

# CENTURY 21

Judge Fite Company



## 401 E 6TH STREET

LAMPASAS, TX 76550



\$375,000



5,819 sqft

## DESCRIPTION

Position your business for visibility and growth at 401 E 6th St, a rare commercial opportunity offering space, flexibility, and prime corner exposure. Situated on three lots at the high-traffic corner of Western and 6th Street, this property is just four blocks from both U.S. Highway 183 and U.S. Highway 281, giving your business excellent access and strong visibility. The property features a perimeter fence for added security, ample parking, a covered carport/awning area, storage building, and a massive workshop ready to support a variety of operations. Inside, you will find three private offices, one is large enough for a conference room or retail, a welcoming lobby, and even a built-in vault, adding both convenience and value. A striking hometown mural painted on the side of the building gives the property extra character and standout curb appeal. Most recently used as a masonry business, this property is especially well suited for contractors, service companies, fabricators, or any operation needing room for equipment, materials, and daily workflow. As an added bonus, the owner is willing to include a substantial amount of inventory related to the concrete business, creating a potential turnkey opportunity for the right buyer. The flexible layout also opens the door to multiple investment strategies. A buyer could purchase the property, occupy the existing building for their business, and potentially sell off the other two lots for added return or future development. In addition to traditional financing, the owner may also consider owner financing or a lease-to-purchase option, giving buyers more flexibility. If your business needs space to operate, room to grow, and a location that gets noticed, this property deserves a serious look.

**PROPERTY TYPE:** Commercial - Business

**MLS STATUS:** Active

**MLS:** 7273936

**YEAR BUILT:** 1960

**COUNTY:** Lampasas

**TRACT OR SUBDIVIION:** Old Town

**LIST DATE:** 04/11/2026

**CENTURY 21**

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**800.451.8055**

**AREA:** LP

**SQUARE FEET:** 5,819

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.61

**LOT SIZE (SQFT):** 26,497

## INTERIOR FEATURES

### KITCHEN:

- Negotiable

### FLOOR COVERINGS:

- Concrete

## EXTERIOR FEATURES

### PARKING:

- Gated
- OnSite
- SeeRemarks

### YARD/GROUNDS:

- Storage

### SIDING:

- SeeRemarks

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- SpaceHeater

**LISTED BY:** Chasity Rojas

**PHONE:** 512.688.7555

**BROKERED BY:** Oppenaire, LLC

### UTILITIES:

- ElectricityConnected
- PhoneConnected
- SewerConnected
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated