

\$2,200,000 - 618 Live Oak St, Blanco

MLS® #9160651

\$2,200,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.00 Acres

Paradise Heights, Blanco, TX

Blanco County is one of the fastest-growing rural counties attracting retirees, young families and remote workers. Blanco is dominated by single-family homes and ranches, leaving apartment options scarce. The scarcity and difficulty developing new boosts demand and keeps rental occupancy high. Blanco is also located within 50 miles of both Austin and San Antonio, TX, 2 of the top 10 most populated markets in the entire USA, offering residents small-town living with easy access to urban job markets, universities and cultural attractions. The surrounding area also boasts exceptional outdoor recreation, wineries, breweries, tourism, including several annual outdoor festivals. Blanco is becoming a quiet hot bed of activity for its inhabitants.

Live Oak Apartments is A STABLIZED AND TURNKEY MULTIFAMILY OFFERING IN CENTRAL TEXAS!! Major remodel leaving negligible deferred maintenance. Per sellers, remodeled everything other than structure, foundation and exterior walls. Below are the highlights:

1. Strong Cashflow investment in Central TX.
2. Major remodel finishing May 2023 leaving no deferred maintenance.
3. Ability to monitor utility consumption remotely and leases structured with utility reimbursement.
4. Strong 100% Cost Segregation potential with no significant capital reserves required in budgeting.



- 5. Existing property management willing to stay in place.
- 6. Lean expense ratio and high yield for the area.

Built in 2023

Essential Information

MLS® #	9160651
Price	\$2,200,000
Bathrooms	0.00
Acres	1.00
Year Built	2023
Type	Commercial
Sub-Type	Multi Family
Status	Active

Water Feature/View

View	None
------	------

Community Information

Address	618 Live Oak St
Area	BL
Subdivision	Paradise Heights
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking	Paved, Parking Lot

Interior

Interior	Vinyl
Heating	Central

Exterior

Construction	Brick, HardiPlank Type
--------------	------------------------

Foundation Slab

Additional Information

Date Listed September 2nd, 2025

Days on Website 56

Property Listed by: Keller Williams RealtyThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 28th, 2025 at 4:46pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.