23654 W US HWY 290

KRISTA M. BENNETT, REALTOR®, GRI | CELL: 830-998-0633

FREDERICKSBURG REALTY

FREDERICKSBURG **REALTY**
TEXAS RANCH **REALTY**

23654 W US Hwy 290 | Harper, Texas 78631 | Gillespie County
0.24+/- Acres
$349,000

Agent
Krista Bennett

Property Highlights

- 0.24± acre corner lot in downtown Harper
- 3,450± sq. ft. remodeled commercial building
- Prime visibility on **US Hwy 290**
- Next to Valero gas station, surrounded by other businesses
- Two front entrances, a side entrance, and rear access
- On-street parking available
- Flexible layout suited to office, retail, or professional business uses
- Land and building included in the sale

Property Taxes:
$1673.78

Versatile Commercial Opportunity on US Hwy 290

Positioned on a corner lot in the heart of downtown Harper, this remodeled commercial property offers a highly visible location and flexible space for a variety of business ventures. The 3,450± SF building sits on 0.24± acres with prominent frontage along US Hwy 290, adjacent to the Valero station and surrounded by established local businesses.

The building's adaptable layout and multiple access points provide practical options for a range of commercial uses. Two front entrances, a side entrance, and rear access offer flexibility for customer-facing operations, private offices, retail space, or a professional business center. On-street parking is available, and the remodeled interior provides a foundation for a new owner to tailor the space to their business needs.

Whether establishing a new venture, relocating an existing business, or investing in commercial property, this downtown Harper location offers visibility, accessibility, and the opportunity to make the space your own. Both the land and building are included in the sale.

MLS #: C98651A (Active) **List Price: $349,000** **(117 Hits)** **23654 W US Hwy 290 Harper, TX 78631**

Type of Property: Professional/Office, Retail, Commercial
Current Use: Business, Investment
Current Use 2: Office
Current B&B: No
 # Units:
Apx SqFt: Other-See Remarks
Source SqFt: GCAD
Appx Year Built: 0
Parking: On Street

Original List Price: $375,000
Unit #:
Area: County-West
Subdivision: Austin-Harper
County: Gillespie
School District: Harper
Distance From City Limits: Other-See Remarks
Apx Acreage: 0.2400
Seller's Est Tax: 1673.78
Showing Instructions: Call Listing Agent
Days on Market 366

Tax Exemptions: NA **Taxes w/o Exemptions:** $1,673.78 **Tax Info Source:** CAD **CAD Property ID #:** 37880 **Zoning:** None
Flood Plain: No **Deed Restrictions:** No **Easements:** Electric Service **STR Permit:** No **Permit #:** 0 **Manufactured Homes Allowed:** No
Rental Property: **Rental $:** **Items Not In Sale:**
Sale Includes: Building & Land **Terms of Lease:** None
Documents on File: Boundary Survey, Aerial Photo

Construction: Concrete, Rock, Stucco
Foundation: Combination
Roof: Metal
Utilities: Water Connected, CTEC
Water: Community
Sewer: Septic System
Heating: Electric, Central
Cooling: Central Air

Property Features: Restroom-Public
Topography: Level
Access: Highway
Location: Strip Center, Professional Center
Fence: Wood, Partial

TrmsFin: Cash, Conventional **Possessn:** Closing/Funding **Excl Agy:** No
Title Company: Hill Country Titles **Attorney:** **Refer to MLS#:**

Location/Directions: From Fredericksburg, take Main St. NW for 22 mi on US Hwy 290 to get to Harper. Pass the Longhorn Cafe, and building will be on your right, at the corner of 1st St and Hwy 290.

Owner: HEFLIN, MIRANDA N

Legal Description: AUSTIN-HARPER BLK 1 LOT 1-PT

Instructions: Call LA for instructions

Public Remarks: Located in the heart of downtown Harper, this remodeled commercial property offers excellent visibility and versatility for a wide range of businesses. The 3,450± sq. ft. building sits on a 0.24± acre corner lot directly on US Hwy 290, adjacent to the Valero station and surrounded by other established businesses. Designed for functionality, the building features multiple entrances—two in the front, a side entrance, and rear access—making it well suited for offices, retail, or a professional business center. With its prime location, high visibility, and adaptable floor plan, this property presents a rare opportunity to establish or expand your business in one of Gillespie County's growing markets.

Agent Remarks:

Withdraw Comments:

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Office Broker's Lic #: 9003085

Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Krista Bennett (#:127)
Agent Email: krista@fredericksburgrealty.com
Contact #: (830) 998-0633
License Number: 0622568

Information Herein Deemed Reliable but Not Guaranteed
Central Hill Country Board of REALTORS Inc., 2007

23654 US Hwy 290

Texas, AC +/-

Boundary 1

Justin Cop
P: 830-997-6531 www.fredericksburgrealty.com 257 West Main St.

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Gillespie CAD Property Search

2025 values are now certified!

Property ID: 37880 For Year 2025

Property Details

Account			
Property ID:	37880	**Geographic ID:**	S0660-0010-000100
Type:	R	**Zoning:**	
Property Use:		**Condo:**	
Location			
Situs Address:	23654 W US HWY 290 TX		
Map ID:	6-B-n	**Mapsco:**	
Legal Description:	AUSTIN-HARPER BLK 1 LOT 1-PT		
Abstract/Subdivision:	S0660		
Neighborhood:	(H101) HARPER CITY		
Owner			
Owner ID:	342320		
Name:	HEFLIN, MIRANDA N		
Agent:			
Mailing Address:	433 KRISTEN LN HARPER, TX 78631		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$112,450 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$65,540 (+)
Agricultural Market Valuation:	$0 (+)

Market Value:	$177,990 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$177,990 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$177,990
Ag Use Value:	$0

2025 values are now certified!

Information provided for research purposes only, for current ownership research you are able to change the search year to 2026. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: HEFLIN, MIRANDA N

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$177,990	$177,990	$477.90	
HUW	HILL CNTRY UWCD	$177,990	$177,990	$8.54	
SHP	HARPER ISD	$177,990	$177,990	$1,187.02	
WCD	GILLESPIE WCID	$177,990	$177,990	$0.31	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$177,990	$177,990	$0.00	

Total Tax Rate: 0.940374

Estimated Taxes With Exemptions: $1,673.77

Estimated Taxes Without Exemptions: $1,673.77

Property Improvement - Building

Description: COMMERCIAL **Type:** COMMERCIAL **Living Area:** 3450.0 sqft **Value:** $112,450

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	RET2	0	3450
OP	OPEN PORCH	RET2	0	450
OP	OPEN PORCH	RET2	0	320
BLDG	BUILDING	RET2	0	200
SP	SCREENED PORCH	RET2	0	110

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C	COMMERCIAL	0.24	10,280.16	0.00	0.00	$65,540	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	$112,450	$65,540	$0	$177,990	$0	$177,990
2024	$112,450	$65,540	$0	$177,990	$0	$177,990
2023	$112,450	$65,540	$0	$177,990	$0	$177,990
2022	$108,930	$34,700	$0	$143,630	$0	$143,630
2021	$101,650	$34,550	$0	$136,200	$0	$136,200
2020	$96,950	$25,340	$0	$122,290	$0	$122,290
2019	$96,840	$25,340	$0	$122,180	$0	$122,180
2018	$94,530	$15,360	$0	$109,890	$0	$109,890
2017	$94,530	$15,360	$0	$109,890	$0	$109,890

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/2/2022	WD	WARRANTY DEED	HOLLENDER, VICTOR H	HEFLIN, MIRANDA N	20221529		
12/9/2021	WD	WARRANTY DEED	WILCOX, ALAN G & RHONDA G	HOLLENDER, VICTOR H	20219672		

6/24/2016	WDVL	WARRANTY DEED VENDORS LIEN	KYRIAKOPOULOS, ANTHANASIOS -LIFE ESTATE-	WILCOX, ALAN G & RHONDA G	20163123

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination

Estimated Tax Due

If Paid: 08/29/2025

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorn Fe
2024	GILLESPIE COUNTY	0.268500	$177,990	$177,990	$477.91	$477.91	$0.00	$0.00	$0.
2024	HILL CNTRY UWCD	0.004800	$177,990	$177,990	$8.54	$8.54	$0.00	$0.00	$0.
2024	HARPER ISD	0.666900	$177,990	$177,990	$1,187.02	$1,187.02	$0.00	$0.00	$0.
2024	GILLESPIE WCID	0.000174	$177,990	$177,990	$0.31	$0.31	$0.00	$0.00	$0.
	2024 Total:	0.940374			$1,673.78	$1,673.78	$0.00	$0.00	$0.
2023	GILLESPIE COUNTY	0.279600	$177,990	$177,990	$497.66	$497.66	$0.00	$0.00	$0.
2023	HILL CNTRY UWCD	0.004700	$177,990	$177,990	$8.37	$8.37	$0.00	$0.00	$0.
2023	HARPER ISD	0.669200	$177,990	$177,990	$1,191.11	$1,191.11	$0.00	$0.00	$0.
2023	GILLESPIE WCID	0.000176	$177,990	$177,990	$0.31	$0.31	$0.00	$0.00	$0.
	2023 Total:	0.953676			$1,697.45	$1,697.45	$0.00	$0.00	$0.
2022	GILLESPIE COUNTY	0.332600	$143,630	$143,630	$477.72	$477.72	$0.00	$0.00	$0.

Gillespie County Development Requirement Information

This document provides contact information for both existing and new developments in Gillespie County when located outside the city limits of Fredericksburg.

Who do I contact about registering my well? Where do I get a permit to drill my well?

Hill Country Underground Water Conservation District
508 S Washington St. | Fredericksburg, TX 78624
830-997-4472 | www.hcuwcd.org

The Hill Country Underground Water Conservation District has adopted rules that require wells used for irrigation, commercial, and public water supply be permitted with the District. District rules also required that permitted wells must be set back from property lines and other permitted wells. Consequently, it is important that individuals contact the District to find out what is required before beginning any commercial operation in Gillespie County.

Where is the closest certified lab to test my well water?

Upper Guadalupe River Authority
125 Lehmann Drive, Suite 100 | Kerrville, TX 78028
830-896-5445 | www.ugra.org

The UGRA Environmental Laboratory is a full-service laboratory serving Kerr County and surrounding areas. The Laboratory's analytical services include the bacteriological, chemical, and biological testing of water, wastewater, soils, and sludges. The Laboratory is certified by the Texas Commission on Environmental Quality and is one of the largest microbiological laboratories in the region.

If I am a business, do I need to have a public water supply? Who do I call about storm water retention?

TCEQ Small Business & Local Government Assistance- Region 13
210-490-3096 | www.texasenvirohelp.org

The Small Business and Local Government Assistance program provides confidential technical assistance without the threat of enforcement. They are available to help you with any questions related to compliance with our rules or to our programs.

Who do I contact for information on opening a business in Gillespie County?

Gillespie County Economic Development
302 East Austin St.
Fredericksburg, TX 78624
830-997-6523 | www.gillespiecountyedc.com
E-mail: edc@fbgtx.org

Who do I contact if I want to place Manufactured Homes or RVs on my property outside FBG City Limits?

Gillespie County Engineer, Melissa Eckert
830-307-6196 | meckert@gillespiecounty.org

Where do I get information on how to get electricity to my property?

Central Texas Electric Co-operative
386 Friendship Lane, P.O. Box 553,
Fredericksburg, TX 78624
830-997-2126 | www.ctec.coop

What are the requirements if my property is in the ETJ (Extraterritorial Jurisdiction) of the City of Fredericksburg?

City of Fredericksburg | Development Services
126 West Main Street
Fredericksburg, Texas 78624
830-997-7521 | www.fbgtx.org

How do I find out if utility lines are buried on my property?

Dial 8-1-1 | www.texas811.org

Who do I contact if I have plans to open a food or beverage establishment?

Gillespie County Health Division
1906 N. Llano St., Fredericksburg, TX 78624
830-997-7521 | www.fbgtx.org
Kelli Olfers, Director of GCHD | kolfers@fbgtx.org

The Gillespie County Health Division is responsible for permitting and conducting recurring inspections on all food and/or beverage service establishments within Gillespie County. These inspections are in accordance with State and local laws designed to protect the health and safety of the public.

Texas Department of State Health Services
www.dshs.state.tx.us/foods/manufacturers.aspx
512-834-6670 | www.dshs.texas.gov
E-mail: foods.regulatory@dshs.texas.gov

What are the requirements of ADA for public facilities?

Texas Department of Licensing and Regulation Elimination of Architectural Barriers
P.O. Box 12157
Austin, Texas 78711
800-803-9202 (in-state only) | techinfo@tdlr.texas.gov
512-463-6599| www.tdlr.texas.gov/ab

Gillespie County Important Contacts

Steve Olfers, Gillespie County Fire Marshall
830-889-0022 | solfers@gillespiecounty.org

Texas A&M AgriLife Extension Office- Gillespie County
830-997-3452 | Gillespie-tx@tamu.edu

County Clerk, Lindsey Brown
830-997-6515 | gillespiecounty.org/page/county_clerk

Who do I contact to get a rural address number for 9-1-1?

Gillespie County Rural 9-1-1 Addressing
101 West Main St. Mail Unit 9 Room B-101
Fredericksburg, TX 78624
www.gillespiecounty.org/page/rural_addressing

Raynell Wilke, Rural Addressing Database Manager and County 9-1-1 Coordinator
830-997-1726 | Fax 830-997-9867
rural911ADDR@gillespiecounty.org

Who do I contact about septic permitting? Is my property in the flood plain? Is there permitting for property that is in the flood plain?

Gillespie County On-Site Sewage Facilities/ Septic Permits/ Floodplain office
101 West Main St., Mail Unit 9, Room B-101
Fredericksburg, TX 78624
www.gillespiecounty.org/page/sanitation

Dwayn Boos, Designated Representative
830- 997-8191 | dboos@gillespiecounty.org
Office: M - F 8 am -12 pm & 1 pm - 5pm

On-Site Sewage Facilities (OSSF)

Ossf@gillespiecounty.org
Gillespie County has adopted rules that require approved wastewater disposal in ALL areas of Gillespie County regardless of acreage size. Applicants must submit an application with required supporting information and fee(s) to the Gillespie County Sanitation Department for approval prior to starting construction on the OSSF.

Floodplain Regulations

Floodplain@gillespiecounty.org
Floodplain regulations are enforced to protect public safety and health. To determine if your property/development is in the floodplain, contact Gillespie County Sanitation/ Floodplain Department or http://msc.fema.gov/portal to look at a flood map. A development permit is REQUIRED for any work performed in a designated flood-hazard boundary area; this includes new construction, improvements, or additions to existing structure (s) in the floodplain. Additional information can be found at the estimated Base Level Engineer viewer link: https://webapps.usgs.gov/infrm/estbfe/

Where do I get information on obtaining access for an entrance if my property is off a State Hwy?

Texas Department of Transportation - Fredericksburg office
1623 E. Main St., Fredericksburg TX 78624
830-997-4361| M – Thurs 7 am – 5:30 pm

When it is necessary to change owner, obtain, or modify access to a state-maintained highway, the owner/developer needs to contact the local TxDOT office to complete an application for a permit to construct a new or revise an existing driveway. While there is no fee for the permit, a permit is still required to ensure that the driveway location meets TxDOT's criteria and regulations for access to the state highway system.

Where do I get information on a permit to construct a driveway to my property off a county road?

Gillespie County Commissioners or County Engineer – County Courthouse
101 W Main St., Fredericksburg, TX 78624
830-997-7503 | www.gillespiecounty.org

Gillespie County requires a permit to perform any construction in the Right-of-Way (ROW) of a County Road. This includes any driveway, construction entrance, or other improvement. The owner/developer needs to contact the County Commissioner or Engineer to complete an application for a permit to construct a new or revise an existing driveway. Permits are required to ensure that any construction meets the Road and Bridge criteria and regulations for the County Roads.

Who do I call if I want to subdivide my property and it is located outside the ETJ (Extraterritorial Jurisdiction) of Fredericksburg?

County Subdivision Regulations
Gillespie County Engineer Office
www.gillespiecounty.org/page/county_engineer

Melissa Eckert, Gillespie County Engineer
830-307-6196 | meckert@gillespiecounty.org

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Revised March 2024

Visit
www.gillespiecounty.org
for more information

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