

PRIME COMMERCIAL LAND AVAILABLE

W Highway 77, Kingsville, TX
26.71 acres +/-



KELLERWILLIAMS
LAND

Prime Mixed Use Commercial
Development Site



1,163,488 sqft of land +/-

Kleberg County

Call Broker for Price

This 26.71-acre prime development mixed-use land parcel is available in Kleberg County with +/- 500 feet of Highway 77 frontage in a high visibility prime commercial development location with 22,364 reported daily vehicles on Highway 77 and 2,083 daily vehicles reported on Ailsie Avenue. Additionally there is +/- 350 feet of frontage on Ailsie Road. Situated on the west side of Highway 77 two miles west of Naval Air Station Kingsville and three miles southeast of Texas A&M Kingsville, in the heart of commercial growth amongst Neesen Chevrolet and Sames Ford and several National Chains including Lowe's, Chick-fil-A, Starbucks, Walmart, Hampton Inn, La Quinta, McCoy's, Wingstop, Wendy's, CubeSmart Self Storage, Holiday Inn Express, Towneplace Suites By Marriott, Chili's, and Hobby Lobby.

Details for all utilities including water, sewer, and power are included on the attached utility map. This land currently holds an agricultural exemption and is zoned C-4. This is an ideal buy and hold development project for those with an outlook on continued development in the Kingsville area. Ideal mixed use site for multi-family in back and retail in the front. Adjoining +/- 11.28 acres also available. Please call Adriana Rodriguez or Donnie Walker for more information.

Adriana Rodriguez
(210) 388-2263
adrianardz@kwcommercial.com

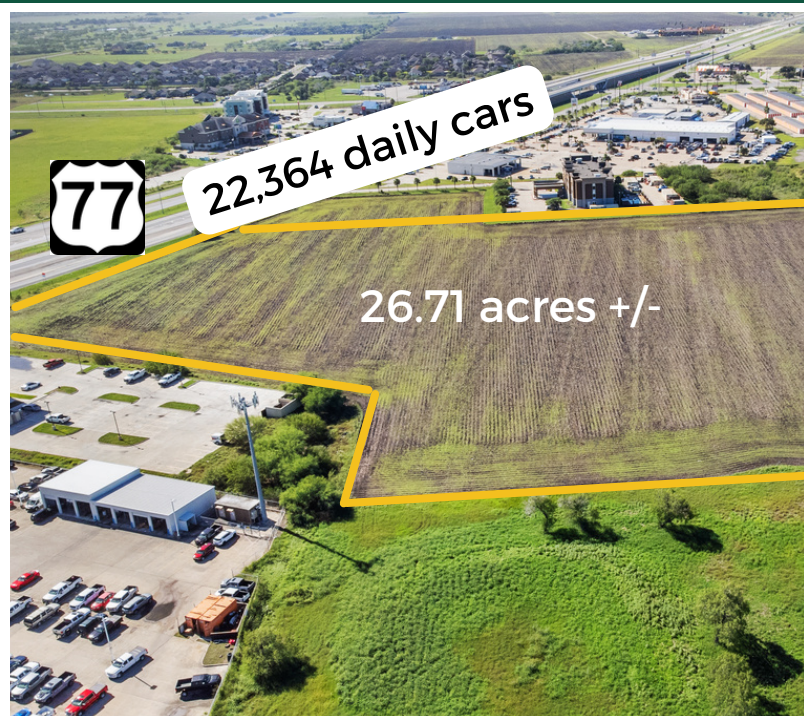
kw CITY VIEW
KELLERWILLIAMS.REALTY
Each Office Independently Owned and Operated

Donnie Walker
(210) 378-0878
donnie@walkertexasre.com



OFFERING SUMMARY

PROPERTY TYPE	Commercial/Multi-Family/ Retail Land
UTILITIES	Water, Sewer, Power (See Attached Map)
LOCATION	500 feet +/- of frontage on west side of Highway 77. +/- 350 feet of frontage on Ailsie Road.
ZONING	C4; Commercial District
IDEAL BUYER	Mixed use developer, End user, investor, long term holder.
OTHER	In path of continual development; down Highway 77. Property taxes: \$314.82 (Ag Exemption)

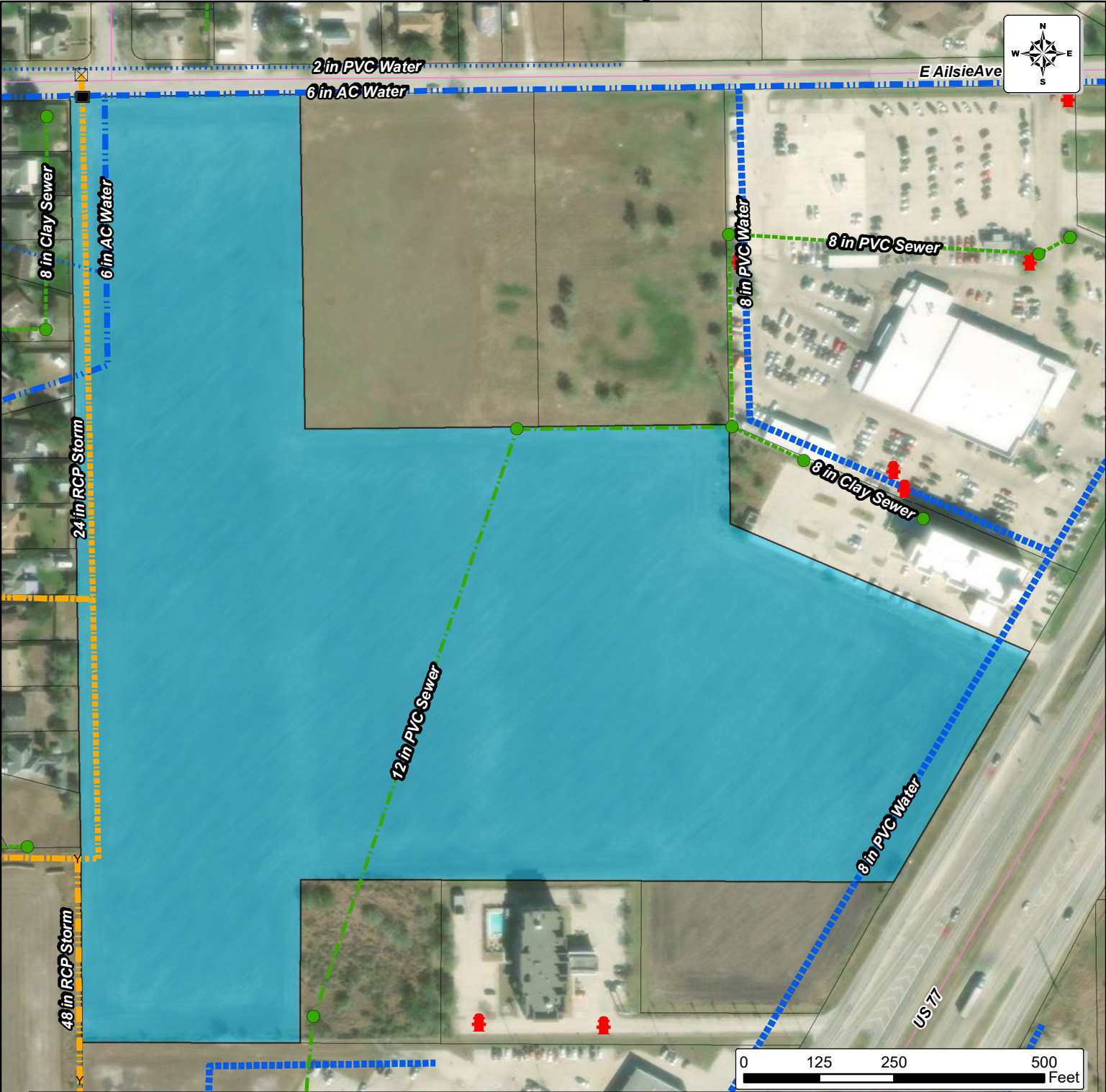


For more information contact:

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(210) 378-8078
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COK - Utilities at Prop ID:19656



Legend

Storm Inlets

Inlet Type

- Grate
- SET
- Box Culvert

- Curb
- Outlet
- Storm Sewer
- Y
- Combo

Storm Lines

Diameter

- 8
- 10
- 12
- 15
- 18
- 21
- 24
- 30
- 36
- 42
- 48
- 54
- 60
- 66
- 72
- 96

Sewer Lines

Diameter (inches)

- 4
- 6
- 8
- 10
- 12
- 18
- 24

Water Line

Diameter

- 8
- 10
- 12
- 18
- 20
- 2
- 3
- 4
- 6

Fire Hydrants

Water Valves

- Prop ID:19656
- Streets
- Ownership

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