

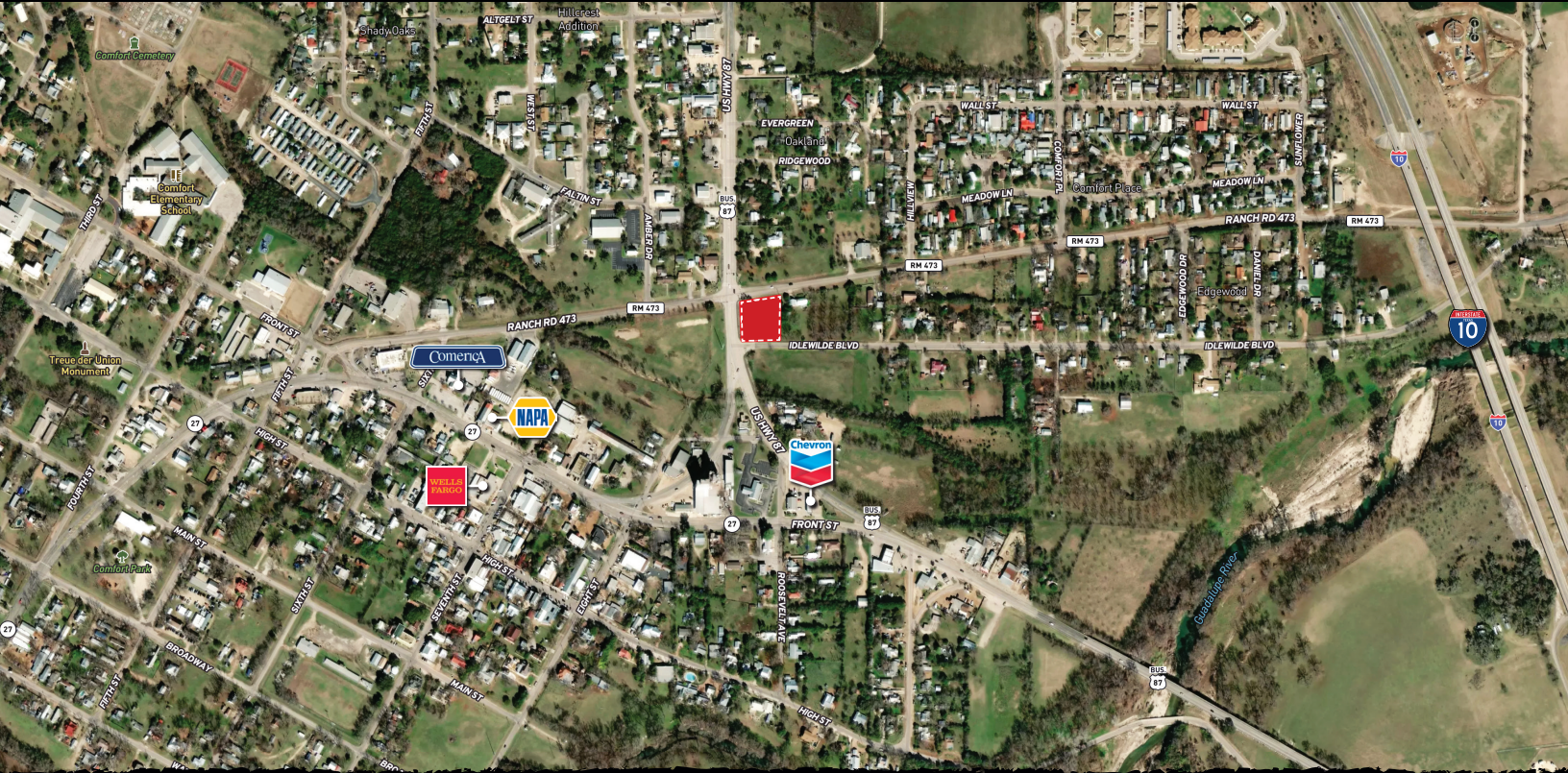
# 102 IDLEWILDE BLVD

Kendall County // Comfort, Texas



210.254.7700 // [stephen@stranskyproperties.com](mailto:stephen@stranskyproperties.com) // [stranskyproperties.com](http://stranskyproperties.com)

## STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



Approximately 3/4 of an acre (32,887 sq. ft.) at a major red light intersection in Comfort, Texas with frontage on three sides.

### FRONTAGE:

- » ±185' on Hwy. 87
- » ±200' on FM 473
- » ±180' on Idlewilde Blvd.

### FLOOD PLAIN:

- » About 10% of this property lies within the 100 year flood plain along Idlewilde Blvd.

### TAXES:

- » ±\$3,800 per year.

### SEWER AND WATER:

- » Provided by Kendall County WCID #1

### ASKING PRICE:

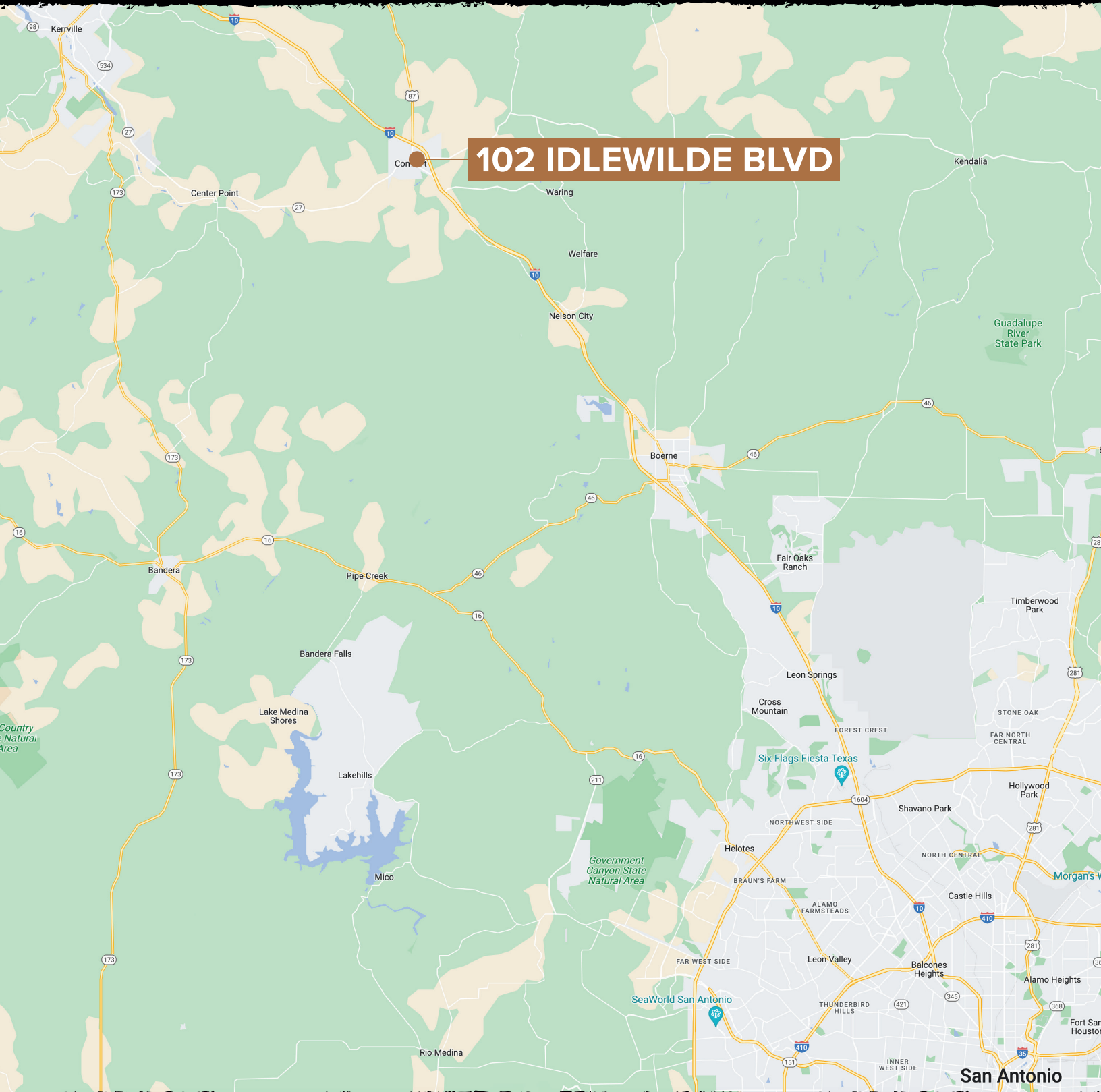
- » \$411,000 (\$12.50 psf.)

### NO ZONING



# STRANSKY PROPERTIES

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