

COMMERCIAL PROPERTY FOR SALE

704 FM 2657

BRIGGS, TEXAS 78608

UNRESTRICTED | 3.94 ACRES
FM FRONTAGE | INFRASTRUCTURE

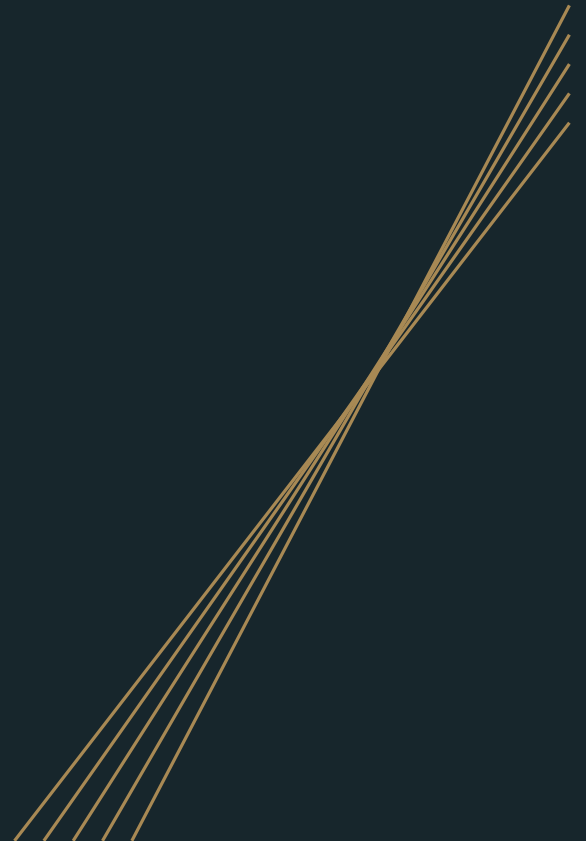
2,036 SF historic structure + room to expand

Positioned in an emerging Burnet County commercial corridor

\$399,900

SHANAN SHEPHERD | THRIVE REALTY

512.922.3002



PROPERTY OVERVIEW

A flexible owner-user or investment opportunity along FM 2657 in Briggs. The property combines nearly four acres of unrestricted land, a 2,036 square foot historic structure, prominent road frontage and recently completed private water infrastructure.

ASKING PRICE	LAND	BUILDING	BUILT
\$399,900	3.94 AC	2,036 SF	1880
POSITIONING Near Firefly Aerospace and situated between the Austin metropolitan area and the Texas Hill Country, the site offers an early foothold in a corridor attracting new business attention.			

Key property advantages

- FM 2657 frontage with strong visibility and direct access
- No city zoning; property marketed as unrestricted, subject to Burnet County oversight
- New private water system with capacity planned for future growth
- Open acreage for additional improvements, parking, outdoor use or expansion
- Sale type: investment or owner-user; LoopNet classification: Specialty / Class C

A SITE WITH MULTIPLE PATHS

Adapt the existing improvements, expand the site, or hold for long-term positioning.

BUSINESS / OFFICE

Owner-user headquarters, professional office, contractor base or specialty business.

RETAIL / SHOWROOM

Road-front visibility for destination retail, showroom, studio or specialty concept.

HOSPITALITY / EVENTS

Historic character and acreage may support hospitality or event-oriented concepts.

AGRIBUSINESS

Potential nursery, botanical, agricultural sales or related commercial operation.

LIVE / WORK

Existing structure and open land create flexibility for combined residential-commercial concepts.

LAND / INVESTMENT

Acquire unrestricted acreage in a growth path and position for future commercial demand.

COMMERCIAL FLEXIBILITY

Potential uses are conceptual only. Buyer should independently verify intended use, permitting, access, utilities, development requirements and all applicable Burnet County or other governmental regulations.

INFRASTRUCTURE + ACCESS

Private water improvements

A newly completed private water system is a major value component of the property. Improvements include a 16' x 24' slab-built well house, two 2,500-gallon storage tanks and a booster pump, designed with future growth in mind.

5,000 GAL

combined storage

16' x 24'

slab-built well house

FM 2657

frontage + visibility

Property facts

- Burnet County | Parcel 56873
- 1-story historic structure | 2,036 SF
- 3.94 acres | Specialty property
- Well + septic | electricity connected
- LoopNet Listing ID 42031185

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Information believed reliable but not guaranteed. Buyer to verify all information.