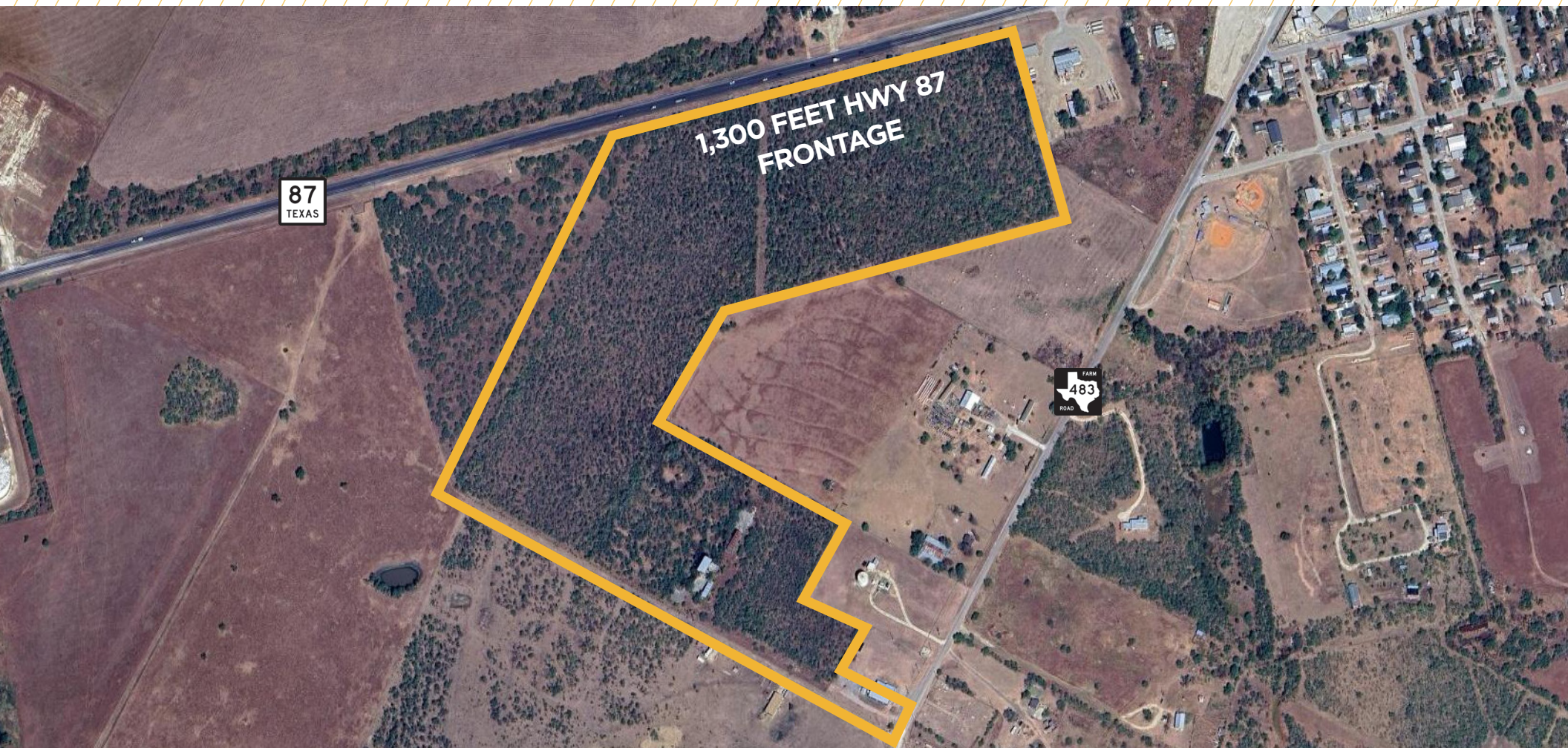


FOR SALE  
**46.95 ACRES**



**592 COUNTY ROAD 483  
NIXON, TX**

# PROPERTY HIGHLIGHTS

The Property is located in Wilson County and just outside Nixon city limits. The Property has excellent visibility from Highway 87 and easily accessible from the frontage road and County Road 483. The site benefits from close proximity to San Antonio (less than 1 hour travel time). The site is ideal for industrial, light manufacturing, outdoor storage, or mixed-use development.

# BUILDING FEATURES

46.95 Acres

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1,300 feet Highway 87 frontage

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Directly across from Nixon's Ford car dealership

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Perfect for commercial or residential development

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Flat topography

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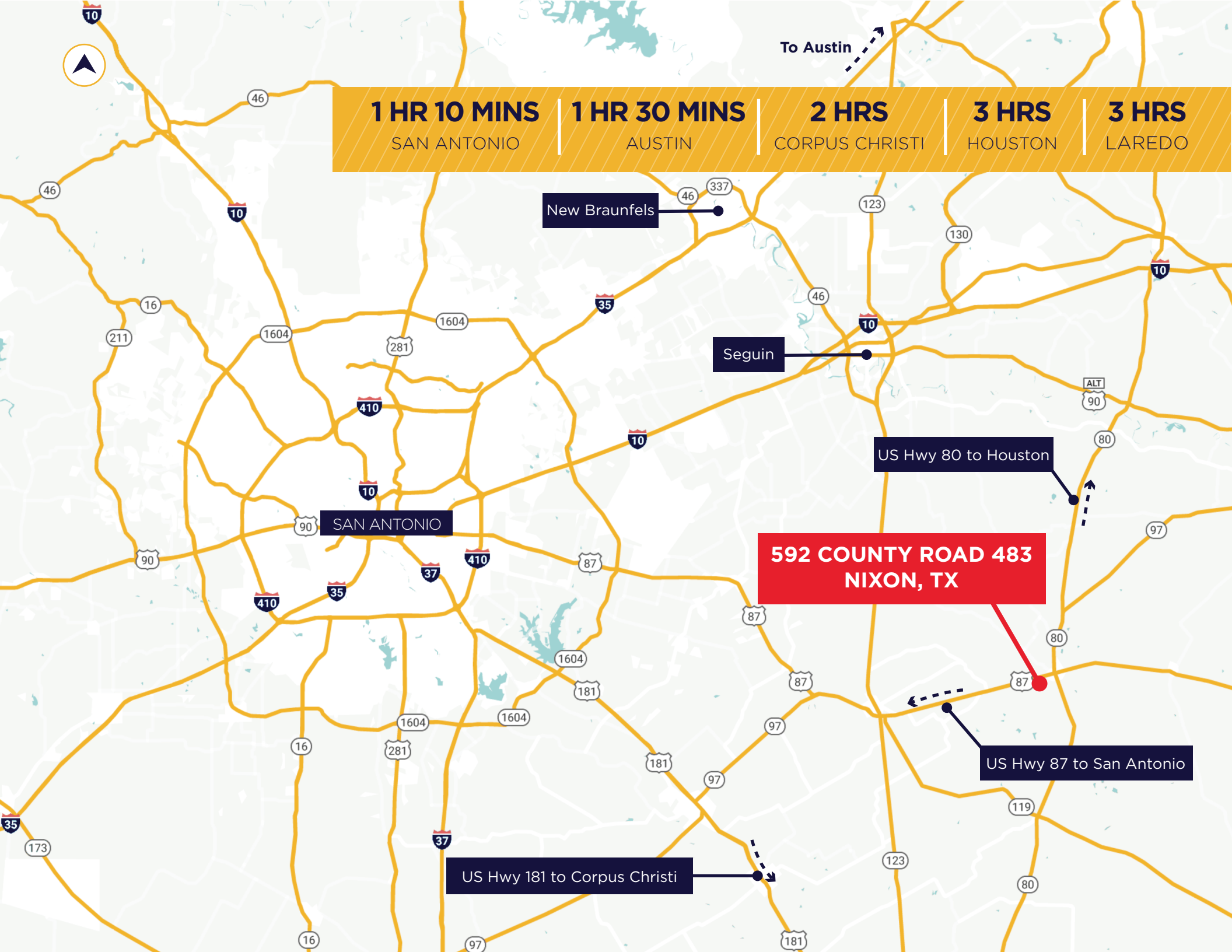
Utilities available to site

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Zoning Outside City Limits (OCL)

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**1 HR 10 MINS**

SAN ANTONIO

**1 HR 30 MINS**

AUSTIN

**2 HRS**

CORPUS CHRISTI

**3 HRS**

HOUSTON

**3 HRS**

LAREDO

New Braunfels

Seguin

SAN ANTONIO

**592 COUNTY ROAD 483  
NIXON, TX**

US Hwy 80 to Houston

US Hwy 87 to San Antonio

US Hwy 181 to Corpus Christi

# CONTACT INFORMATION

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