



**ACTRIS/ABoR**

ML# **8729686** Region **Bastrop/Smithville**  
 Label **None** ListAgrTp **Exclusive Right to Sell**  
 Address **1073 Highway 304**  
 County **Bastrop** PID **R26588**  
 City **Bastrop** Zip **78602**  
 Subd **A42 Knight, Jas. & W.c.white** Flood Plain **No**  
 Project:  
 Legal **A42 Knight, Jas. & W.c.white, Acres 1.0000, (Hills Prairie Grocery)**

Copy ML#  
 Status **A / CRE**  
 ListAgrDoc **T**  
 List Price **\$115,000**  
 Also Listed As  
 Mapsco **00 00**  
 ETJ **No**

**General Information**

Type <b>Retail Bldg-Other Ser</b>	# Units	Occup	Street Traffic
Zoned	# Bldgs <b>2</b>	Disability <b>N</b> ADA <b>N</b>	\$/Unit
	# Stories <b>1</b>	Net Rentable Area	\$/BldSft <b>\$143.75</b>
	CIHtClr	BlgSf <b>800</b>	\$/LndAr <b>\$115,000.00</b>
LseTy	# Pools	LndAr <b>1 /Acreage /Tax Record</b>	Yr Blt <b>1960</b>
Lease Expiration Date		Const <b>Composition Shingle</b>	
Option to Renew		Roof <b>Composition Shingle</b>	Renov
Years on Lease	AddOn	Foundation	Cond
Rd Sur <b>Blacktop</b>			Class
Parking # <b>1 1: 0 No Parking Fee</b>		PkFee To	Freq
Dir <b>HWY 71 East, south on HWY 304, 5 miles property on left Bilbo's Resale Shop</b>			

Internet **Current owners have re-wired, re-plumbed and insulated the building since they purchased it! Includes a commercial icemaker. The barn in the back is wired for electricity. Great location with highway 304 frontage! This was the Gas Station/BBQ Shack movie location for the Texas Chain Saw Massacre.**

**Additional Information**

Land Desc <b>Outbuildings</b>	View <b>Fields</b>	Grade
Floors <b>Wood</b>	#Elev	Restrictions <b>N</b>
Loading	Bay Depth	
Documents <b>None Available</b>	Endangered Species <b>No</b>	
Equip <b>Sign-Freestanding, Public Restrooms, Other</b>		

**Utility Information**

Heat <b>Central Heat By- Other</b>	Air Cond <b>Window Unit By- Other</b>
Water <b>Private Water Co By- Other</b>	Sewer <b>Septic on Property By- Other</b>
Utilities <b>Electricity - On Property</b>	SepMeter <b>Other</b>
OwnPays <b>None</b>	

Prepared by: Ann Watters