

98 ACRE SITE

UNDEVELOPED LAND ALONG THE I-10 CORRIDOR BETWEEN
SAN ANTONIO AND SEGUIN





EXECUTIVE SUMMARY

The Property is a 98.82-acre site located in Guadalupe County, Texas, positioned along Interstate 10 eastbound between Santa Clara Road and Zuehl Road. Currently, the land is undeveloped and utilized as farmland, adding to its potential for various forms of development.

The property's prime location along a major interstate offers significant advantages for future development, particularly in light industrial or business park use as indicated by the City of Cibolo's future land use plans. Moreover, the site benefits from existing utilities, including a 12-inch water main and fire hydrants along Interstate 10 and overhead electric power lines provided by Guadalupe Valley Electrical Cooperative. Though it lacks current wastewater infrastructure, its proximity to the interstate and potential for annexation into the City of Cibolo presents opportunities for infrastructure development and integration into municipal services. Additionally, the property is free from floodplain areas, enhancing its suitability for a variety of development projects.

PROPERTY HIGHLIGHTS

- + Property is Conveniently Located Directly off Interstate 10
- + Undeveloped Land Positioned for Future Development
- + Utilities: Electric and Water in Close Proximity
- + Convenient Access to Major Transportation Routes

PROPERTY INFORMATION

- + Two Parcels Totaling 98.82 Acres Available For Sale
 - >> Parcel 1: 25.00 Acres
 - >> Parcel 2: 73.819 Acres
- + Water: Green Valley Special Utility District
 - >> 12 inch water main
- + Electric: Guadalupe Valley Electrical Cooperative
 - >> Three-phase overhead lines along frontage of property

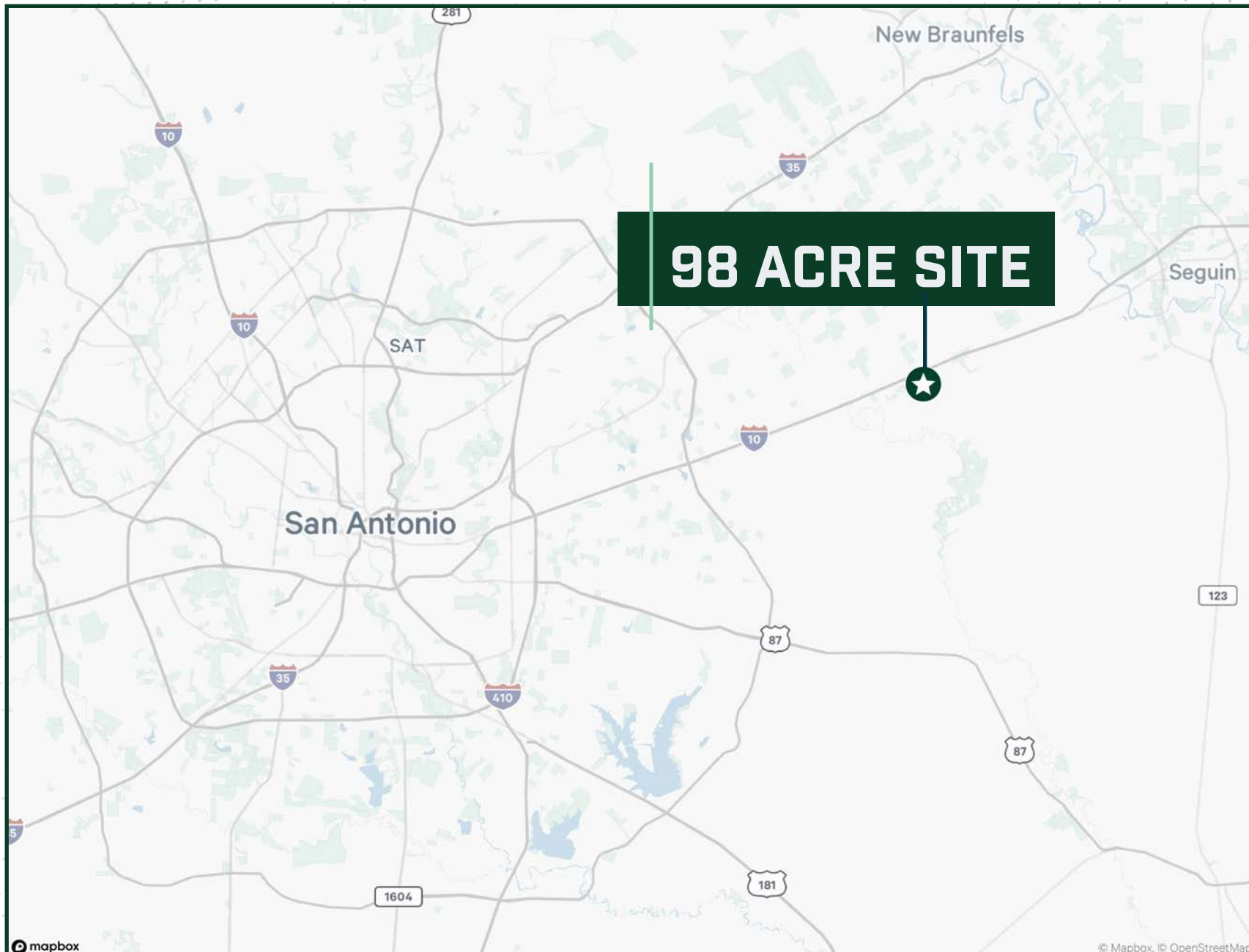


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AERIAL VIEW



LOCATION MAP



98 ACRE SITE

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