

EXISTING B&B IN HISTORIC SALADO TEXAS

2290 FM 2268, Salado, TX 76571



SALE PRICE:	\$1,400,000
LOT SIZE:	5.7 Acres
BUILDING SIZE:	10,555 SF
YEAR BUILT:	1982
ZONING:	None

PROPERTY OVERVIEW

Beautiful and Charming existing Bed & Breakfast only 10 minutes from Historic Main Street in Salado, Texas. The Yellow House B & B has the main Yellow House, The Blue House, a charming 100 year old jewel , The Pink House, an 80 year old 2 story moved from Downtown Austin, and the Green and Purple Cottages, built in the 1940's, moved from campgrounds at Lake Buchanan. In addition, there is a barn style event and activity center for entertaining. All antiques and furnishings transfer to the new owner.

The property also has four storage buildings, detached garage, gazebos, and ample parking. There is also open acreage available for more buildings, parking, and other expansions.

The property can also be used as a wedding and event center, exclusive residential compound, corporate retreat, or an investment 'Air B&B' type property. **Owner financing is available!**

KW COMMERCIAL
900 Quest Parkway
Cedar Park, TX 78613

JERRY SEAY
Managing Director - Commercial Real Estate
512.917.8558
jerryseay@me.com
TX #0517166

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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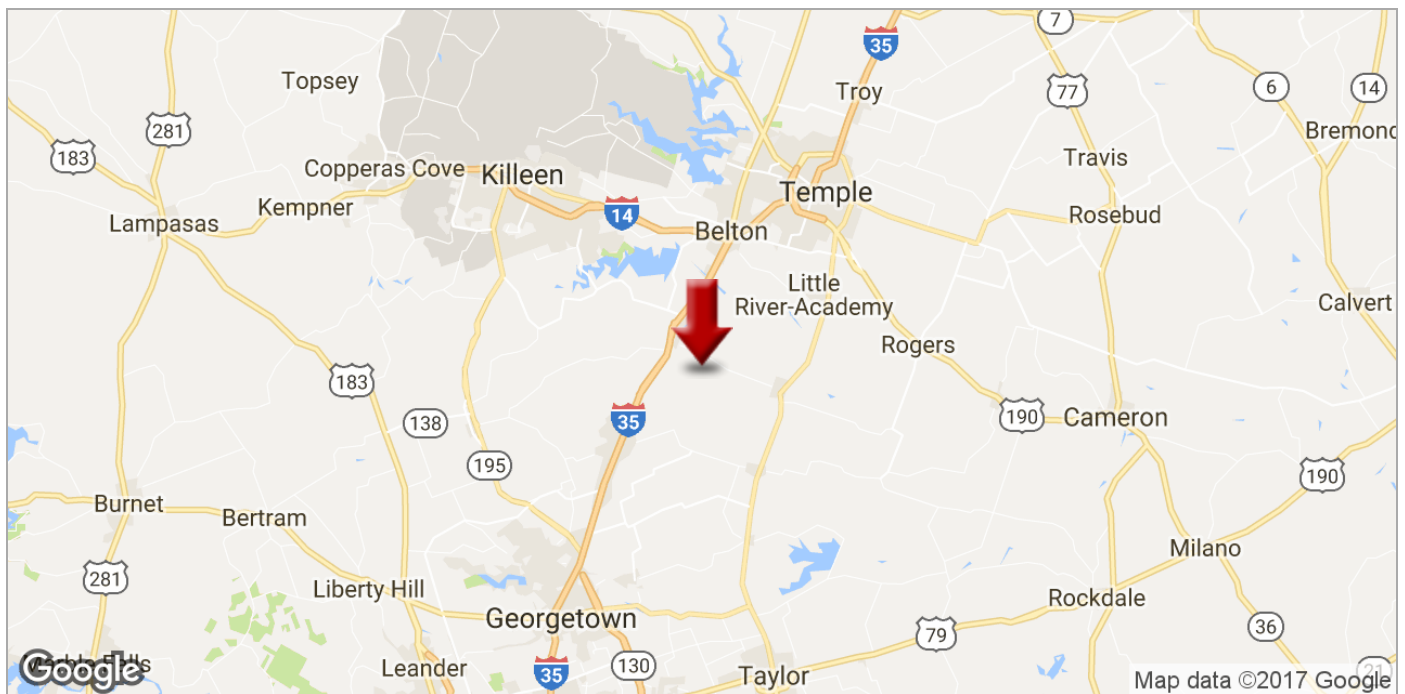
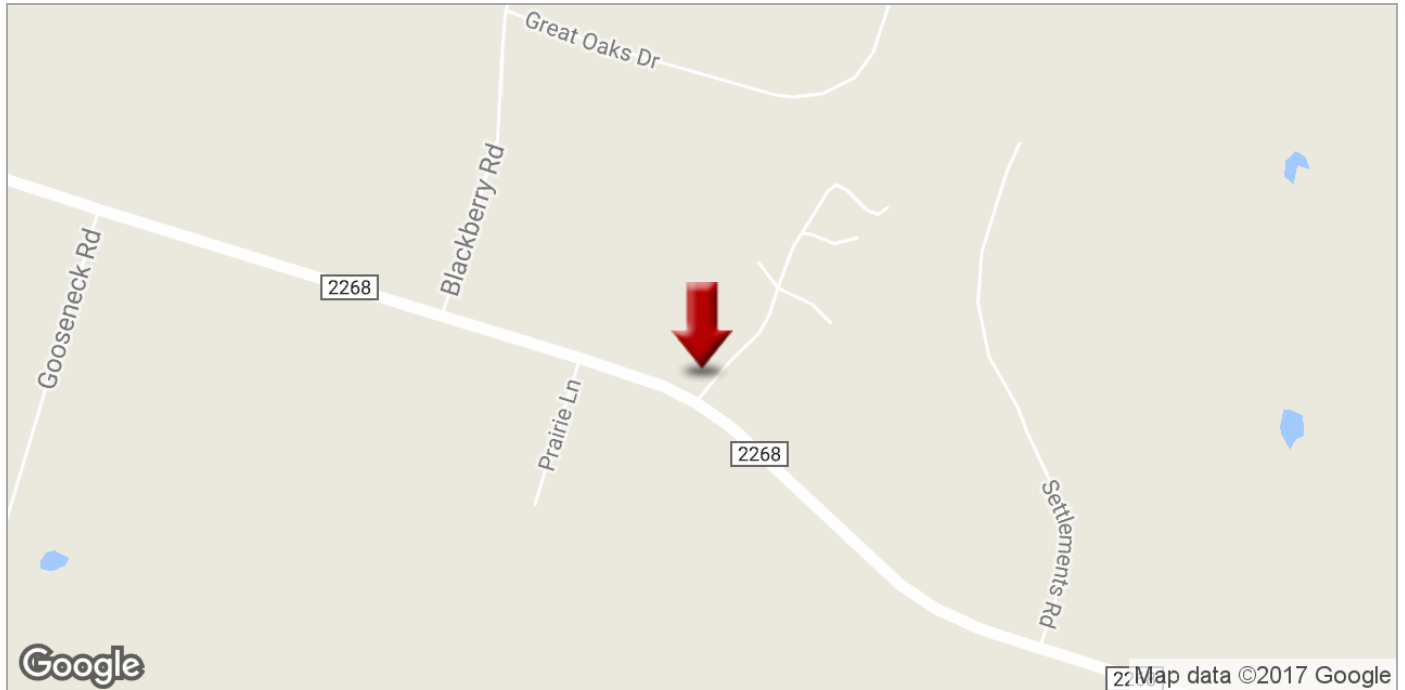
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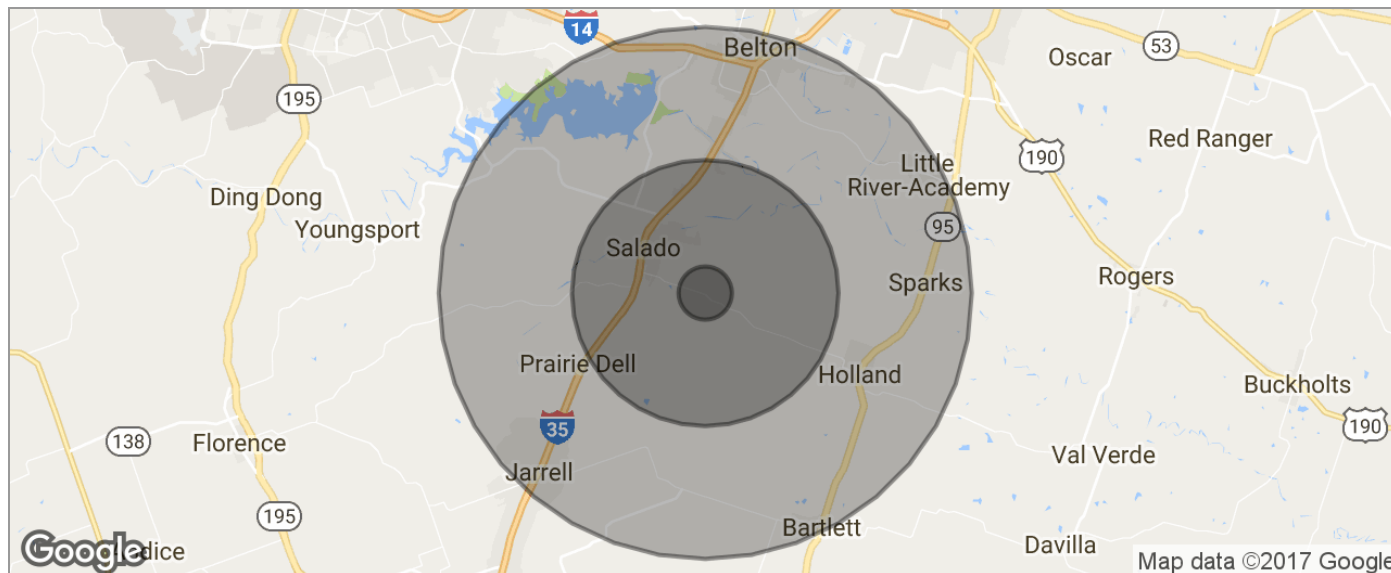
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	156	3,861	25,686
MEDIAN AGE	45.9	45.4	35.9
MEDIAN AGE (MALE)	45.1	44.6	35.0
MEDIAN AGE (FEMALE)	46.7	46.2	37.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	58	1,464	8,587
# OF PERSONS PER HH	2.7	2.6	3.0
AVERAGE HH INCOME	\$102,228	\$98,513	\$68,481
AVERAGE HOUSE VALUE	\$268,605	\$266,513	\$254,497
RACE	1 MILE	5 MILES	10 MILES
% WHITE	94.9%	94.2%	81.6%
% BLACK	0.6%	1.5%	8.2%
% ASIAN	0.0%	0.5%	0.6%
% HAWAIIAN	0.0%	0.2%	0.4%
% INDIAN	0.0%	0.0%	0.4%
% OTHER	1.3%	2.0%	5.4%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	7.7%	8.4%	22.5%

* Demographic data derived from 2010 US Census

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