

# \$1,100,000 - 1912 State Highway 21 W, Cedar Creek

MLS® #1420921

---

## \$1,100,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 14.59 Acres

Garcia, Atauacio, Cedar Creek, TX

For a full price offer, seller is willing to finance \$500K at 10% interest for 5 years. Welcome to an incredible investment opportunity! This property offers nearly 5 acres of land, measuring precisely 4.99 acres, conveniently situated on SH 21 with direct access to the road. Currently, the existing house is undergoing renovations to create three rental units, each featuring two bedrooms and one bathroom. The house is being sold as-is in its current condition, allowing you to either finish the remodeling or do something else with the home.

The property already has commercial electric and water connections in place, ready for use and also for 14 additional rental units, each with a maximum size of 1200 sqft, that you can add to expand your rental business further. The necessary infrastructure, such as the culvert, driveway, electrical, and water systems, have all been designed to meet the requirements of Bastrop County Emergency Service District No. 1. The mobile home plan has already been submitted to the county, to enable the proposed plan. As the new owner, you have the flexibility to proceed with the existing plan or explore other options that align with your goals and vision for the property. This is an exceptional opportunity to invest in a property with significant potential for rental income and future development. There is 820 acres behind this property that will be developed for the growth in the area. If you would like to expand, the property next door is



9.6 acres and available for sale. Call/Text to receive viewing instructions.

Built in 1970

### **Essential Information**

ListingFeed	abor_vow
MLS® #	1420921
List Price	\$1,100,000
Sale Price	\$2,700,000
Sale Date	September 13th, 2023
Bathrooms	0.00
Acres	14.59
Year Built	1970
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed

### **Community Information**

Address	1912 State Highway 21 W
Subdivision	Garcia, Atauacio
City	Cedar Creek
County	Bastrop
State	TX
Zip Code	78612

### **Amenities**

Utilities	Electricity Connected, Water Connected
Parking	None
View	None

### **Interior**

Interior	See Remarks
Heating	See Remarks
Cooling	Wall/Window Unit(s)