



**0.46 Acres**

**\$19,900**

**Brown County, Texas**

[landresellers.com/properties/5372e21a926](http://landresellers.com/properties/5372e21a926)



## Property Details

**Property Types:** Land, Commercial

**State:** Texas

**County:** Brown County

**City:** Lake Brownwood

**Zip:** 76801

**Price:** \$19,900

**Total Acreage:** 0.46

**Property ID:** lake brownwood com. (lppp)

**Property Address:** Hwy 279, Lake Brownwood, TX, 76801

**APN:** 44790

**GPS:** 31.823234, -99.093326

**Subdivision:** Shamrock Shores

**Unit:** C

**Lot:** 17

**Roads:** paved

**Power:** at road

**Water:** at road

**Sewer:** at road

**Taxes:** \$114

**Seller Fees:** 116

### Commercial building lot located directly on HWY 279

Lake Brownwood area Northwest of Brownwood, Texas.

Paved road with power, this lot has many possibilities for businesses of all kinds.

Size: .46 Acres

Dimensions: 100' X 200'

Legal: Shamrock Shores Section C Lot 17

APN: 44790

Elevation: 1525'

GPS: Approximate GPS Coordinates

31.823367, -99.093680 (NW Corner)

31.823365, -99.093012 (NE Corner)

31.823096, -99.093007 (SE Corner)

31.823101, -99.093652 (SE Corner)

Center at Street: 31.823234, -99.093326 HWY 279

Previous owner had site plans drawn up but would not share them. Not sure if they filed them with the city.

Lake Brownwood

Lake Brownwood has a population of nearly 2,000 residents. The 7,300 surface-acre Lake Brownwood sits just 10 miles N/NW of the city of Brownwood, Texas. The lake provides ample fishing opportunities with many different species of catfish and bass. In addition to fishing, many people from the area flock to the lake in the summer months for boating and watersport activities.

## Brownwood

With a population of over 20,000, the county seat for Brown County, Texas, lies just to the south. While there are a few restaurants and stores in Lake Brownwood, the city of Brownwood has all of the services one could need. From big box stores and chain restaurants to local flare and uniquely Texas establishments, Brownwood has it all.

### Climate

With around 250 days of sunshine, this area is typical Texas weather. Warm humid summers and moderate winters are the norm.

Doc. fee: \$116

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## Seller Information



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