

For Sale on Market

**\$399,900**

Call 8325271162 Today!

## SINGLE-FAMILY, 2 BEDS, 1 FULL & 1 HALF BATH(S)

Exceptional redevelopment opportunity in the heart of West Columbia! Situated on approximately 0.59 acres with visibility near Highway 35, 444 E. Clay St offers tremendous potential for investors, developers, business owners, or those seeking a prime land acquisition in a rapidly growing corridor. The true value of this property is in the land and location. Positioned near major roadway expansion and ongoing area growth, this oversized lot provides flexibility for future residential redevelopment, commercial use potential, or long-term investment hold. The property's generous accessibility, and proximity to local businesses, schools, and downtown West Columbia make it an attractive opportunity for a variety of future uses. With increasing development activity throughout the area and limited large-lot opportunities available this close to Highway 35, this property is ideally positioned for buyers looking to capitalize on future growth and expansion.

### GENERAL DESCRIPTION

**Subdivision:** West Columbia

**Property Type:** Single-Family

**Bedrooms:** 2

**Baths:** 1 Full & 1 Half

**Stories:** 1

**Style:** Other Style

**Year Built:** 1945

**Building Sqft:** 1,222 / Appraisal District

**Lotsize:** 25,979 / Appraisal District

**Market Area:** West of the Brazos

**Key Map:** 823Z

**MLS# / Area:** 17811773 / 5



Get in touch  
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Visit <https://www.har.com/17811773> for more information