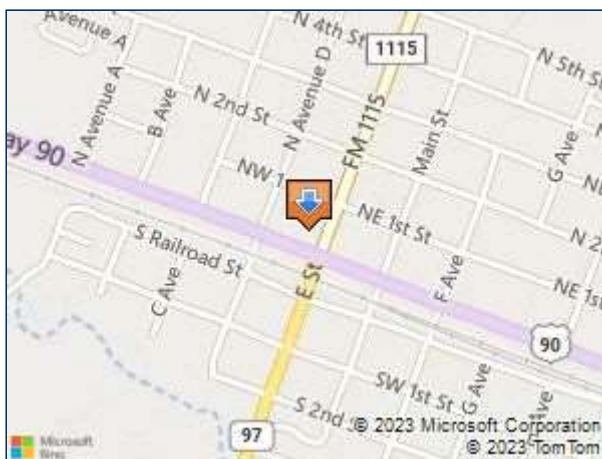


**Public Report**

400 US Highway 90

**LP:\$959,000**



MLS #: 1713080  
 Address: 400 US Highway 90      Unit #:      Zip: 78959      Status: **NEW**      Class: CM      LP: \$959,000

Area: 3100      Inst/Dir: Exit 649 on IH10 Travel N 1.9 Miles, property will be on the left. From Luling, can travel IH10 or US 90 East 20 miles, property will be on the left      Lease Only: No

Grid:      Building/Center Name: CROSSVINE MARKET      \$:      \$0  
 City: Waelder      County: Gonzales      Zoning:      N/A

	<u>Income/Expense</u>	<u>Estimated SqFt</u>	Src: Appsl Dist		
# Buildings:	2	Gross Income:	Apartment:	Type:	RESTAURANTBAR
# Stories:	1	Annual Tax:	Retail: 3250	Rail:	No
# Units:	1	Insurance:	Office: 100	Heat:	Central, 3+ Units
# Rentals:	0	Gas & Electric:	Warehouse/Ind:	Air:	Central, Three+ Central
# Drive-In Doors:	0	Water/Sewer:	Other: 836	Loading:	None
Ceiling Height:	10	Waste Removal:	Net Leasable Area:	Other Structures:	None
# Total Parking:	15	Maintenance:	Gross Bldg Area:		
Lot Size:	0.667	Other Expense:	Office Price/SqFt:		
	Net Operating Income:		Other Price/SqFt:		

Step back in time with this hometown, active business that is multiple businesses in one. This long standing and cared for family business offers groceries, fresh deli products, breakfast, lunch, hand dipped ice cream and an amazing bar-b-que that many stand in line for over the weekend. Sits at the cross roads of Hwy 91, 97, FM 1115 and 3 miles off IH10. Much love, care and upgrades have been put into this 3,250 sq ft business to keep its old school charm while offering the indulgences of today's society at today's pace. Sale also includes neighboring building that is 836 sq ft. Step off the interstate a bit and make this your new business venture.

List Office: Kustom Real Estate      Total Tax: \$1.24  
 Contingent Info:      Owner LREA/LREB: No      Sold Price:  
 Contract Date:      Closing Date:      Price per SQFT: \$295.07

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.\*\*\*Copyright 2023 by SAN ANTONIO BOARD OF REALTORS\*\*\*

Prepared By: Jill Law, GRI | Kustom Real Estate | 08/29/2023 12:42 PM