

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 101 WINDSONG STREET

GRANITE SHOALS, TX 78654



\$330,000



1 sqft

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## DESCRIPTION

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY – HIGH-VISIBILITY LOCATION! Seize this incredible opportunity to establish your business in one of the most visible and accessible locations on RR 1431, just west of Marble Falls. This 0.75-acre lot in Granite Shoals has been cleared, replatted, and is construction-ready for your next venture! Key Highlights: High Traffic Exposure – Over 2,300 cars pass daily (2022), ensuring excellent visibility. Level, Easy-to-Build Site – Save time and costs with a ready-to-go foundation. Flexible Development Potential – Perfect for a variety of commercial uses. Ideal for: ?? Retail Center or Strip Mall ?? Office Building or Medical Practice ?? Daycare or Educational Facility ?? Automotive or Service-Based Business ?? Dry Cleaners, Convenience Store, or Restaurant ?? Church or Community Center Will Build to Suit – Let's Bring Your Vision to Life! New Survey Available Single-Lot Replat Completed Don't miss this chance to create your ideal business space in a thriving, high-growth area. Contact us today for more details! Seller will build an 18 pad site under a new structure to set it 1' above the 100-year flood plain.

**PROPERTY TYPE:** Commercial - Office

**MLS STATUS:** ActiveUnderContract

**MLS:** 7179254

**YEAR BUILT:** 2024

**COUNTY:** Burnet

**TRACT OR SUBDIVIION:** SSZ

**LIST DATE:** 03/15/2024

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** BU

**SQUARE FEET:** 1

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.75

**LOT SIZE (SQFT):** 32,670

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- SeeRemarks

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- SeeRemarks

## UTILITIES

### HEATING/COOLING:

- None

### UTILITIES:

- ElectricityAvailable
- PhoneAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Zina Rodenbeck

**PHONE:** 830.265.0310

**BROKERED BY:** Zina & Co. Real Estate