PROPERTY OFF BUS 71
FOR SALE IN COLUMBUS TEXAS

$395,000

1473 BUSINESS 71

WITH APPROXIMATELY 400’ OF ROAD FRONTAGE ON BUSINESS 71, THIS WOULD MAKE A GREAT COMMERCIAL PROPERTY OR COMBINATION RESIDENTIAL AND COMMERCIAL. THERE IS A 28’X32’ CARPORT, 672 SQUARE FOOT GARAGE WITH BARN/WORKSHOP & 480 SQUARE FOOT FINISHED BUILDING WITH HEAT & AIR AND 220 WIRING. THERE IS ALSO AN RV HOOK UP. OPEN ACREAGE TO THE WEST AND NORTH OF THE HOUSE HAS BEEN USED FOR HAY AND THE PROPERTY IS AG EXEMPT.

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**HIGHLIGHTS:**

- +/- 400' of Frontage on Bus 71
- Multiple outbuildings
- RV Hook Up
- Property is AG Exempt

**DEMOGRAPHICS:**

<table>
<thead>
<tr>
<th></th>
<th>3 Mile</th>
<th>5 Mile</th>
<th>10 Mile</th>
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</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>371</td>
<td>987</td>
<td>11,563</td>
</tr>
<tr>
<td>Total Daytime Population</td>
<td>168</td>
<td>592</td>
<td>11,434</td>
</tr>
<tr>
<td>Total Households</td>
<td>167</td>
<td>457</td>
<td>4,778</td>
</tr>
<tr>
<td>Average HH Income</td>
<td>$55,238</td>
<td>$57,261</td>
<td>$52,870</td>
</tr>
</tbody>
</table>

*2016/2017 Demographics provided by Experian through Alteryx. The information contained herein was obtained from sources deemed to be reliable and accurate. However, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof.*
AERIAL MAP

1473 BUSINESS 71

C B C W O R L D W I D E . C O M

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