



www.

**JamesHargroveRealEstate**

805 South Key Ave. - Lampasas, Texas U.S.A.

B: 512.556.8286 ~ Fax: 512.556.4506 ~ After Hours 512.734.1988 **.Com**  
info@JamesHargroveRealEstate.com



**For Sale Commercial Business Lot, High Traffic, in Lampasas, Texas**



**PRIME COMMERCIAL LOT!**



**BESIDE ALL MAJOR ROADS!**



**VERY HIGH TRAFFIC!**



**BESIDE SULPHUR CREEK!**



**ALL CITY UTILITIES!**



**BESIDE W.M. BROOK PARK!**



**READY TO BUILD!**



**BUILD OR INVEST!**

Prime Commercial Business Lot, southwest City of Lampasas, Fronts all major highways

Lampasas is a great place to put your business and what better location than one overlooking Beautiful Sulphur Creek and W.M. Brook Park? This prime location has 20,378 sq. ft. and makes an excellent retail spot. The Key Avenue (U.S. 281, 190, 183) extremely high traffic exposure is unbeatable. High traffic count along with the desirable Lampasas community makes this a wonderful opportunity for a business. An added benefit is the fact that it is just a short drive to and from Copperas Cove, Killeen, Temple, I.H. 35 and the Austin area with San Antonio nearby. If you need a great commercial location, don't miss this once in a lifetime property. Call James Hargrove Real Estate today for more details (512-556-8286, after hours 512.734.1988).

**See Much More at [www.JamesHargroveRealEstate.Com](http://www.JamesHargroveRealEstate.Com)**

**James Hargrove, Broker ~ Connie Cummings, Agent**

---

*512.556.8286 ~ James Hargrove Real Estate ~ After Hours 512.734.1988*

