

# **\$1,200,000 - 2407 Highway 21 W, Dale**

MLS® #9915077

---

## **\$1,200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 14.58 Acres

Doyle, James, Dale, TX

Your exact words- our business needs to expand. We need more space and we need visibility. This 14.58-acre property is the one to meet all those needs. There are three tracts that make up the entire property. They are being sold as one and not separately. The front tract contains a small tear down house built in 1945. The incredible location off Hwy 21 is in the growing community of Dale, TX and it just a short drive to Cedar Creek, and 20 minutes to Bastrop, San Marcos, and Bergstrom International Airport. You could not ask for a better central location. The property has close to 775 sq ft of frontage along Highway 21. TxDot estimates a daily traffic count of 14,000 vehicles. Also, Landren lane runs south of the property. This will allow easy access to the entire 14 acres. There are about three acres at the very back of the property that are in a flood plain. The Tesla Factory and Circuit of Americas are just minutes away and FM 812 is less than 2 miles away. This prime property will provide the perfect blank canvas. You will have bountiful options because there are no zoning restrictions. It's time to make your vision a reality. Don't miss out on such an incredible investment opportunity and the chance for your business to thrive. Please contact Bastrop County development department for details and to verify all information.

Built in 1945



**Essential Information**

ListingFeed	abor_vow
MLS® #	9915077
List Price	\$1,200,000
Sale Price	\$1,200,000
Sale Date	April 16th, 2024
Bathrooms	0.00
Acres	14.58
Year Built	1945
Type	Commercial Sale
Sub-Type	Other
Status	Closed

**Community Information**

Address	2407 Highway 21 W
Subdivision	Doyle, James
City	Dale
County	Bastrop
State	TX
Zip Code	78616

**Amenities**

Utilities	Electricity Available, Phone Available
Parking	None
View	Trees/Woods

**Interior**

Interior	See Remarks
----------	-------------

**Exterior**

Construction	Frame
--------------	-------

**Additional Information**

Zoning	Per Bastrop County no zon
--------	---------------------------