

For Sale on Market

**\$150,000**

Call 7133771022 Today!

## 609 E NOPAL, UVALDE, TX 78801 2 BEDS, 1 FULL BATH(S)

Classic Charm with Endless Possibilities This charming 1966–built home offers a unique blend of classic character and modern potential. Step inside to a cozy 2–bedroom, 1–bathroom layout featuring pier and beam construction, giving it a solid foundation and timeless appeal. Recent upgrades include new front windows and exterior doors, both replaced in 2025, ensuring energy efficiency and security. A mini–split unit in the living room provides efficient heating and cooling, and the kitchen comes fully equipped with the refrigerator, stove, and microwave. The true value of this property lies in its expansive lot. The back half is zoned for commercial use, presenting a rare opportunity for a variety of projects. Whether you're looking to build a second home for rental income, a duplex, or even a commercial space, the possibilities are vast. Located in a prime spot, this property is perfect for an investor or anyone looking to live in a classic home with the potential to grow.

### GENERAL DESCRIPTION

**Subdivision:** East Uvalde  
**Property Type:** Single-Family  
**Bedrooms:** 2  
**Baths:** 1 Full  
**Stories:** 1  
**Year Built:** 1966  
**Building Sqft:** 732 / Appraisal District  
**MLS# / Area:** SA1893307



Presented By  
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7133771022

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**Lantana Realty**

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Visit <https://www.har.com/SA1893307> for more information