

# \$6,500,000 - 601 & 603 S Us Hwy 281 Highway, Johnson City

MLS® #1817694

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## \$6,500,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 4.94 Acres

None, Johnson City, TX

\*601 & 603 US Highway 281\* Multi-tract property featuring storage business/buildings on 3+ acre tract and a flex building previously used as a heavy machinery/truck shop on the other; separately fenced. 5,000 sqft flex building features break room, 3 offices, reception and waiting area. Two story shop in the back features a warehouse designed to accommodate 18 wheelers, four 14'x16' roll up doors, and a large flex/storage space on the second story. Storage business features 4 buildings totaling 32,700 sqft and 200 doors. All storage buildings have been 100% occupied for years with a waiting list in place. City services include water and waste water. 3-phase power. Zoned HCD (Highway Commercial District). Located in the middle of town fronting Hwy 281. Johnson City is among the fastest growing cities in Central Texas and is conveniently located to Marble Falls, Burnet, Fredericksburg, San Antonio, Kerrville, etc. Prime for an investor, developer, or owner user looking for exponential potential for growth and rental income opportunities.



Built in 2001

## Essential Information

ListingFeed	abor_vow
MLS® #	1817694
List Price	\$6,500,000
Sale Price	\$4,650,000

Sale Date	July 1st, 2022
Bathrooms	0.00
Acres	4.94
Year Built	2001
Type	Commercial Sale
Sub-Type	Business
Status	Closed

### **Community Information**

Address	601 & 603 S Us Hwy 281 Highway
Subdivision	None
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

### **Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, See Remarks
Parking	Gravel, On Site, Unpaved

### **Interior**

Interior	Concrete, Tile
Heating	Central
Cooling	Central Air

### **Exterior**

Construction	Concrete, See Remarks
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