

\$900,000 - 3557 Fm 1346, La Vernia

MLS® #1909086

\$900,000

Bedroom, Bathroom, 2,552 sqft
Multi-Family (2-8 Units) on 4.75 Acres

WM MC NUNER SUR, La Vernia, TX

Opportunity meets scale here at 3557 FM 1346 in La Vernia ISD: a fully-zoned multifamily investment property situated on ~4.748 acres in Wilson County, listing as seven primary structures comprising six residences plus a large commercial warehouse/storage building. Current total annual gross revenue is approx. \$89,000 with a pro forma full-occupancy projection of \$115,788 or more. The site features six units currently occupied, each with separate electric meters, water included in rent, private driveways, fenced yards, mature trees, and the ability to build 3-4 additional pad sites tying into existing septic infrastructure. Properties include: a ~1,040 sq ft mobile home, a ~1,512 sq ft single-family home, a ~616 sq ft studio apartment, a ~600 sq ft commercial warehouse/storefront (plus ~6,400 sq ft non-livable storage), two ~1,248 sq ft mobile homes and a third ~1,250 sq ft mobile home. The total listed area of 2,552 sq ft referenced pertains to one structure only; the full compound spans multiple buildings. Situated in the growing La Vernia corridor with frontage along FM 1346 and accessible to Loop 1604 and I-10, this property positions itself for both investor upside and owner-occupant potential. With approximately 4.5 acres of land, there is room for expansion, subdivision or redevelopment (subject to zoning and permitting). Each residence features separate water and electric (tenant billed), and recent septic servicing underscores the functional



infrastructure. The investment comes to market with no HOA, and an ideal layout for owner-occupier living in one unit while collecting rental income from the remainder. With the ability to scale revenue beyond \$10k/month under full occupancy and optimized rent roll, the asset appeals to 1031 exchange buyers, investment groups, or those seeking a mixed-use/rental campus in the San Antonio MSA. Zoned to the reputable La Vernia Independent School District, the site also benefits from easy access to retail and service infrastructure along Hwy 87 and FM 775, plus the dynamic southeast San Antonio sub-market. Buyer to verify all unit counts, rental history, zoning, acreage, utility servicing, income/expense data, and land-use potential.

Built in 1960

Essential Information

MLS® #	1909086
Price	\$900,000
Square Footage	2,552
Acres	4.75
Year Built	1960
Type	Multi-Family (2-8 Units)
Sub-Type	One Story
Status	Active

Community Information

Address	3557 Fm 1346
Area	2800
Subdivision	WM MC NUNER SUR
City	La Vernia
County	Wilson
State	TX
Zip Code	78121

Interior

Heating	Other
Cooling	Other

Exterior

Exterior	Other
Exterior Features	Other - See Remarks, Mature Trees
Roof	Other
Construction	Pre-Owned
Foundation	Other

School Information

District	La Vernia Isd.
Elementary	La Vernia
Middle	La Vernia
High	La Vernia

Additional Information

Date Listed	August 30th, 2025
Days on Market	36
Zoning	OCL

Listing Details

Listing Agent	Tre Serrano
Listing Office	Real Broker, LLC

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