

CENTURY 21

Judge Fite Company



1305 S KEY AVENUE

LAMPASAS, TX 76550



\$1,600,000



20,000 sqft

DESCRIPTION

Bring your vision to Lampasas with this 20,000 square-foot two-story office building. Use it or remove it! This location reaps the benefits of a THREE HIGHWAY corridor where ALL THREE MAJOR Highways, Highway 281, Highway 183 and Highway 190 flow through ever-growing Lampasas Texas. Current daily Texdot car count of 15,720 and 200 feet of highway frontage, this corner lot is just a stone's throw and in view of a major intersection of Highway 190 and the connection route to Highway 281. The established building serves as home to several tenants and has room for even more. As a general income investment or the future location of another venture, the attached oversized parking lot allows for ample parking or additional building space. The current seller owns additional land across the side street that can be purchased, adding to your vision, offering even more possibilities.

PROPERTY TYPE: Commercial - Office
MLS STATUS: Active
MLS: 21172297
YEAR BUILT: 1990
COUNTY: Lampasas
TRACT OR SUBDIVIION: L S C 2nd
LIST DATE: 02/20/2026

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800.451.8055

AREA:
SQUARE FEET: 20,000
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.88
LOT SIZE (SQFT): 38,332

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Tile
- Vinyl

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- AlleyAccess
- Asphalt
- Common
- DirectAccess
- NoGarage
- OnSite
- Open
- OffStreet
- Paved
- ParkingLot

LOT DESCRIPTION:

- CornerLot
- Level

ROOF TYPE:

- TarGravel

SIDING:

- Stucco

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityConnected
- OverheadUtilities
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Curbs
-

LISTED BY: Leah Caruthers 

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BROKERED BY: TEXAS REAL ESTATE SALES