

# 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 - Business  
**MLS STATUS:** Active  
**MLS:** 3715550  
**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:** LP  
**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

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Asphalt
- OnSite
- Open
- OffStreet

### LOT DESCRIPTION:

- Level

### SIDING:

- Stucco

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- AboveGroundUtilities
- ElectricityConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Leah Caruthers

**PHONE:** 512.556.9090  
**COMMUNITY:**

**BROKERED BY:** Texas Real Estate Sales

- Curbs
- Gutters
- Sidewalks

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each office is independently owned and operated