

# 19.75 ac RESIDENTIAL / COMMERCIAL

Vallone Real Estate

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## Property Description

PRICE RECENTLY REDUCED ~ Commercial / Residential Opportunity on US Hwy 281 North of Blanco, located in Blanco County. Owner is highly motivated to sell property and relocate their business to RR32 South of Blanco. Their business has out grown the property.

19.75 acres including a Custom 3BD / 2BA Log Home on 10.1 park like acres over looking a Private 3+/- acre Stocked Lake. 1BD /1BA Guest Cabin, 1BD/1BA Cedar Cabin, RV Site, Beautiful Oak Trees, Spacious Wooden Deck, Outdoor Fireplace, Wrap Around Covered Porches, Covered Outdoor BBQ Area, Private Septic, Private Water Well, Water Storage with Reverse Osmosis System, Covered Pull through Parking, Circle Drive, Oak Trees with Hill Country Views. Amenities & Upgrades Galore! Along with 9.65 acres with two Multi-Purpose Metal Bldgs. 3100 SF & 5000 SF Offices, Warehouse, Plenty of Storage and Parking. The property is UNLIMITED when it comes to use. Ideal Property for private or Commercial Use.

Ideal Location... Centrally located between Austin & San Antonio, Fredericksburg, San Marcos, New Braunfels, Wimberly and Canyon Lake are less than one hour away. Currently this property is being marketed three different ways:

"TOTAL PACKAGE" Includes Everything! 19.75 acres, Custom Log Home, Lake, 3100 SF Bldg & 5000 SF Bldg. Asking \$1,250,000

"HOUSE & BLDG PACKAGE" Includes: 14.75 acres, Custom Log Home, Lake & 3100 SF Bldg. Asking \$1,100,000

"COMMERCIAL Bldg Only PACKAGE" 5.00 Unrestricted acres, 5000 SF Warehouse Bldg/Office. Asking \$349,000

Listing office agent must attend all showings. Recommended 24-36 hour notice.

## Property Highlights

- Price: \$1,250,000.00
- Acres: 19.75
- County: Blanco
- State: Texas
- Closest City: Blanco
- Property Type: Acreage w/House



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More details at  
[www.landsoftexas.com/listing/482586](http://www.landsoftexas.com/listing/482586)