

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 618 LIVE OAK STREET

BLANCO, TX 78606



\$1,999,999



12,303 sqft

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## DESCRIPTION

Blanco County is one of the fastest-growing rural counties attracting retirees, young families and remote workers. Blanco is dominated by single-family homes and ranches, leaving apartment options scarce. The scarcity and difficulty developing new boosts demand and keeps rental occupancy high. Blanco is also located within 50 miles of both Austin and San Antonio, TX, 2 of the top 10 most populated markets in the entire USA, offering residents small-town living with easy access to urban job markets, universities and cultural attractions. The surrounding area also boasts exceptional outdoor recreation, wineries, breweries, tourism, including several annual outdoor festivals. Blanco is becoming a quiet hot bed of activity for its inhabitants. Live Oak Apartments is A STABILIZED AND TURNKEY MULTIFAMILY OFFERING IN CENTRAL TEXAS!! Major remodel leaving negligible deferred maintenance. Per sellers, remodeled everything other than structure, foundation and exterior walls. Below are the highlights: 1. Strong Cashflow investment in Central TX. 2. Major remodel finishing May 2023 leaving no deferred maintenance. 3. Ability to monitor utility consumption remotely and leases structured with utility reimbursement. 4. Strong 100% Cost Segregation potential with no significant capital reserves required in budgeting. 5. Existing property management willing to stay in place. 6. Lean expense ratio and high yield for the area.

**PROPERTY TYPE:** Commercial - MultiFamily  
**MLS STATUS:** ActiveUnderContract  
**MLS:** 9160651  
**YEAR BUILT:** 2023  
**COUNTY:** Blanco  
**TRACT OR SUBDIVIION:** Paradise Heights  
**LIST DATE:** 09/04/2025

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**800.451.8055**

**AREA:** BL  
**SQUARE FEET:** 12,303  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1  
**LOT SIZE (SQFT):** 43,560

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Vinyl

## EXTERIOR FEATURES

### PARKING:

- Paved
- ParkingLot

### SIDING:

- Brick
- HardiplankType

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityConnected
- SewerConnected
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Joaquin Lopez

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**BROKERED BY:** Keller Williams Realty