

# \$1,400,000 - 687 Hwy 71, Smithville

MLS® #2995228

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## \$1,400,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 43.33 Acres

na, Smithville, TX

43.33 acres of prime development property fronting Hwy 71, 35 minutes from ABIA and Toll 130, 5 minutes from charming Smithville with shops and restaurants. The preliminary plat includes 36 large residential lots and 2 commercial lots. Sellers completed all studies to verify the property can be developed including TxDOT approved traffic impact analysis, environmental and Aqua Water studies. Engineer can answer specific questions. The property is ready for surveying and plat approval process through Bastrop County. The acreage is on a creek with large pecan trees. The owners are looking for a high-quality developer to convert their family farm into homes that will honor their family legacy. The sale of the property will result in a 1031 exchange



Built in 1935

## Essential Information

ListingFeed	abor_vow
MLS® #	2995228
List Price	\$1,400,000
Sale Price	\$1,358,000
Sale Date	May 12th, 2022
Bathrooms	0.00
Acres	43.33
Year Built	1935
Type	Commercial Sale

Sub-Type	Other
Status	Closed

### **Community Information**

Address	687 Hwy 71
Subdivision	na
City	Smithville
County	Bastrop
State	TX
Zip Code	78957

### **Amenities**

Utilities	See Remarks
Parking	Off Street

### **Exterior**

Construction	Frame
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