

\$1,400,000 - 4119 W Fm 2147, Cottonwood Shores

MLS® #2684876

\$1,400,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0.93 Acres

Scarlet Oaks, Cottonwood Shores, TX

Fantastic opportunity to own a fully leased retail center located with 200â€™™ of frontage directly on FM 2147 between Marble Falls and Horseshoe Bay. The land is level and sits within the Cottonwood Shores city limits boundary. The City of Cottonwood provides both city water and sewer. Pedernales Electric Cooperative is the provider of electricity to the center.

Cottonwood Shores is a small affordable city in the beautiful Central Texas Hill Country, which is friendly, progressive, livable, and growing at a very rapid pace because of the centralized setting. Located at the geographic â€œheartâ€• of the Highland Lakes chain, consisting of Lake Buchanan, Inks Lake, Lake LBJ, Lake Marble Falls, Lake Travis, and Austinâ€™™s Town Lake, provides some of the best fishing, boating, skiing, wake boarding, and recreation in Texas.

Cottonwood Shores is conveniently located on the RM-2147 highway transportation corridor between Marble Falls and Horseshoe Bay, running parallel to the Colorado River (Lake Marble Falls) and connects two major highways, US-281 and SH-71.

The Texas Department of Transportation (TxDOT) and Burnet County has initiated planning for construction of a possible new bridge to cross the Colorado River, just below Wirtz Dam; in affect creating a western outer loop for Marble Falls by initially connecting RM-1431 with RM-2147, then eventually connecting further south with SH-71. The



terminus of the roadway, and across Wirtz Dam Road Bridge, will be RM-2147 on the west side of Cottonwood Shores.

Recent growth in new residential home construction is driving a resurgence of commercial and retail growth, especially new and expanding restaurants. Baylor Scott Whiteâ€™s Health Care System recently opened a new Regional Clinic and Hospital on SH-71, a very short distance from Cottonwood Shores. It also has easy access to both Austin and San Antonio and their extensive health systems, retail, and high-tech centers.

Built in 1982

Essential Information

ListingFeed	abor_vow
MLS® #	2684876
List Price	\$1,400,000
Sale Price	\$1,350,000
Sale Date	July 3rd, 2023
Bathrooms	0.00
Acres	0.93
Year Built	1982
Type	Commercial Sale
Sub-Type	Retail
Status	Closed

Community Information

Address	4119 W Fm 2147
Subdivision	Scarlet Oaks
City	Cottonwood Shores
County	Burnet
State	TX
Zip Code	78657

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
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Features	Sidewalks
Parking	Common, Unassigned
View	None

Interior

Interior	Tile, Vinyl, Concrete, Linoleum
Heating	Central
Cooling	Central Air

Exterior

Construction	Masonry, Stone Veneer
Foundation	Slab

Additional Information

Zoning	Â§ 2.24. Light Commercial
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