

Presenting
1348 Business Highway 71 North
Columbus, Tx 78934

An exceptional opportunity awaits with this prime commercial property, currently home to Colorado County Oil, a fuel distribution company. This site offers an ideal chance for a buyer looking to start or expand a business venture.

Set on +/- 7.289 acres just a few minutes from the Columbus city limits, the property offers superb access and visibility along Business Highway 71 North.

With a total gross building area of 7,963 square feet, the property includes approximately 3,190 square feet of office space and 4,773 square feet of warehouse space, according to a 2020 appraisal report.

The office space is thoughtfully designed with a reception area, five private offices, a large open workspace, copy room, 2 bathrooms, shower room, kitchen/break room, and several file storage rooms.

Meanwhile, the warehouse, covering nearly 5,000 square feet, provides a highly versatile area ideal for industrial or logistical operations. A canopy offering approximately 1,669 square feet and around 60,000 square feet of stabilized gravel parking and driveway space further enhance the property's utility, making it suitable for large vehicles and high-traffic business activities.

Infrastructure includes 14 above-ground storage tanks (4 may be removed) and five underground storage tanks. At the front of the property there is a fuel pump also. Should your business not require these storage tanks, they can be removed to suit your needs. Water is supplied by a private well, and wastewater is handled by an on-site septic system, offering autonomy and operational efficiency.

Situated within the highly sought-after "Golden Triangle" of Houston, Austin and San Antonio, the property's strategic location is ideal for businesses in logistics, distribution, manufacturing, or industrial services. The potential for this adaptable site is vast, offering immense opportunities for conversion or redevelopment based on your vision.

This is a rare chance to secure a property with such versatility and prime location. To arrange a private viewing call today.

Marketed by

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Lone Star Luxe Real Estate

930 Walnut Street, Columbus, TX 78934

All info. herewith is deemed to be accurate but should be independently verified.

Colorado CAD Web Map



7/15/2024, 11:25:24 AM



☐ Parcels

☐ Abstracts

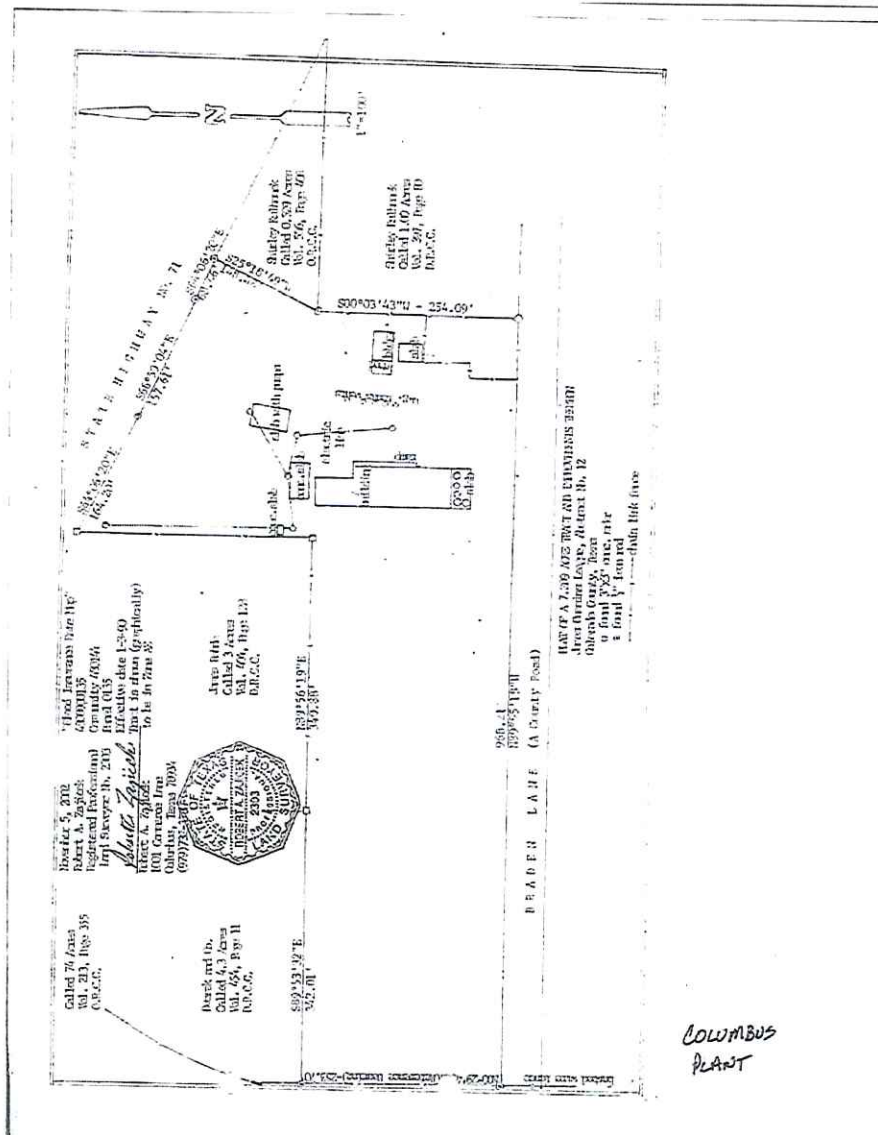
1:2,257

0 0.01 0.03 0.05 0.06 mi

0 0.03 0.05 0.1 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Texas Parks & Wildlife, ©

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



SITE PLAN



National Flood Hazard Layer FIRMette

96°33'45"W 29°43'32"N



96°33'7"W 29°43'1"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee, See Notes, Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRS

Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER FEATURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

MAP PANELS

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/15/2024 at 12:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.