

CENTURY 21[®]

Judge Fite Company



104 COUNTY ROAD 108

BURNET, TX 78611



\$850,000



2,340 sqft

DESCRIPTION

Rare turnkey development opportunity in Burnet! Nestled among mature oak trees, this property offers a peaceful Hill Country setting ideal for a calming, residential-style environment. Seller's vision for the site was for it to become Burnet County's first and only Memory Care Center. The property has been rezoned and approved for a 16-resident memory care community, with plans that transform the existing structure into an intimate, purpose-built care facility designed to meet growing demand for smaller, high-quality memory care options. Seller has also initiated the permitting process and is nearing completion of entitlements, providing a valuable head start for the next owner. The thoughtfully designed 16-resident layout offers a more personalized alternative to larger institutional facilities—an increasingly desirable model for families and operators alike. Please note the existing house is currently uninhabitable in its present condition, does not generate income, and is being marketed for its redevelopment potential. The thoughtfully designed 16-resident layout creates a more personalized alternative to larger institutional facilities—an increasingly desirable model for families and operators alike. Please note the existing house is currently uninhabitable in its present condition, does not generate income, and is being marketed for its redevelopment potential.

PROPERTY TYPE: Commercial - Business

MLS STATUS: Active

MLS: 2940586

YEAR BUILT: 1970

COUNTY: Burnet

TRACT OR SUBDIVIION: John Hamilton Surv Abs405

LIST DATE: 04/25/2026

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800.451.8055

AREA: BU

SQUARE FEET: 2,340

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.97

LOT SIZE (SQFT): 42,253

INTERIOR FEATURES

KITCHEN:

- IrrigationEquipment

FLOOR COVERINGS:

- Tile

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Asphalt
- CircularDriveway
- DetachedCarport
- Driveway
- Garage
- GarageFacesSide
- Storage

YARD/GROUNDS:

- SprinklerIrrigation

SIDING:

- Brick
- Masonry

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas

UTILITIES:

- CableConnected
- ElectricityConnected
- NaturalGasConnected
- PhoneAvailable
- WaterConnected

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- JettedTub
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LISTED BY: Bristol Speciale

PHONE: 214.914.7240

BROKERED BY: eXp Realty, LLC