



20+ Years Experience in Commercial Real Estate in the Austin, Texas Area

4450 W State Highway 29 – Bertram

\$1,395,000

4450 West State Highway 29, Bertram, TX



Contact Agent

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Property Description

Excellent opportunity for investment property or owner/occupant in Burnet County, just over Williamson County line with State Highway 29 frontage, as well as rear frontage on County Road 266.

Total of 2.75 acres with joint driveway access on Highway 29 with neighboring property. Private rear access on County Road 266.

Three buildings with the following features:

Building 1: Approximately 7,500 square feet total, including 1,200 square feet offices space. Four roll-up 14' height bay doors, grade-level. Center height of building at 16'. Single-phase electric. Spray foam insulation. Ready for immediate move-in. Metal construction built in approximately 2017. Building can easily be divided into two total units.

Building 2: Approximately 3,750 square feet of new, metal construction. Building to be complete within 45 days. Will be in shell condition and contain two 14' height roll-up bay doors, grade-level. Center height approximately 18'. Ready for tenant/owner to customize. Three-phase power to building.

Building 3: Approximately 10,000 square feet of metal construction with four 12' roll-up grade-level bay doors and three 10' roll-up grade-level bay doors. Finished office space of approximately 1,200 square feet. Center height of building approximately 14'. Three phase power. Currently occupied by owner, but will vacate immediately OR within 6-12 months after sale/leaseback.

Excellent location with low taxes and easy access to Liberty Hill/Bertram/Burnet. No restrictions. No ETJ. No city limits.

Septic for sewer and water well with 2,500 gallon storage tank and recently redone with pump and 420' depth.

Perfect for owner to occupy plus additional space for rental income or future growth. New boundary survey.

Building 1 currently vacant and building 2 under construction. Building 3 occupied by owner.

Total of 21,250 square feet.

Property Details

Property ID: 11548

Land Area: 2.75 acres

Property Status: For Sale

Price: \$1,395,000

Year Built: 2006

Property Size: 21250 Sq ft

Property Type: Commercial

Property Features
