

\$1,395,000 - 471 N Bibb, Eagle Pass

MLS® #1857408

\$1,395,000

Bedroom, Bathroom, 37,500 sqft

Commercial on 0.86 Acres

N/A, Eagle Pass, TX

Prime Commercial Land for Lucrative Business Investment The land sale with structures to be torn down, or a "teardown sale,"Unlock an extraordinary investment opportunity with this strategically located residential land, perfect for dynamic commercial development. This property is situated in a booming area and holds immense potential for mixed-use projects, including upscale residential complexes, vibrant retail spaces, and state-of-the-art office buildings.

KEY FEATURES:

- Prime Location:** Centrally located in a flourishing neighborhood with effortless access to major roads and public transportation.
- Expansive Size:** With a total of 37,000 sqft , it can accommodate large-scale development, allowing you to create something remarkable.
- Versatile Zoning:** Approved for both residential and commercial use, offering a range of flexible development options.
- Additionally,** this property offers a 300 feet frontage.
- Excellent Proximity:** Just a stone's throw away from schools, shopping centers, hospitals, and entertainment venues, ensuring high foot traffic and appeal.
- High Investment Potential:** With robust demand for both residential and commercial spaces in the area, this property promises a significant return on investment. This land represents a golden opportunity for visionary developers and savvy investors eager to leverage the escalating demand for modern residential and commercial spaces or MULTIFAMILY Don't let this chance slip away



Essential Information

MLS® #	1857408
Price	\$1,395,000
Square Footage	37,500
Acres	0.86
Type	Commercial
Sub-Type	Commercial Land
Status	Active

Community Information

Address	471 N Bibb
Area	3100
Subdivision	N/A
City	Eagle Pass
County	Maverick
State	TX
Zip Code	78852

Amenities

Utilities	Electricity, Water, Telephone, Sewer, Cable TV, Natural Gas, Septic
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Additional Information

Date Listed	April 10th, 2025
Days on Market	204
Zoning	B1

Listing Details

Listing Agent	Eric Villarreal
Listing Office	Transborder Commercial & Industrial Real Estate

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