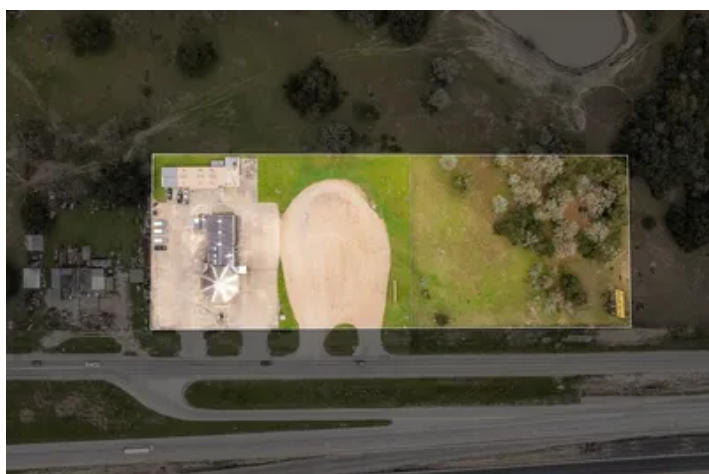


4.72 Acres | 4053 U.S. Hwy 90, Columbus, TX | Colorado
County
4053 U.S. Hwy 90
Columbus, TX 78934

\$2,495,000
4.720± Acres
Colorado County



4.72 Acres | 4053 U.S. Hwy 90, Columbus, TX | Colorado County
Columbus, TX / Colorado County

SUMMARY

Address

4053 U.S. Hwy 90

City, State Zip

Columbus, TX 78934

County

Colorado County

Type

Commercial, Business Opportunity

Latitude / Longitude

29.711033 / -96.502192

Acreage

4.720

Price

\$2,495,000

Property Website

<https://tricityrealestate.com/property/4-72-acres-4053-u-s-hwy-90-columbus-tx-colorado-county-colorado-texas/78171/>



PROPERTY DESCRIPTION

Prime Commercial Property For Sale!

Located between Houston and San Antonio just 3 miles east of Columbus, TX on the north side of I-10, this exceptional commercial property offers 4.72 acres of prime land. Currently operating as Mikeksa's BBQ and Catering, the property features over 9,000 sqft of improvements—a 5,000+/- sqft restaurant and a 4,000+/- sqft catering/prep building.

The property features two double-sided billboards with outstanding visibility along I-10, with an average annual daily traffic (AADT) of 55,285 vehicles (per TXDOT's 2023 report). The location boasts easy access with four valuable driveways and is poised for growth with the upcoming relocation of the Hwy 90 I-10 exit, which will be moved east of the property (per TXDOT's schematics) for even better connectivity.

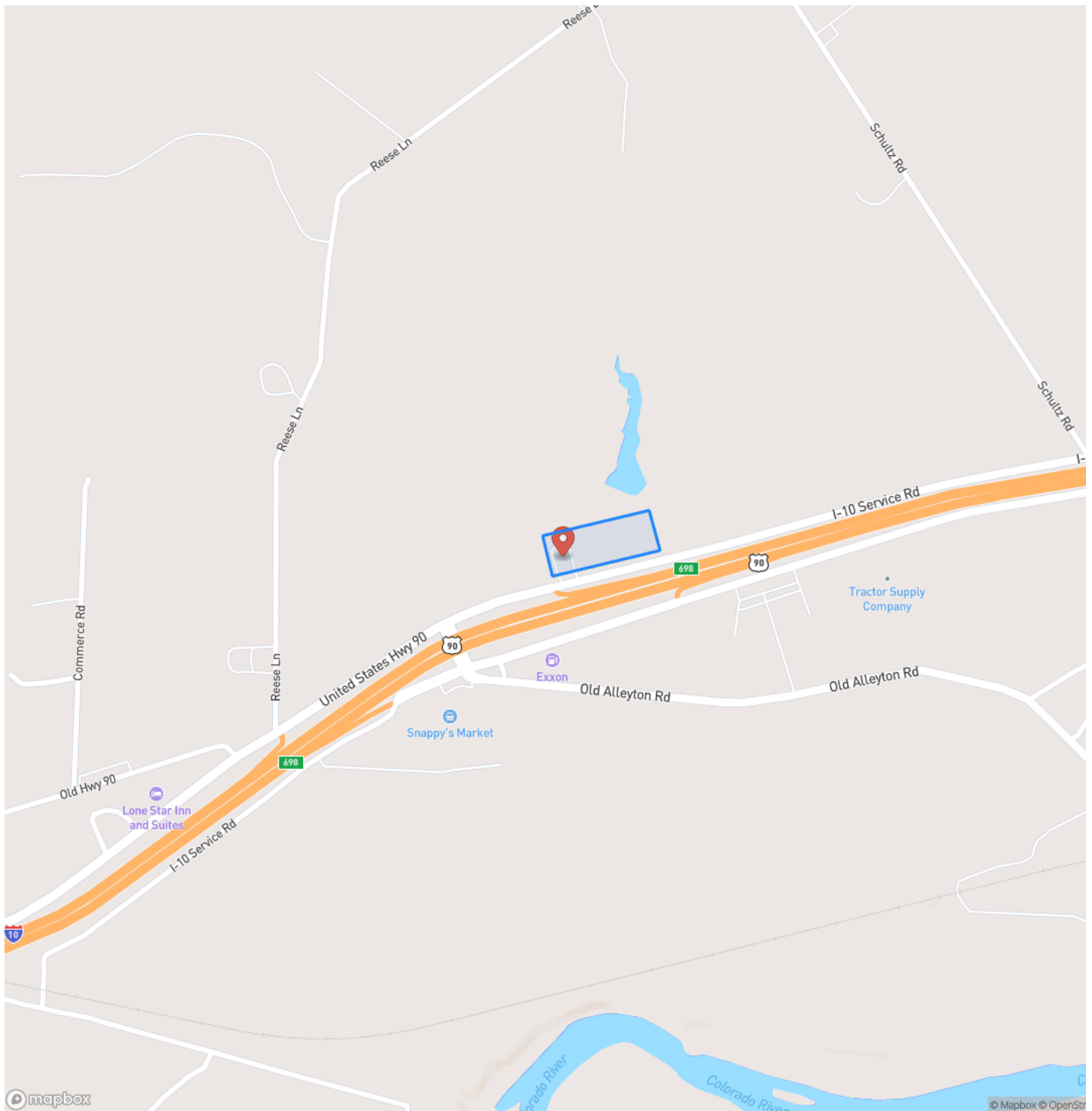
The property size and improvement space provide options for future alteration/development. Key infrastructure includes a private water well, three-phase electric, and concrete parking and driveways for the restaurant, with excess overflow parking for tractor trailers. The property is not in a floodplain, making it ideal for a variety of other commercial uses.

Developed in the late 1980s by Drymalla Construction, this site was built to last and provides coveted frontage (approx. 750') and depth (approx. 275'). With its outstanding visibility, prime location, and versatile space, this property is a fantastic investment for any commercial venture!

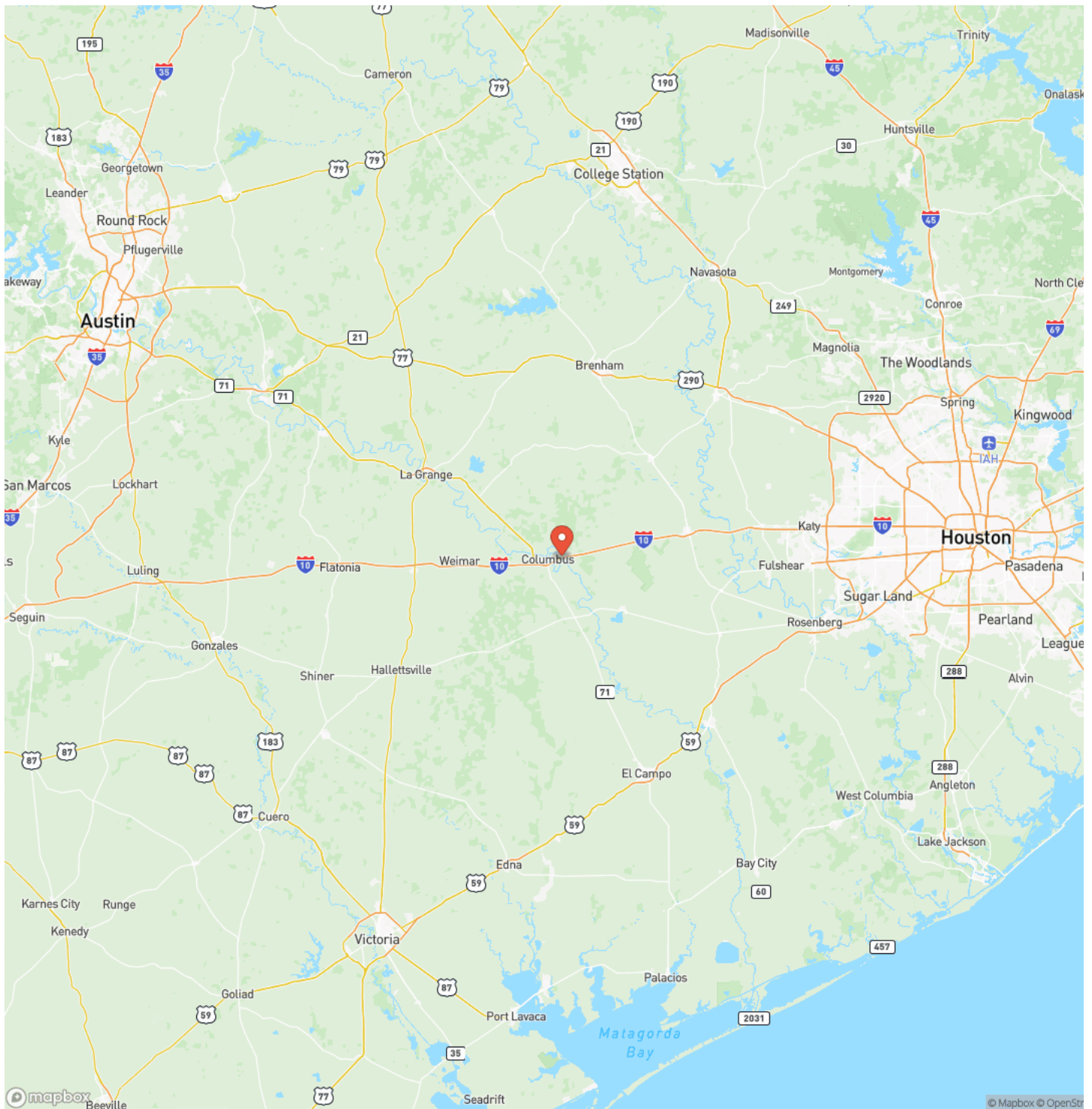
4.72 Acres | 4053 U.S. Hwy 90, Columbus, TX | Colorado County
Columbus, TX / Colorado County



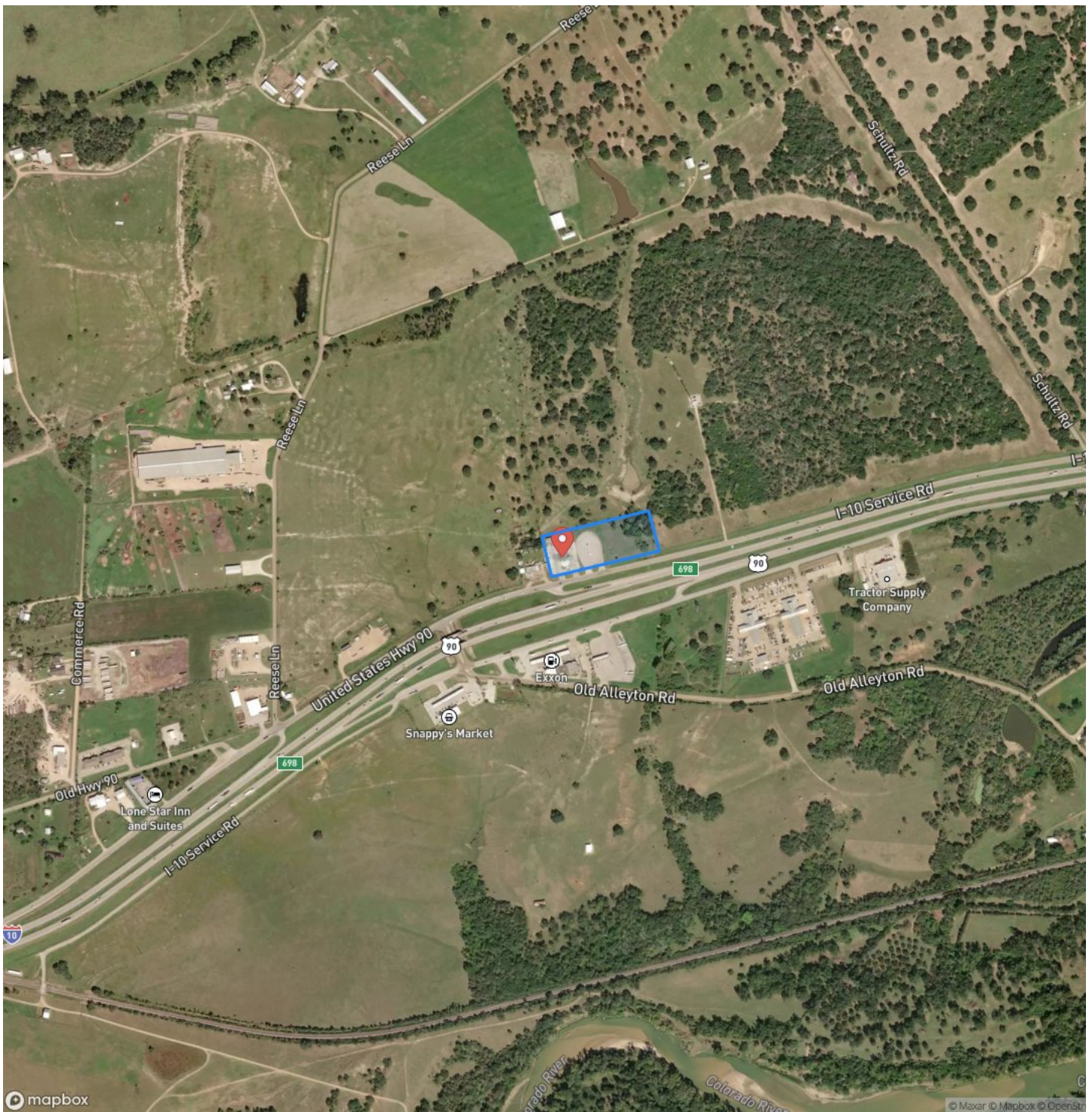
Locator Map



Locator Map



Satellite Map



4.72 Acres | 4053 U.S. Hwy 90, Columbus, TX | Colorado County
Columbus, TX / Colorado County

LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Helmcamp

Mobile

(979) 732-0592

Office

(979) 725-6006

Email

gary@tricountyrealestate.com

Address

707 S. Eagle

City / State / Zip

NOTES

[illegible]

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Tri-County Realty, LLC
707 S. Eagle
Weimar, TX 78962
(979) 725-6006
tricountyrealestate.com
