready for your vision.

PROPERTY TYPE: Commercial - Unimproved Land
MLS STATUS: Active
MLS: 20829170
YEAR BUILT:
COUNTY: Lampasas
TRACT OR SUBDIVIION: UNKNOWN
LIST DATE: 01/30/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 6.36
LOT SIZE (SQFT): 277,041

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage

SIDING:


- Other

UTILITIES

UTILITIES:

- CableAvailable
- Other

ADDITIONAL PROPERTY DETAILS

LISTED BY: Audrey Bear 

BROKERED BY: Bear Real Estate Services

century21judgefite.com

each office is independently owned and operated