

For Sale

44+ Acres located in Somerset, TX

6020 S Loop 1604 W Von Ormy, TX 78073

Tamber Byrd

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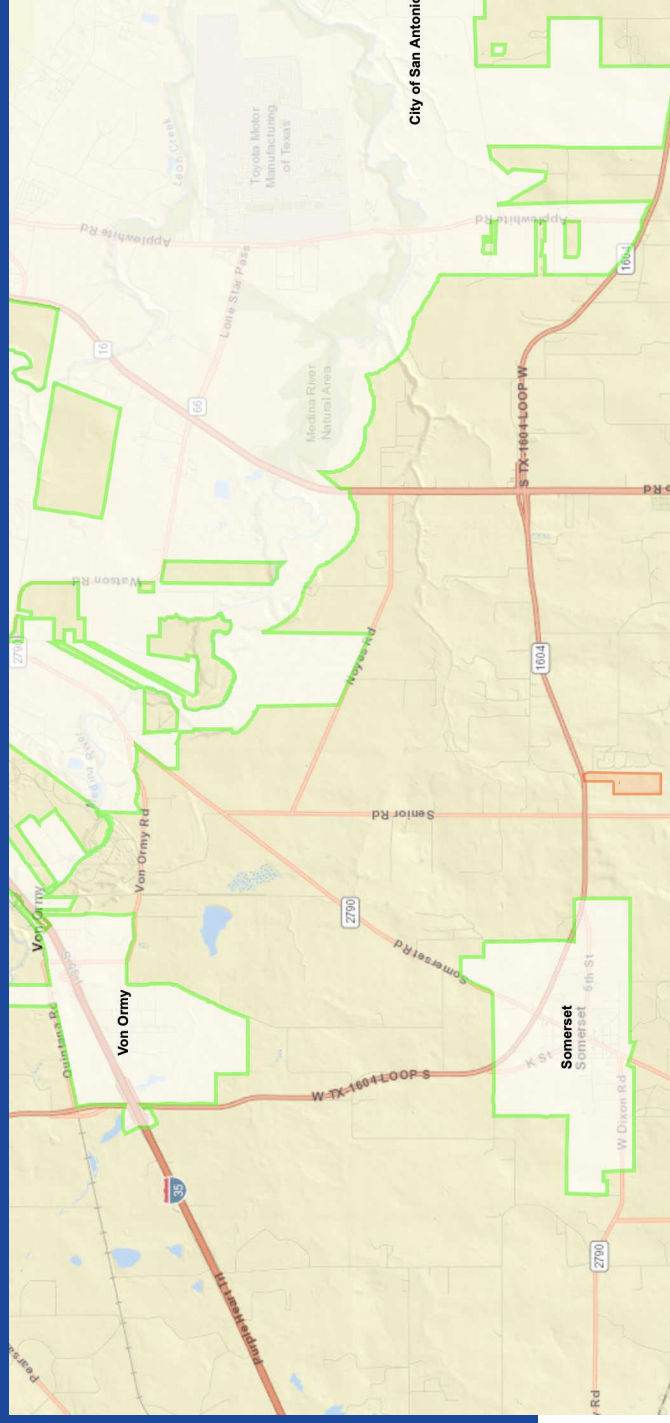
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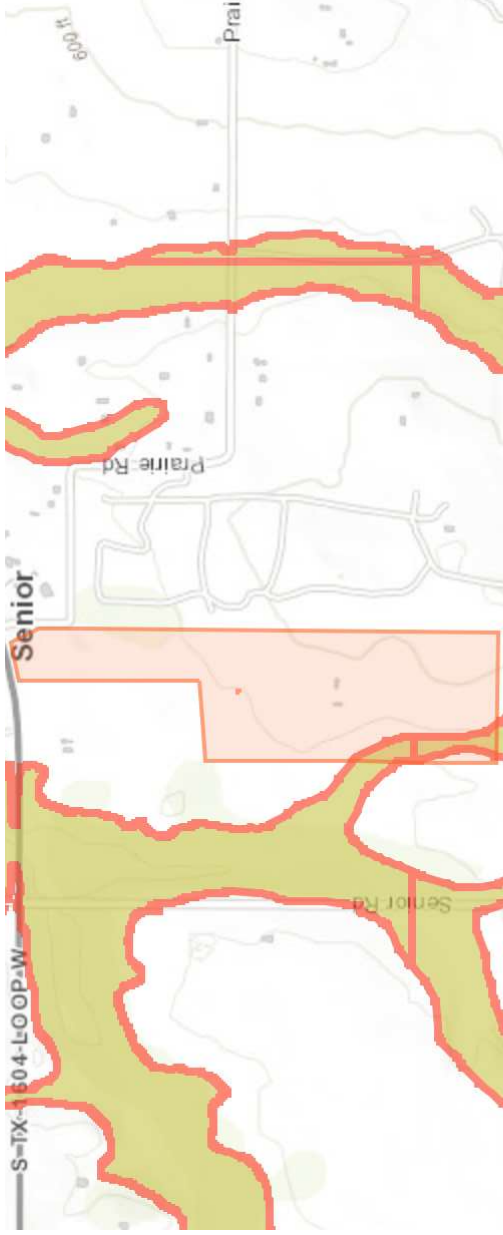


Property Information

For Sale
44+ Acres located in
Somerset, TX



Property Summary



Property Description

44+/- Acres located at 6020 S Loop 1604 W. Best use would be residential development. Located within a few miles of Somerset ISD and less than 10 minutes from the new JCB Plant in the works. Property is close to the Toyota Manufacturing Plant, and Palo Alto College. *does not include mineral rights*

Property Highlights

- - Zoned OCL
- - Prime location for development
- - Frontage on 1604
- - Close Proximity to major industrial plants including the new 400 acre JCB Plant in the works bringing in 1500 new jobs
- - Close to Palo Alto College
- - 15 minutes from San Antonio
- - Versatile investment opportunity

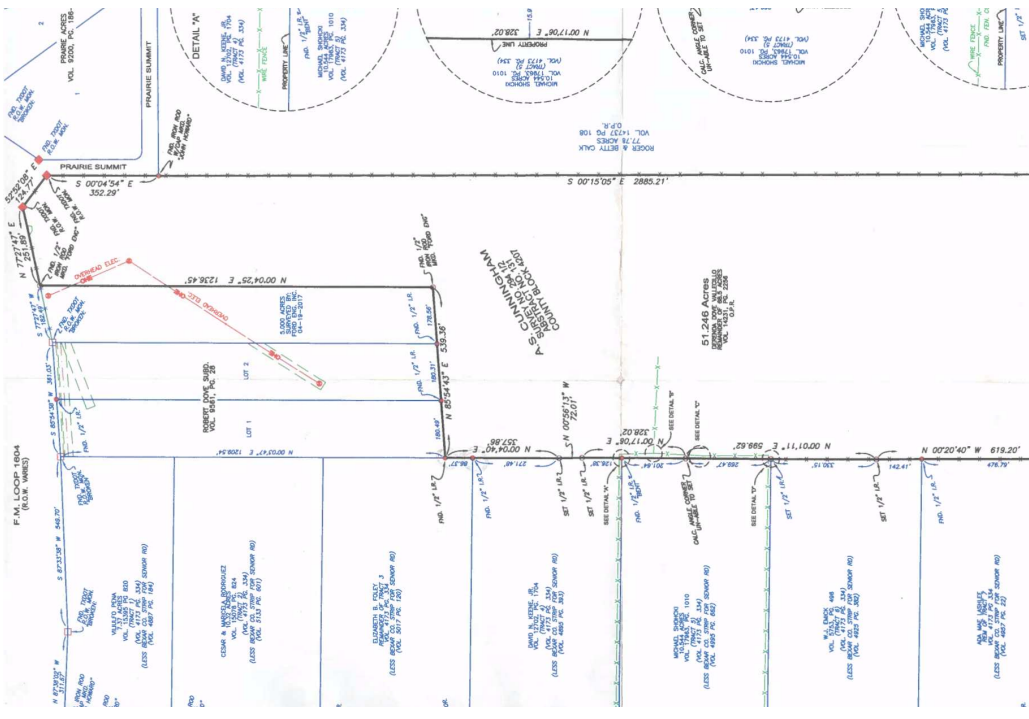
Offering Summary

Sale Price: \$2,400,000

Number of Units: 2

Lot Size: 44 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	16	41	137
Total Population	49	127	427
Average HH Income	\$81,464	\$80,757	\$81,469



Property Description

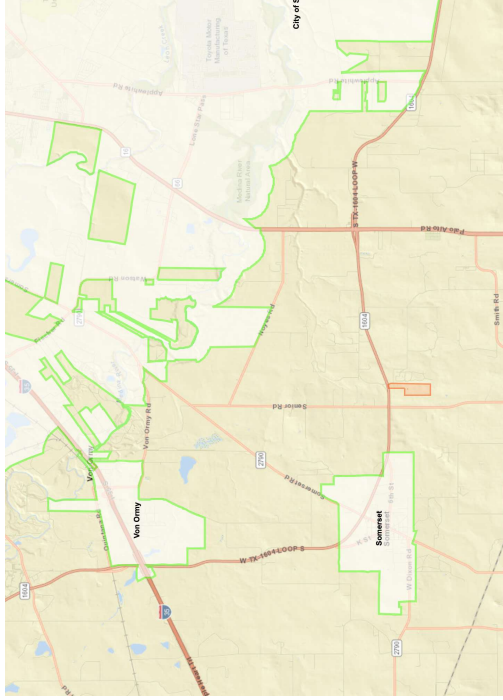
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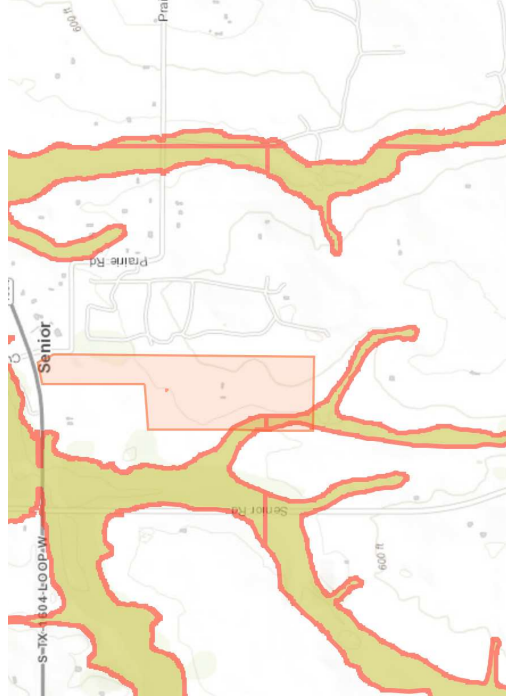
Just a stone's throw away from major industrial players such as the new JCB Plant and the Toyota Plant, this locale promises significant strategic advantages for investors. With its prime proximity to Palo Alto College and being a mere 15 minutes from the thriving hub of San Antonio, it offers a compelling proposition for prospective land and other investors seeking to tap into the region's dynamic growth opportunities. Embrace the allure of this burgeoning area and unlock its promise for your next investment venture.

Complete Highlights

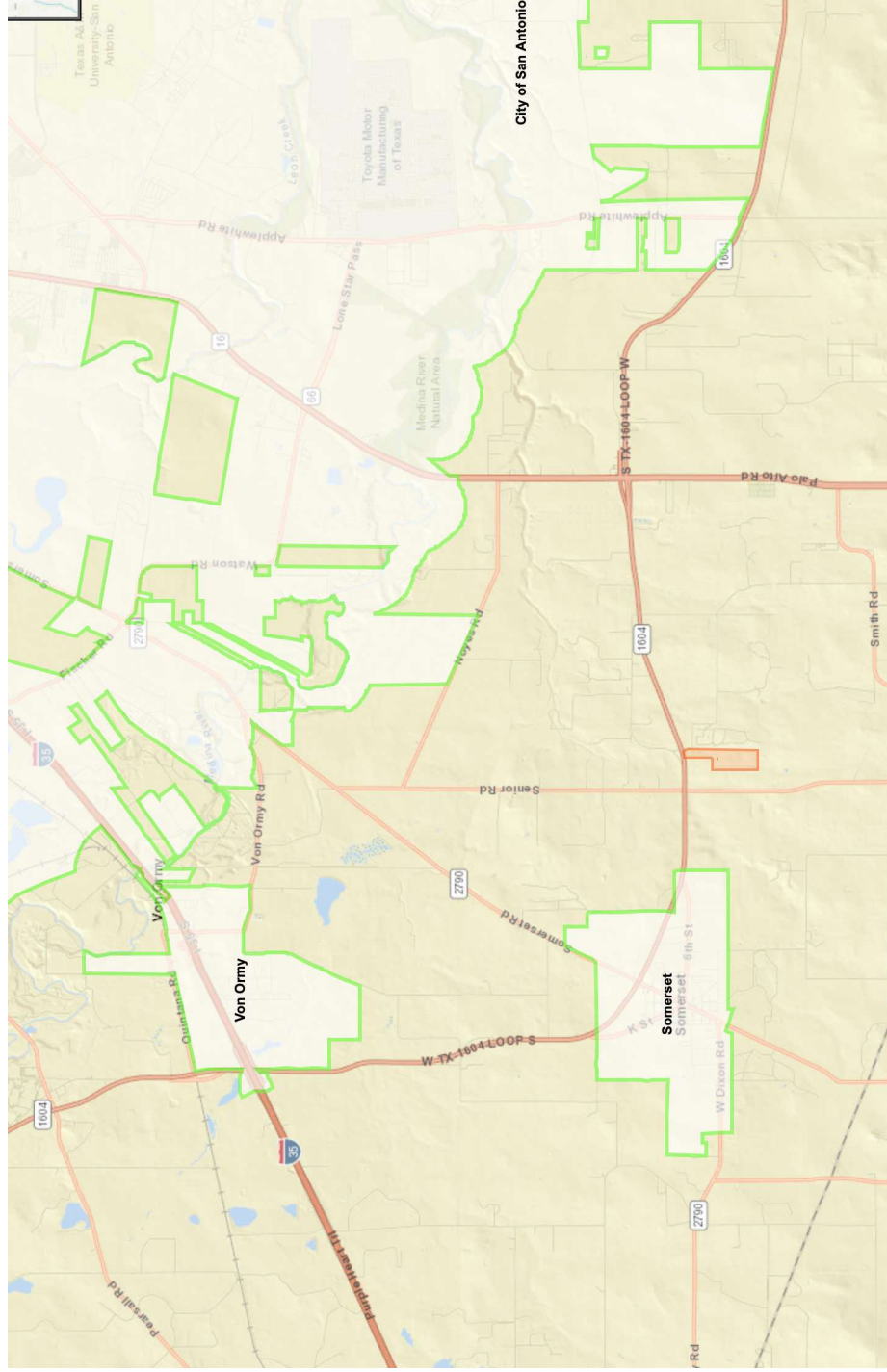


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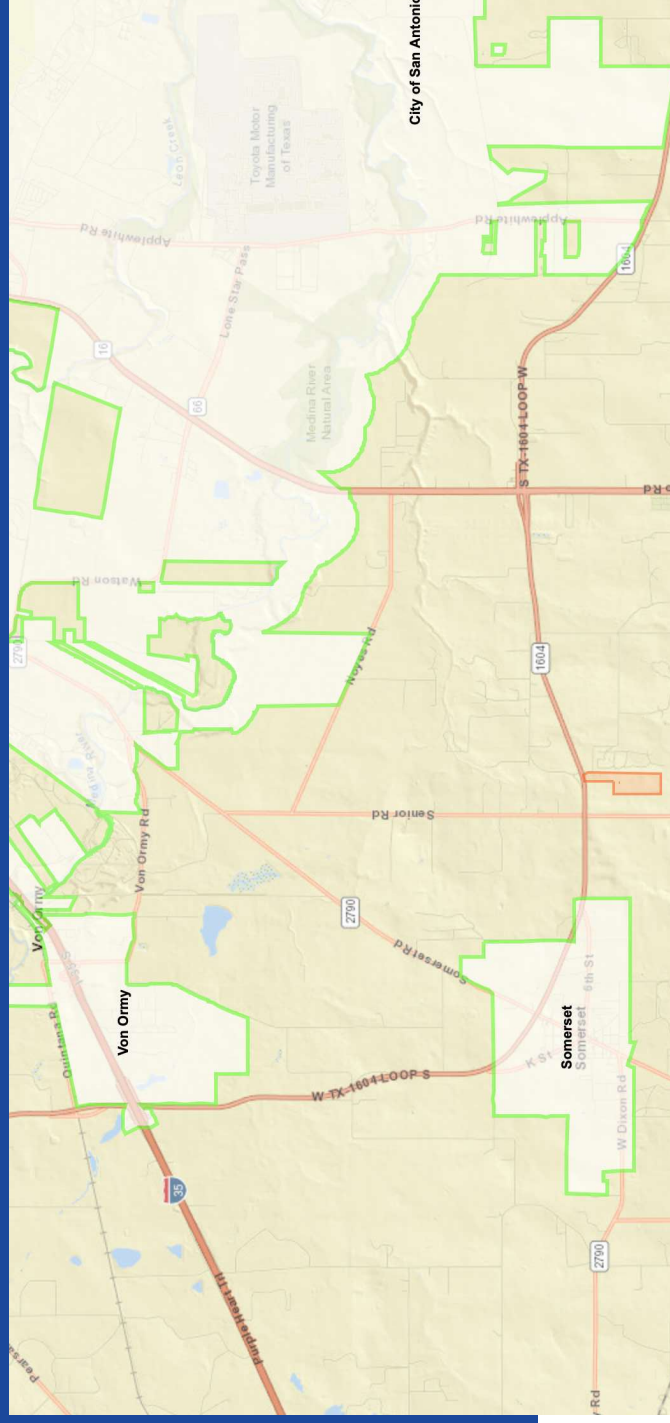


Additional Photos

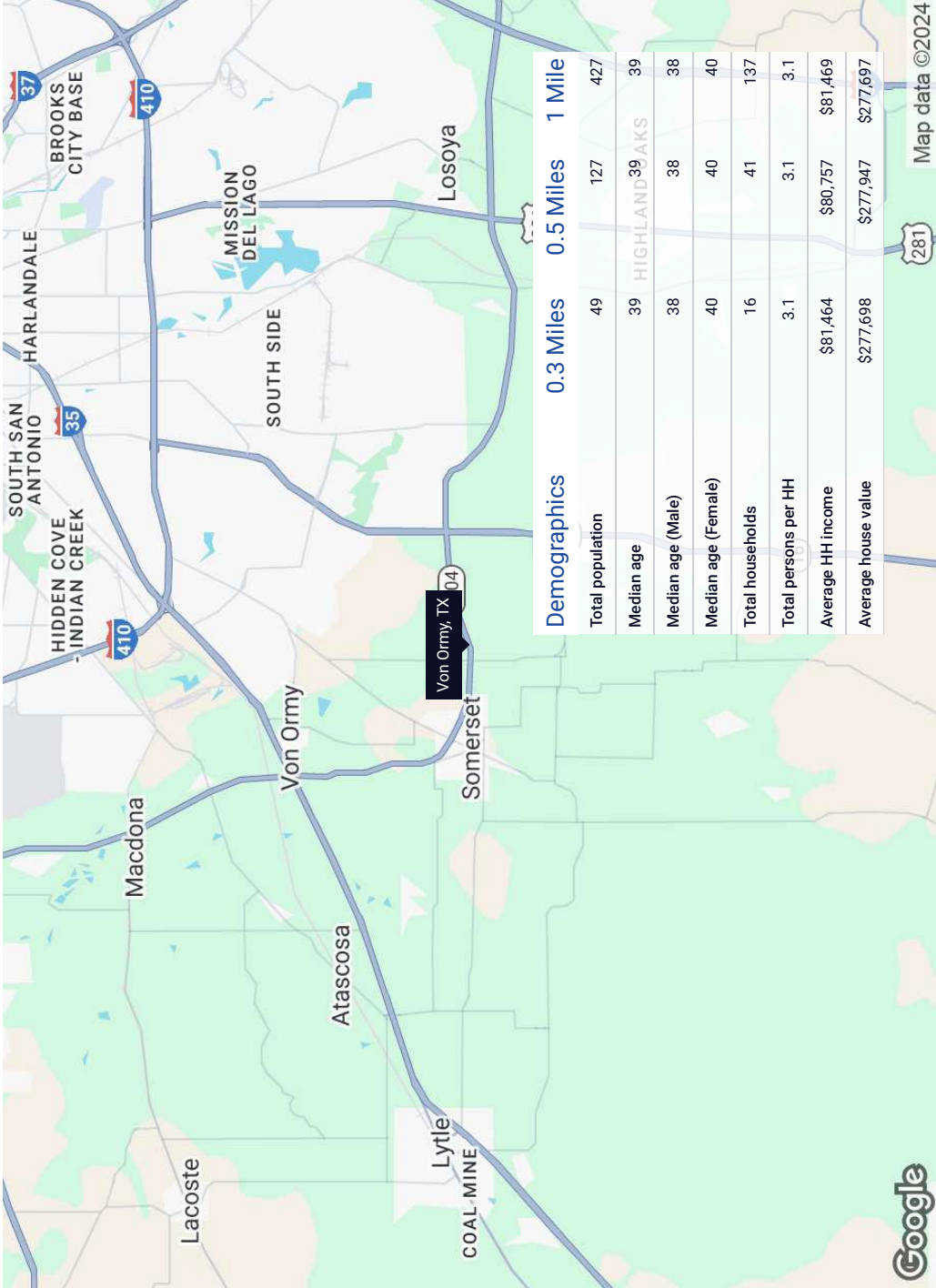


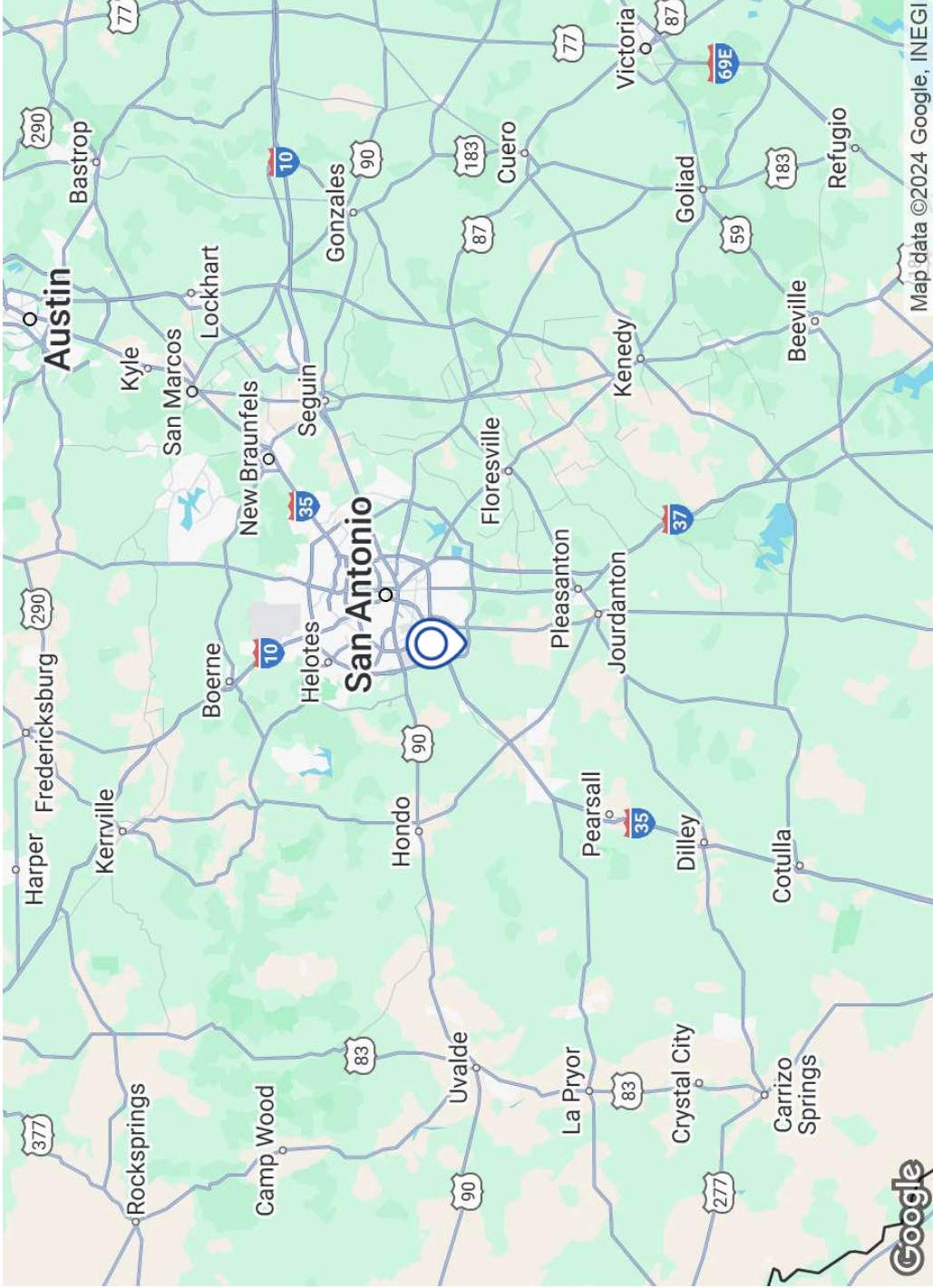
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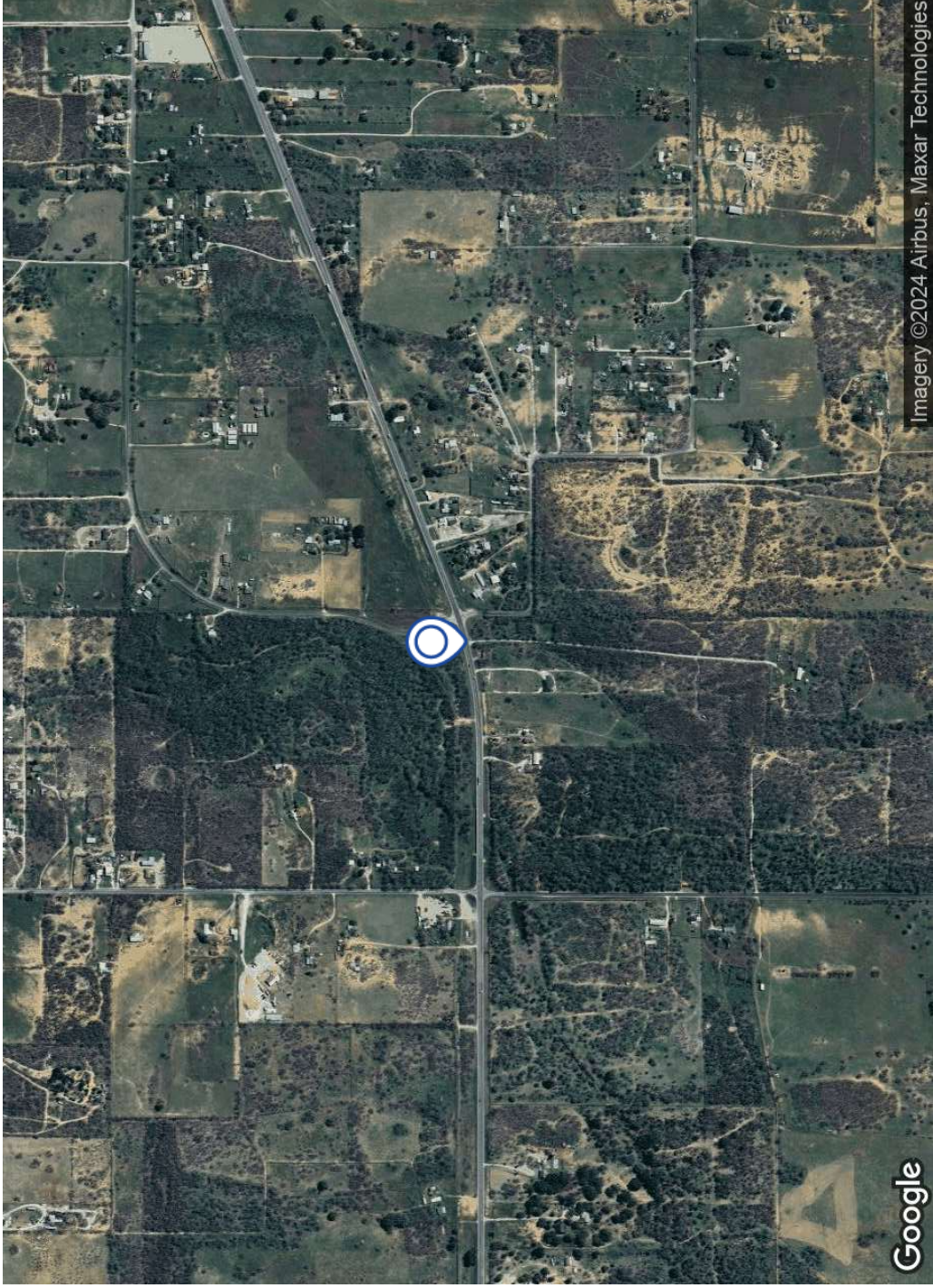
Regional Map





Location Map

Aerial Map



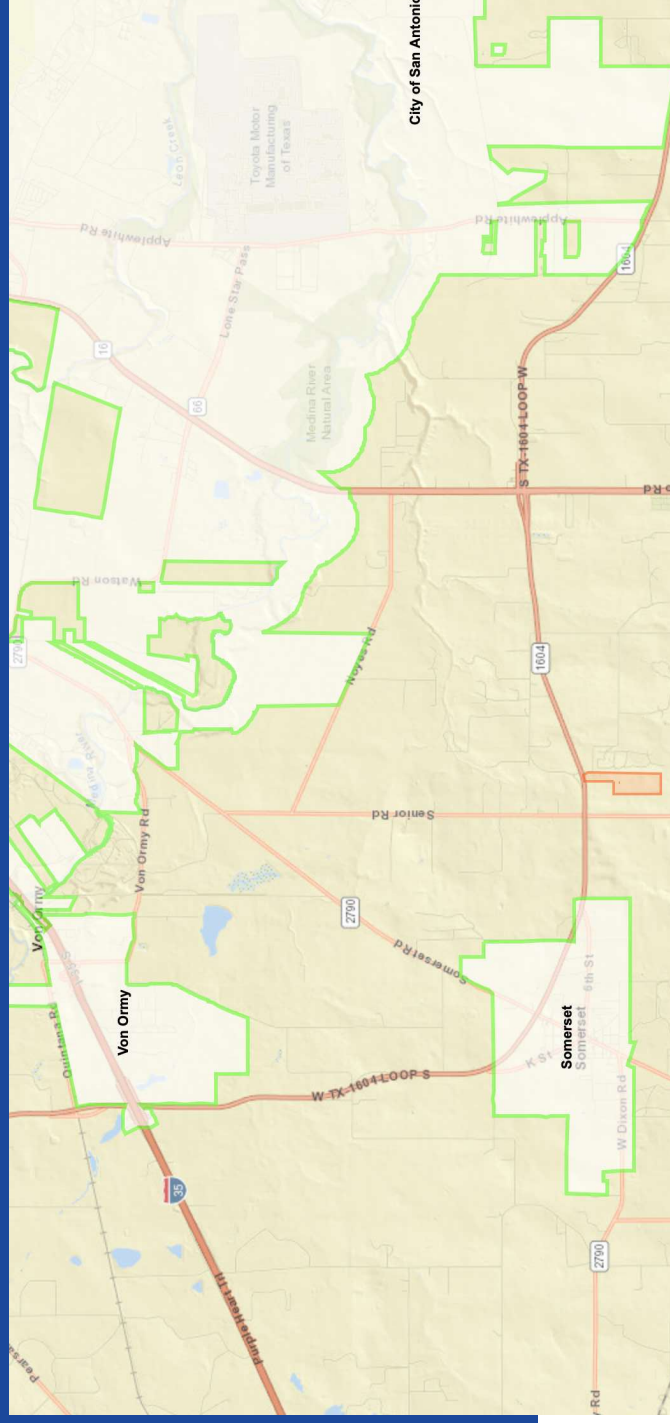
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Demographics

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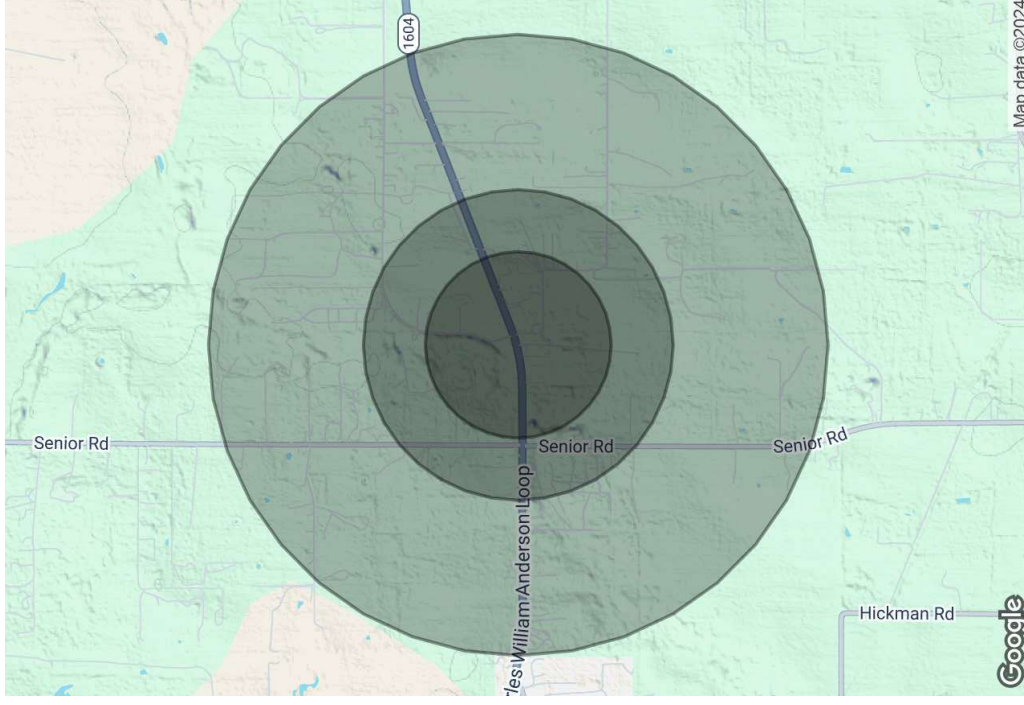


Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	49	127	427
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

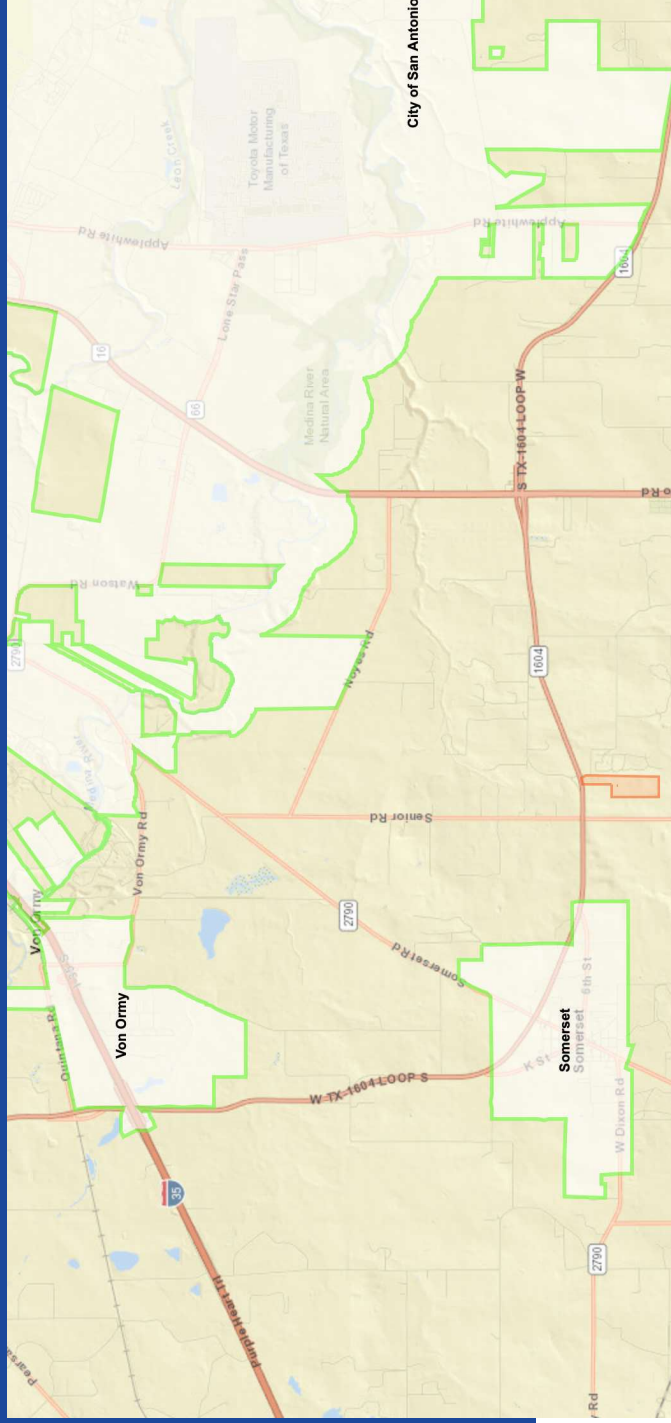
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	16	41	137
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$81,464	\$80,757	\$81,469
Average House Value	\$277,698	\$277,947	\$277,697

Demographics data derived from AlphaMap



Advisor BIOS

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Advisor Bio 1

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