

# BRACKEN GENERAL STORE

18425 BRACKEN DRIVE • BRACKEN, TX

# FOR SALE



**DO NOT Contact Existing Tenant/Business**

## PROPERTY DETAILS

**LAND:** ±1.259 Acres

**BUILDING FEATURES:**

- Very popular Hamburger Restaurant currently operating as tenant

**LOCATION:**

- Located in Bracken Village (Comal County)
- At the intersection of Bracken Drive & 1<sup>st</sup> Street
- Just 2.5 mi. north of Loop 1604, off of FM 2252 (Nacogdoches Rd.)
- Close to new 1mm SF Amazon fulfillment center

**OFFERING PRICE:** \$950,000

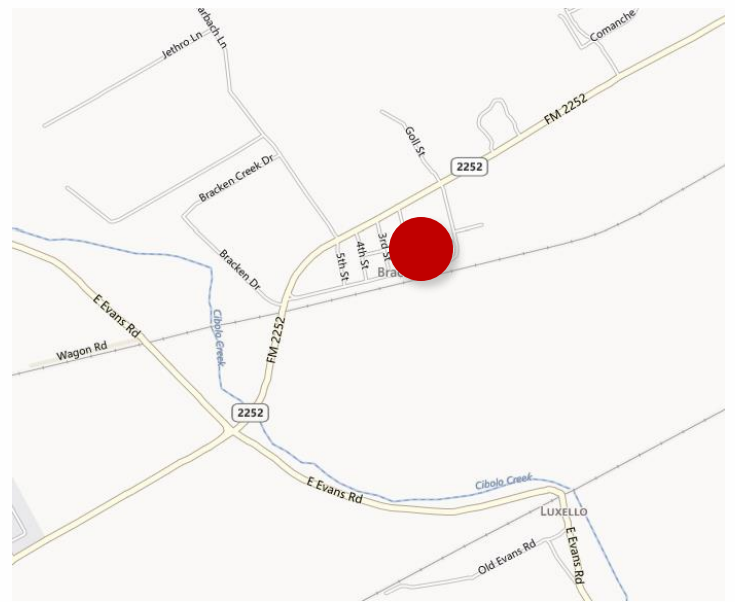
FOR DETAILED INFORMATION:

**KEITH COELHO, President/Principal**

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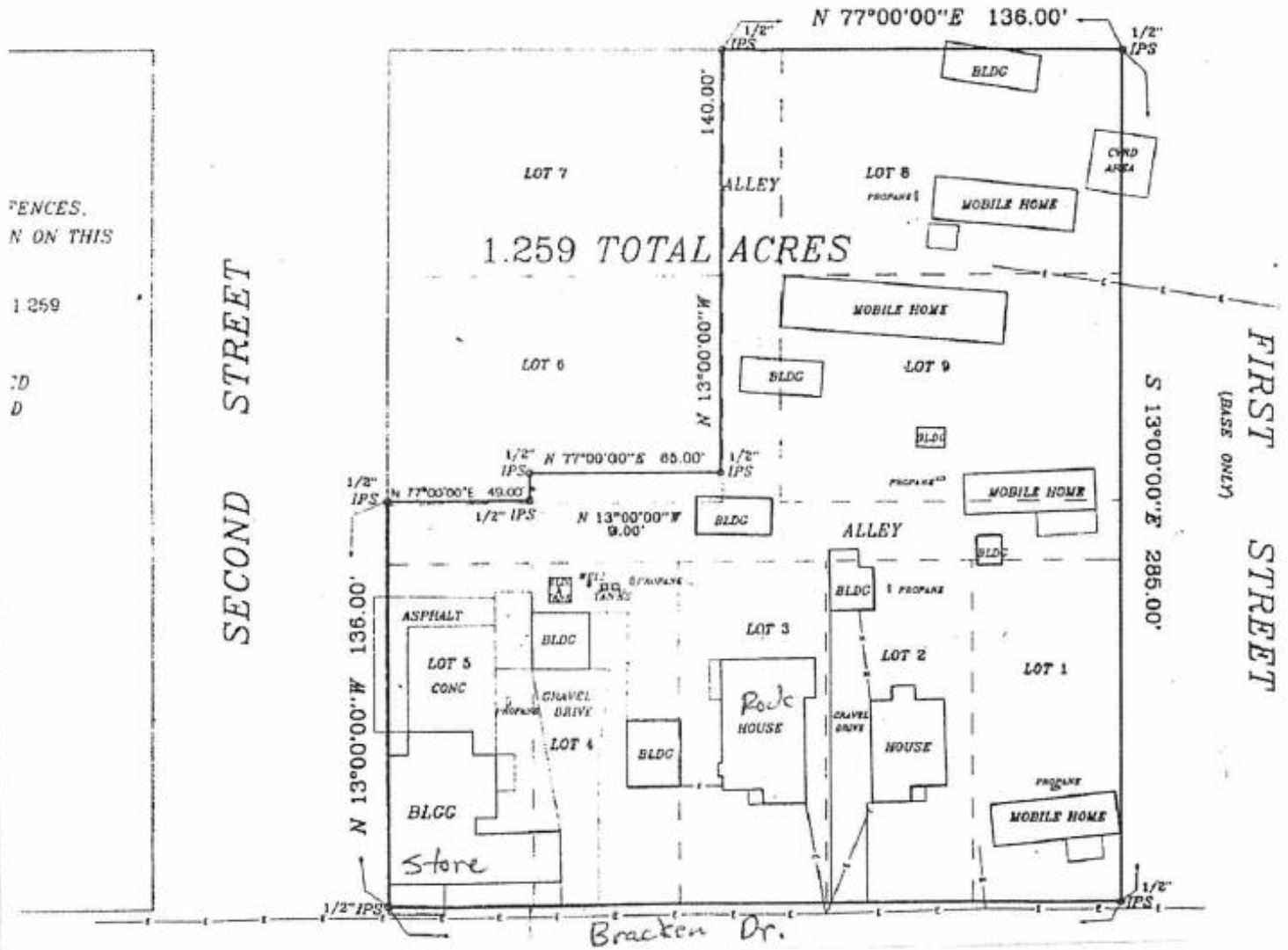
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**ADDITIONAL FEATURES:**

- Bracken store is approx. 40' x 50' about 2100 SF
- There is a garage, a rock storage building, the rock house approx. 1800 SF, the frame house and 3 mobile homes
- No zoning, no city limits or ETJ at all currently. The property has 6 septic systems and an Edwards well.

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