

Versatile 66+ Acres with Pond By 1-10...

1966 Hluchan Rd, Sealy, TX 77474



Presented By:
KW Commercial Metropolitan

An aerial photograph showing a large, irregularly shaped parcel of land outlined in red. The parcel is situated south of Interstate 10 (I-10) and east of Hluchan Rd. It is surrounded by a mix of green fields, wooded areas, and some commercial buildings. A small pond is visible within the outlined area. The surrounding area includes various roads like Stockold Rd and Frontage Rd, and other commercial properties like Knight Outdoor Products and Exxon.

**Ag Exempt Versatile 66+ Acres With A Pond
0.5 Miles From I-10 Perfect For Agricultural,
Residential, Commercial, Or Light Industrial**

Versatile 66+ Acres with Pond By 1-10 & TX-36

1966 Hluchan Rd, Sealy, TX 77474

Property Details

Price: \$2,300,000

- Versatile wooded 66.36-acre tract by Sealy, I-10 & TX-36 is a high-potential opportunity for investors or homesteaders.
- Featuring fertile farmland, wooded area with a tranquil pond, a strategic location, a lack of regulatory red tape & an Ag Exemption already in place.
- Located outside the Extraterritorial Jurisdiction (ETJ), the land offers freedom for agricultural, residential estate, or commercial/light industrial.
- Only 0.5 miles from I-10, the property offers direct access to Houston with a 45–60 minute commute to Downtown.
- The area is experiencing growth, with Sealy EDC highlighting active investment corridors.
- This tract is suitable for investors seeking long-term value or families looking to build in a growing area.

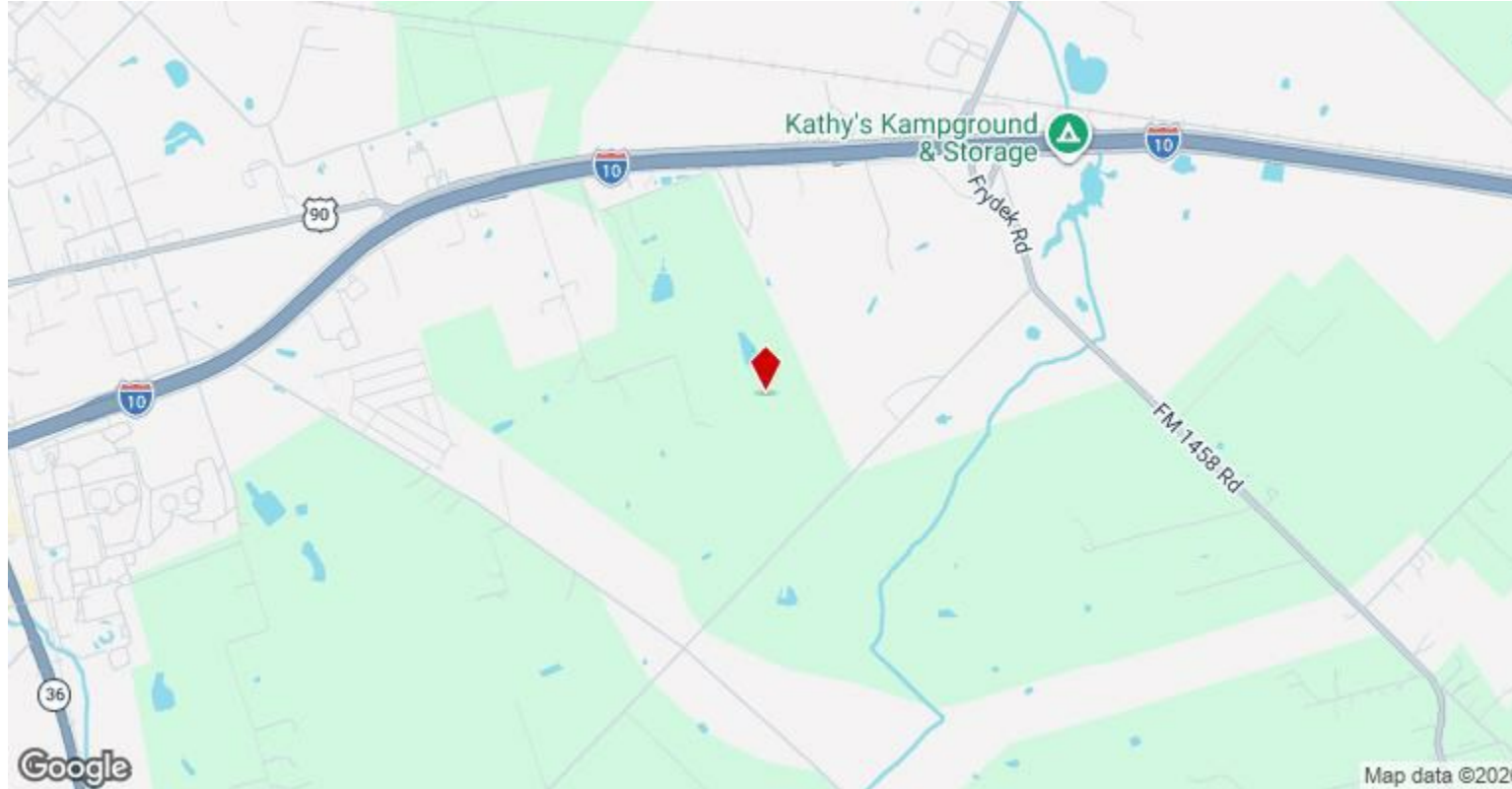
View the full listing here: <https://www.loopnet.com/Listing/1966-Hluchan-Rd-Sealy-TX/40307876/>

Price:	\$2,300,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	66.36 AC
No. Lots:	1
APN / Parcel ID:	R000017774

Versatile 66+ Acres with Pond By 1-10 & TX-36

1966 Hluchan Rd, Sealy, TX 77474

Location



Versatile 66+ Acres with Pond By 1-10 & TX-36

1966 Hluchan Rd, Sealy, TX 77474

Property Photos



labeled



Aerial

Versatile 66+ Acres with Pond By 1-10 & TX-36

1966 Hluchan Rd, Sealy, TX 77474

Property Photos



Aerial



Aerial

Versatile 66+ Acres with Pond By 1-10 & TX-36

1966 Hluchan Rd, Sealy, TX 77474

Property Photos



Aerial



Aerial

Versatile 66+ Acres with Pond By 1-10 & TX-36

1966 Hluchan Rd, Sealy, TX 77474

Property Photos



Aerial



Aerial

Versatile 66+ Acres with Pond By 1-10 & TX-36

1966 Hluchan Rd, Sealy, TX 77474

Property Photos



Building Photo



Aerial

Versatile 66+ Acres with Pond By 1-10 & TX-36

1966 Hluchan Rd, Sealy, TX 77474

Property Photos



Other



P

Versatile 66+ Acres with Pond By 1-10 & TX-36

1966 Hluchan Rd, Sealy, TX 77474

Property Photos



Other

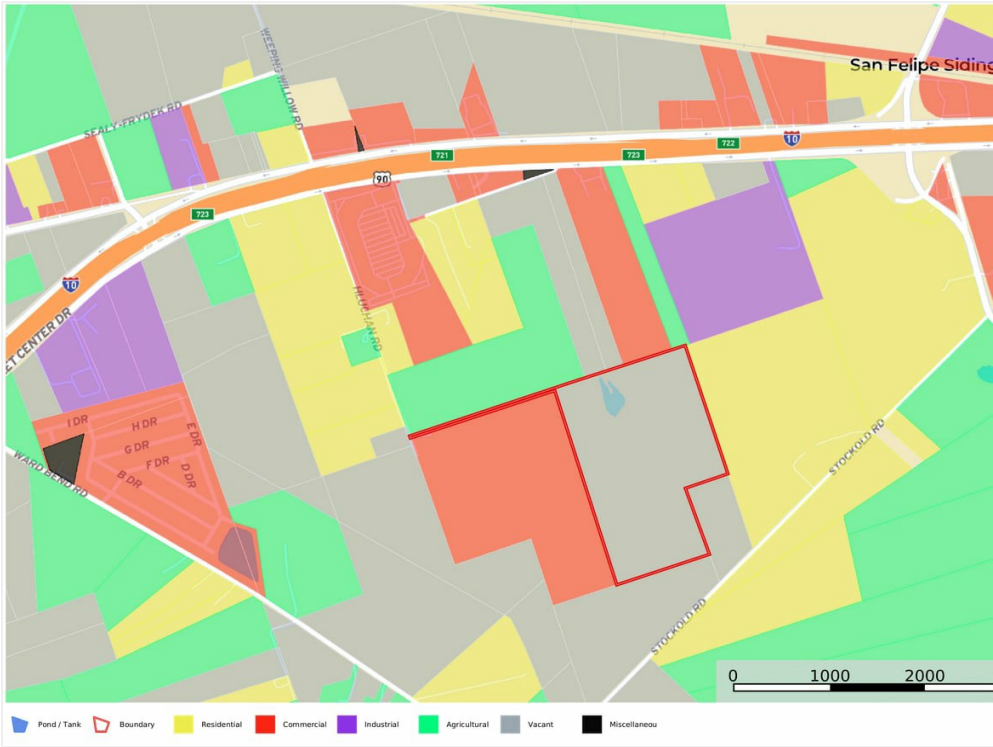


estimated borders

Versatile 66+ Acres with Pond By 1-10 & TX-36

1966 Hluchan Rd, Sealy, TX 77474

Property Photos



land use map

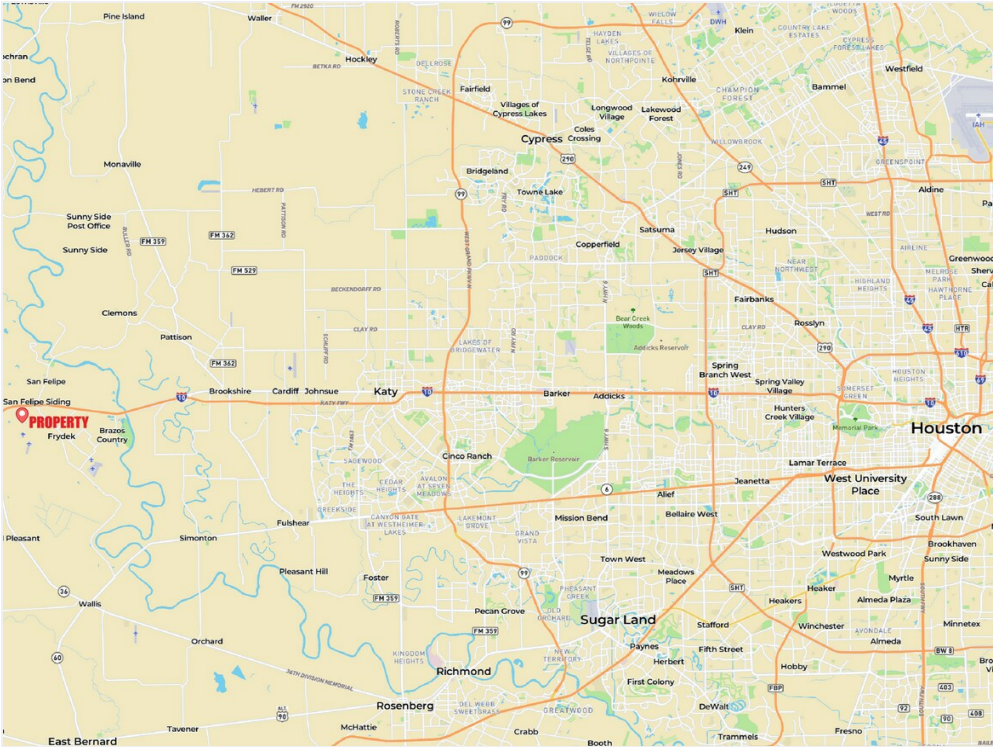


Aerial

Versatile 66+ Acres with Pond By 1-10 & TX-36

1966 Hluchan Rd, Sealy, TX 77474

Property Photos



location map

Versatile 66+ Acres with Pond By 1-10 & TX-36

1966 Hluchan Rd, Sealy, TX 77474



Elgin Wells

elginwells@kwcommercial.com

(713) 882-3195

**KW Commercial
Metropolitan**

4265 San Felipe St, Suite 800
Houston, TX 77027

