

# PRIME COMMERCIAL LAND

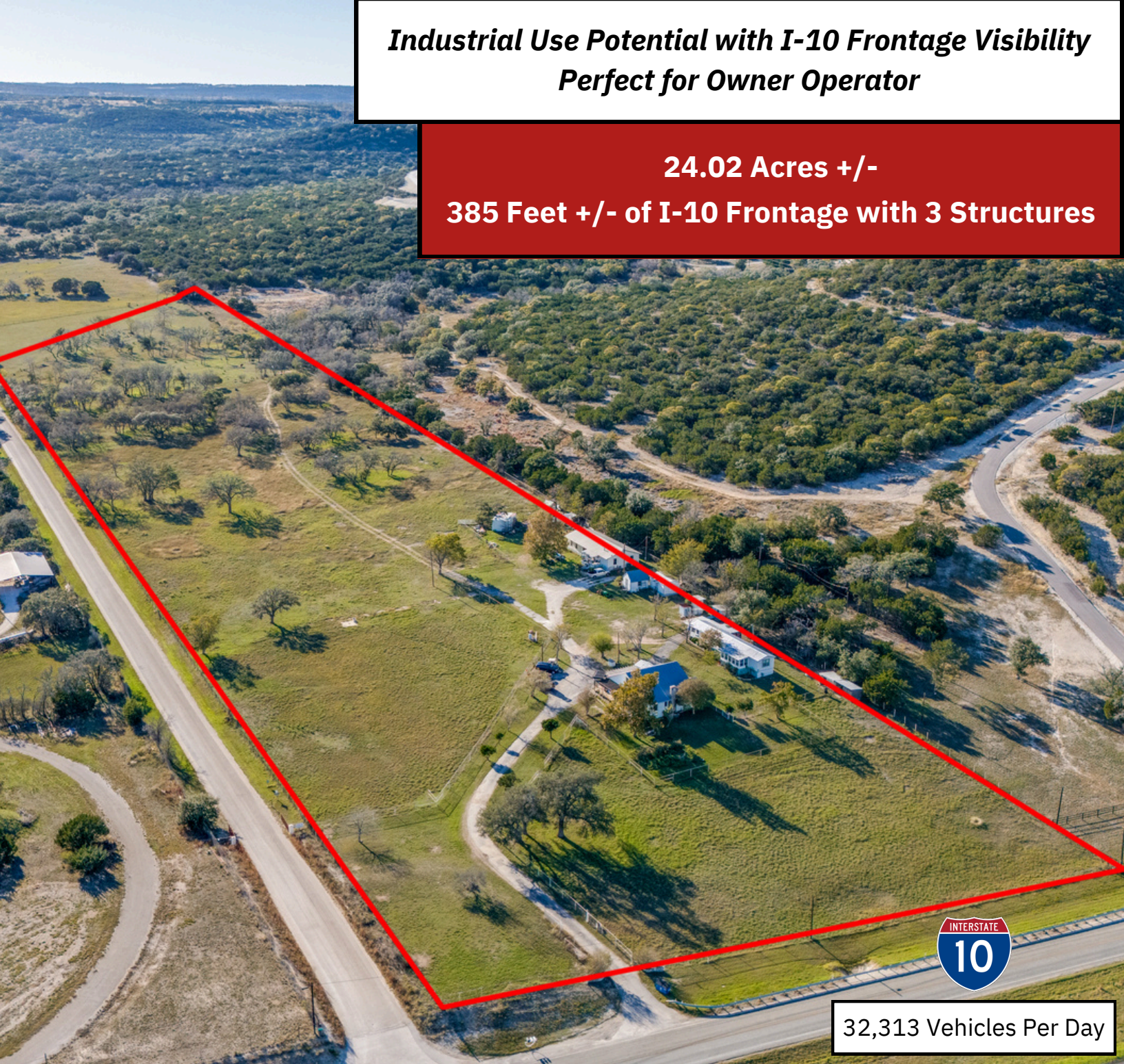
Kendall County | I-10 and FM 289

636 US Highway 289



**Industrial Use Potential with I-10 Frontage Visibility  
Perfect for Owner Operator**

**24.02 Acres +/-  
385 Feet +/- of I-10 Frontage with 3 Structures**



**32,313 Vehicles Per Day**

## **KW COMMERCIAL CITY VIEW**

15510 Vance Jackson Suite  
101 San Antonio, TX 78249



Each Office Independently Owned and Operated

## **DONNIE WALKER, BROKER ASSOCIATE**

O: (210) 759-4550  
C: (210) 378-0878  
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0697847, Texas

## **MARLO ONDREJ, ASSOCIATE**

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789829, Texas

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# EXECUTIVE SUMMARY

636 US Highway 289



## INVESTMENT HIGHLIGHTS

- Strategically located with direct I-10 frontage, offering exceptional visibility and exposure to high traffic volumes between Comfort and Boerne.
- The land is unrestricted, allowing for diverse industrial or owner-operator opportunities, including manufacturing, storage, distribution, or commercial enterprises.
- A unique opportunity for owner-operators to establish their headquarters, warehouse, or industrial operation.
- Plenty of space for customization, with potential for building a shop, yard, or office facility tailored to specific needs

## OFFERING SUMMARY

<b>Price</b>	Call Broker
<b>Lot Size</b>	24.02 Acres +/-
<b>Frontage</b>	385 Feet +/- I-10 Frontage
<b>Structures</b>	Main Home, Mobile Home, Sheds
<b>Zoning</b>	Unrestricted
<b>County</b>	Kendall
<b>Market</b>	I-10 and FM 289
<b>Parcels</b>	1-0495-0014-0040 1-0495-0014-0051 1-1040-0138-0021

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# FEATURES

636 US Highway 289



## FEATURES

- Main Home
- Single Wide Mobile home
- Rock Enclosed Shed
- Open Horse Shed
- Well House

- 2 Exterior Siding Enclosed Storage Shed
- Doublewide
- Metal Open Shed
- Attached Horse Shed
- Fenced & Cross Fenced

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# REGIONAL MAP

636 US Highway 289



7 miles +/- to Comfort  
30 miles +/- to Fredericksburg

**SITE**

32,313 Vehicles Per Day

9 miles +/- to Boerne  
40 miles to +/- San Antonio

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# PROFESSIONAL BIO

636 US Highway 289



## DONNIE WALKER

Broker Associate  
(210) 378-0878  
donnie@walkertexasre.com  
0697847, Texas

### PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 75M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked by the San Antonio Business Journal as a top agent multiple times. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group in 2022, 2023, and Platinum 50 winner for 2024.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when serving the client well and with integrity.

### EDUCATION

BBA in Finance from Texas A&M Mays Business School

### MEMBERSHIPS

RLI - Realtors Land Institute  
NAR - National Association of Realtors TAR - Texas Association of Realtors



## MARLO ONDREJ

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789829, Texas

### PROFESSIONAL BACKGROUND

Being a multi-generational Texan, Marlo grew up actively involved in 4H, FFA, rodeos, hunting, fishing and farm life. As a student, she won numerous awards at local, state and world title levels in horse judging, debate team, animal projects, and rodeo.

Marlo is a descendant of the Lacy family out of Burnet County, which is known for donating all the granite used to build our State Capitol in Austin, TX, and whose legacy includes the development of a working dog breed, known as the Blue Lacy. In 2005, Marlo's perseverance in lobbying for HCR108 paid off when the "Blue Lacy" was officially named as the State Dog Breed of Texas.

From an early age, Marlo's passion for hunting and animals led her to become an avid bowhunter and train her Blue Lacy dogs to find wounded game; in fact, her dogs are well-known in the hunting community. For the past 26 years she has held annual tracking seminars to help other tracking teams throughout the nation, and for the past 3 decades she has worked hard to serve Texas ranchers in wounded game recovery for their hunters.

Marlo's experience includes working as a Wrangler at Flying L Ranch, studying animal science in college, and serving as a Vet Tech for the Texas Racing Commission and the Helotes Vet Clinic. For 13 years, she managed operations as Vice President of Covered Gate Ranch in Uvalde, TX.

During that time, the ranch's owner sparked in Marlo a love for investing in land and real estate. She learned through him how to work and invest in land. As she saw success for herself in real estate transactions, she shifted to helping others in their real estate investing and property needs as a Licensed Real Estate Agent, and she is excelling in the Land and Ranch division within Walker Realty Group.

In addition to her accomplishments as a real estate agent and investor, ranch operator, and tracking team trainer, she serves as a Board of Director on two National Organizations: The Texas Lacy Game Dog Association (TLGDA) and United Blood Trackers Organization (UBT). Marlo loves seeing her zeal in the ranching, hunting, and husbandry fields overlap with real estate as she supports land owners in their land and ranch transactions.

