

212 E. Laas St, Weimar, TX 78962  
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**\$199,000**  
3.352± Acres  
Colorado County





**212 E. Laas St, Weimar, TX 78962**  
**Weimar, TX / Colorado County**

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## **SUMMARY**

### **Address**

212 E. Laas St

### **City, State Zip**

Weimar, TX 78962

### **County**

Colorado County

### **Type**

Commercial, Lot, Business Opportunity

### **Latitude / Longitude**

29.708842 / -96.777633

### **Taxes (Annually)**

1933

### **Acreage**

3.352

### **Price**

\$199,000



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## **PROPERTY DESCRIPTION**

This 6,704 sqft building (under roof) on 3.352 acres is currently zoned C-2 Commercial- 1) General retail with & without light manufacturing, 2) Apartments, 3) Hotels & motels, 4) Light industry. The property was previously utilized as a vet clinic. Approx. 984 sqft of the building has central air/heat. Other sqft includes: 2,050 building & 3,670 canopy. With so much building & land space there's lots of potential for investor looking to develop. It's rare to find small acreage like this within city limits. The property is centrally located between Houston (89 miles), San Antonio (110 miles), Austin (78 miles) & Victoria (71 miles). NOTE- acreage & sqft provided by CCAD & should be verified. Contact our office for additional info or to schedule an appointment to view. Tri-County Realty will co-broker evenly with buyer's agent making initial contact & present at all showings.

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## Locator Maps



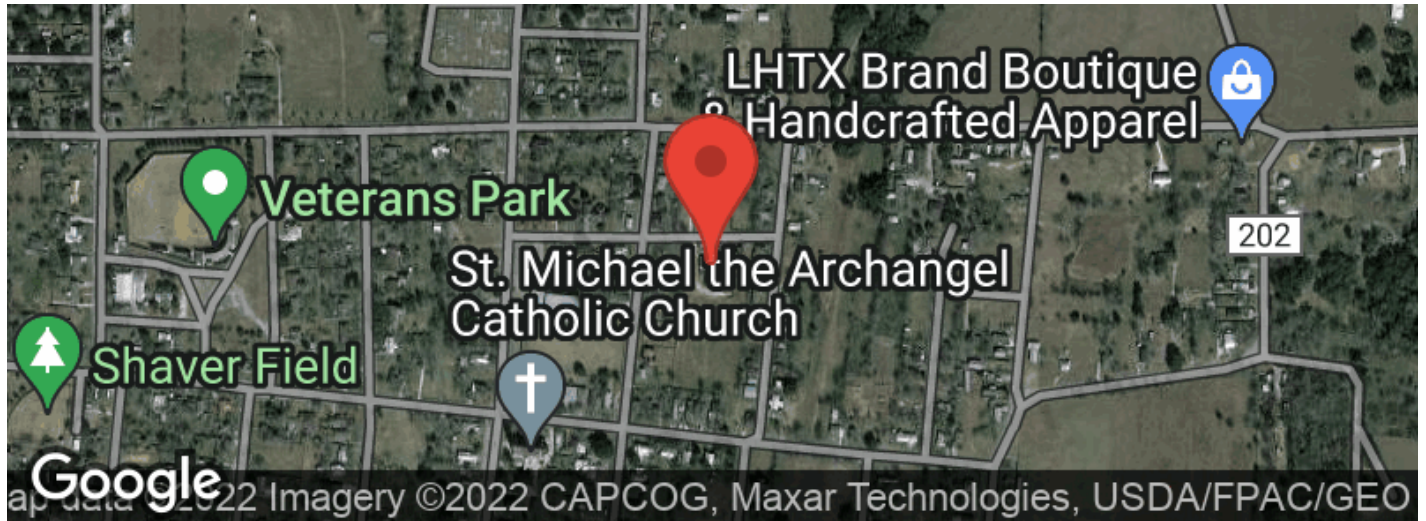
**MORE INFO ONLINE:**

**[tricountyrealestate.com](http://tricountyrealestate.com)**

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## Aerial Maps



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## LISTING REPRESENTATIVE

For more information contact:



### Representative

Gary Helmcamp

### Mobile

(979) 732-0592

### Office

(979) 725-6006

### Email

[gary@tricountyrealestate.com](mailto:gary@tricountyrealestate.com)

### Address

707 S. Eagle

### City / State / Zip

Weimar, TX 78962

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## NOTES

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## **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.

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