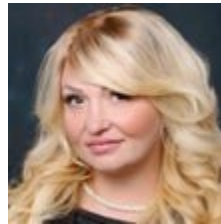




13449 FM 1764 -1

13449 FM 1764 -1, Santa Fe, TX 77510



Leander Jean Cory

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3333 S Mason Rd, Katy, TX 77450
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(281) 248-3888



13449 FM 1764 -1

\$300,000

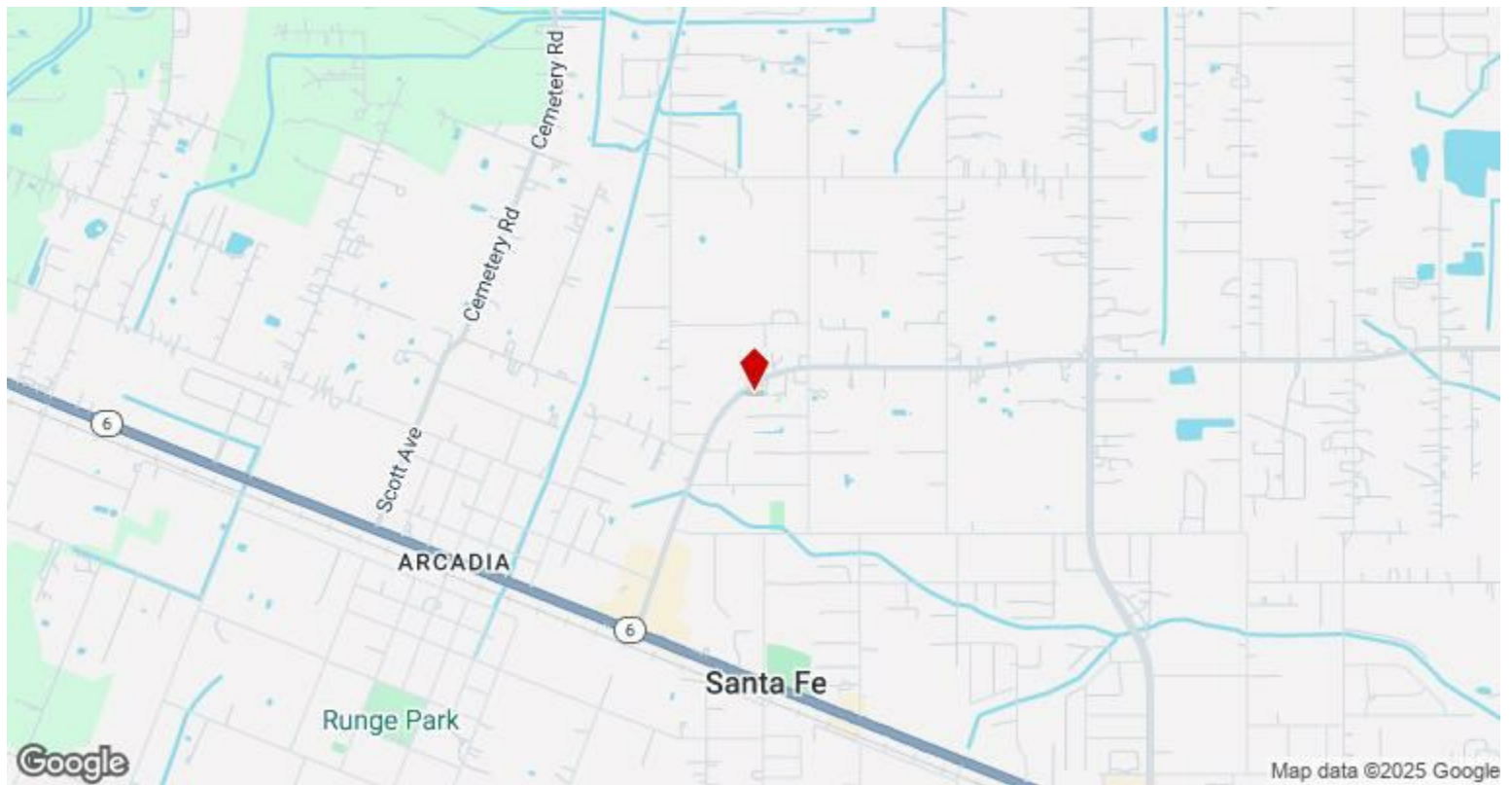
This spacious and mostly level lot offers excellent road frontage along FM 1764-a well-traveled thoroughfare with high daily traffic volume. The visibility and exposure make this property especially attractive for both personal and commercial use. The land is mostly cleared with few mature trees, offering flexibility...

A well-traveled thoroughfare with high daily traffic volume. Easy access and strong visibility...

- A rare opportunity in a prime location.
- Ideal for Business Use – Perfect for warehousing, manufacturing, service, or office operations.
- Investor-Friendly – High-growth area with strong potential for value appreciation.
- Strategic Location – Positioned near city limits and ETJ for broader development options.
- Flexible Zoning – Supports light industrial, commercial, and limited residential/agricultural uses.



Price:	\$300,000
Property Type:	Land
Property Subtype:	Residential
Proposed Use:	Auto Dealership
Sale Type:	Investment
Total Lot Size:	0.91 AC
No. Lots:	1
Zoning Description:	Commercial
APN / Parcel ID:	7056-0000-0217-005



13449 FM 1764 -1, Santa Fe, TX 77510

This spacious and mostly level lot offers excellent road frontage along FM 1764—a well-traveled thoroughfare with high daily traffic volume. The visibility and exposure make this property especially attractive for both personal and commercial use. The land is mostly cleared with few mature trees, offering flexibility for development or outdoor improvements. With utilities such as electricity and water available at the road (buyer or verify), this lot is ideal for a variety of uses including a custom home, small business site, storage facility, workshop or even a home-based business with signage facing FM 1764. Its locations along a busy route connecting Santa Fe to nearby communities adds significant value for anyone looking for easy access and strong visibility. Whether you're building for personal or investing in a property with growth potential, this lot presents a rare opportunity in a prime location.

Property Photos



Property Photos



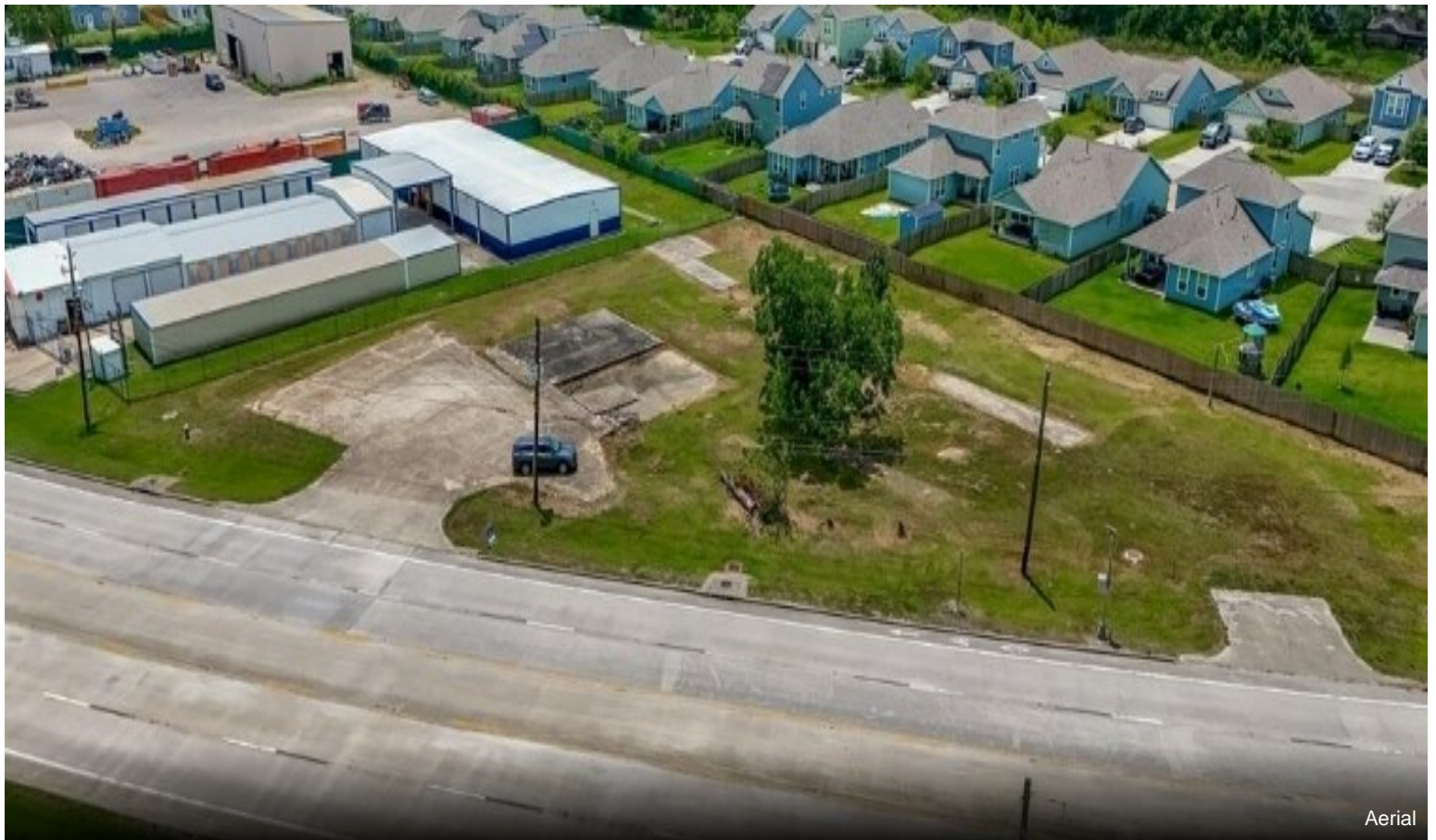
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



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Property Photos

