

FOR SALE

# 6286 FM 2146

## JOURDANTON, TX

OFFERING MEMORANDUM





13.07 AC +/-  
OF RANCH LAND

9.7 AC +/-  
OF LAND WITH A POND

5.28 AC +/-  
HARD CORNER

4.28 AC +/-  
HOUSE WITH STABLE

Lorem ipsum

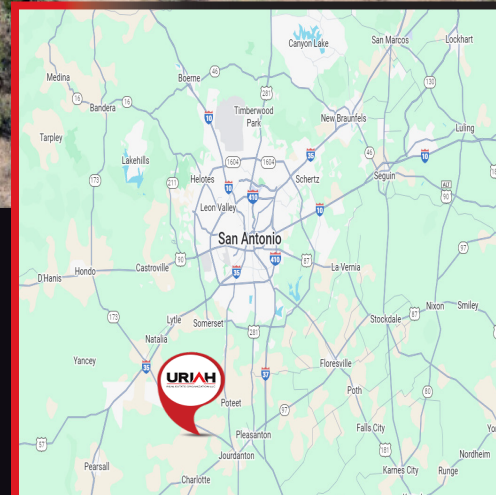


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The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

# PROPERTY OVERVIEW - 6286 FM 2146

## PROPERTY SUMMARY

Uriah Real Estate Presents an exceptional hard-corner opportunity in the Eagle Ford Shale region, located just outside Jourdanton. This property spans over 32 acres and offers prime visibility with approximately 1,000 feet of Highway 173 frontage and 1,500 feet of FM 2146 frontage, making it ideal for commercial, residential, or industrial development. The owners have made substantial improvements, including a newly installed 2024 manufactured home, a 60-foot covered deck, and extensive driveway and site enhancements with caliche and reclaimed millings. The property benefits from both Benton City Water and a private well, with utilities extended to the home, guest house, barn, garden, livestock area, and storage structures. Additional features include an oversized metal barn, a covered equipment carport, a 5-bedroom, 3.5-bath main home, and a fully independent guest house. Mostly cleared and level, the land offers a versatile layout suitable for a wide variety of uses. A pond is located on the northeast corner, with an existing well-fed water line that requires repair. Conveniently situated near Jourdanton, Pleasanton, Devine, Christine, and Charlotte—and only about 40 miles from Downtown San Antonio—this property offers endless potential and is ready for its next chapter.

### PROPERTY INFORMATION

#### LOT SIZE

32.26 AC +/-

#### BUILDING

2,035 +/- SF

WATER SOFTNER SYSTEM

UTILITIES ON SITE:

WATER, SEWER

#### ZONING

OCL

#### FRONTAGE

1,000 LINEAR FT OF FRONTAGE ON HWY 173

1,500 LINEAR FT ON FM 2146

### PROPERTY HIGHLIGHTS

OVER 2,500 FT COMBINED HIGHWAY AND FM FRONTAGE—EXCELLENT VISIBILITY FOR COMMERCIAL USE.

2024 HOME, 60-FT COVERED DECK, UPGRADED DRIVEWAY, UTILITIES EXTENDED THROUGHOUT THE PROPERTY.

32+ ACRES OF MOSTLY CLEARED, LEVEL TERRAIN IDEAL FOR SUBDIVISION OR MIXED-USE DEVELOPMENT.

SERVICED BY BENTON CITY WATER AND A PRIVATE WELL SUPPLYING ALL MAJOR STRUCTURES AND AREAS.

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# PROPERTY PHOTOS | 6286 FM 2146



# EXTERIOR PHOTOS | 6286 FM 2146



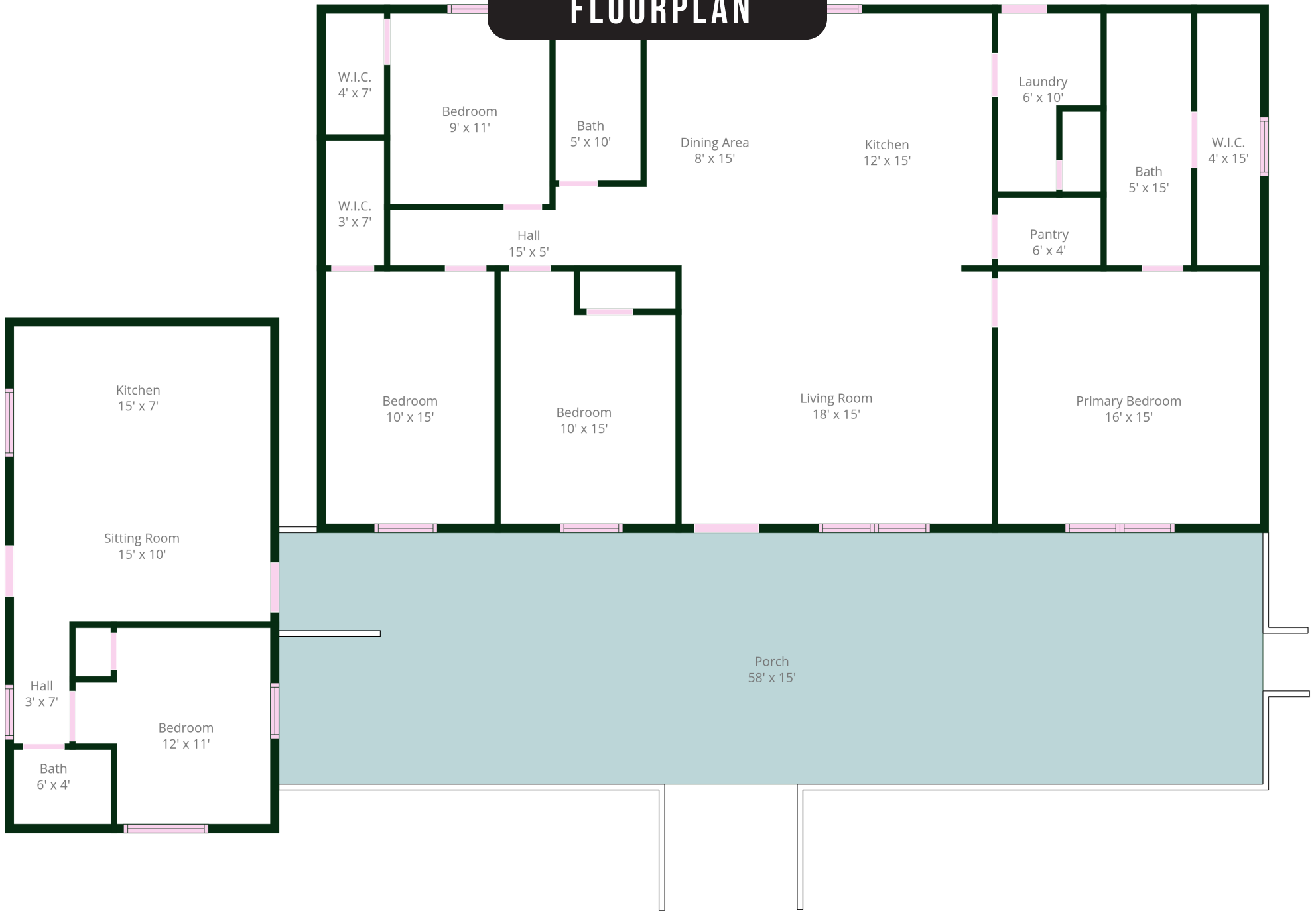
# INTERIOR PHOTOS | 6286 FM 2146



# INTERIOR PHOTOS | 6286 FM 2146



# FLOORPLAN



Measurements Are Deemed Highly Reliable But Not Guaranteed.





# NEARBY AMENITIES

**43 MIN | 34.7 +/- MILE  
DRIVE TO:**

**SAN ANTONIO**

**45 MIN | 39.4 +/- MILE  
DRIVE TO:**

**CASTROVILLE**

**20 MIN | 19.8 +/- MILE  
DRIVE TO:**

**DEVINE**

**18 MIN | 13.9 +/- MILE  
DRIVE TO:**

**PLEASANTON**

**8 MIN | 7.7 +/- MILE  
DRIVE TO:**

**JOURDANTON**



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**URIAH**

REAL ESTATE ORGANIZATION LLC



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Sanjay Jawanda</b>	<b>Sanjay Jawanda</b>	<b>sanjay@uriahrealestate.com</b>	<b>(210)316-0344</b>
Sales Agent/Associate's Name	License No.	Email	Phone
		<b>06/27/25</b>	
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)