

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1000 HEIDENREICH LANE

KYLE, TX 78640



\$825,000



2,000 sqft

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## DESCRIPTION

If an Agent represents you or if you intend to be represented by an Agent, THEY MUST BE PRESENT ON YOUR FIRST SHOWING AT THE PROPERTY. 6.108 ACRES..... The property features two mobile homes; the owner/seller resides in the front one, and a family member resides in the back home. The Wedding - Party Venue rents out for \$500 per day. The owner will turn on the HV/AC the day before to ensure that it is comfortably cool or heated, depending on the time of the year. The two stall automotive garage was used by the owner before his passing. It can easily be rented/leased out for a minimum of \$3000 monthly. There is much need for a place like this.

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 4977531  
**YEAR BUILT:** 2019  
**COUNTY:** Hays  
**TRACT OR SUBDIVIION:** Albert Pace Subd  
**LIST DATE:** 05/01/2025

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**800.451.8055**

**AREA:** HH  
**SQUARE FEET:** 2,000  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 6.11  
**LOT SIZE (SQFT):** 266,064

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Vinyl
- Wood

## EXTERIOR FEATURES

### PARKING:

- Carport
- Open
- OffStreet
- Outside
- RvAccessParking
- Unpaved

### SIDING:

- AluminumSiding
- Frame
- SeeRemarks

### FOUNDATION:

- Block

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityConnected
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Herb Martinez

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**BROKERED BY:** Real Estate Executives of Aus