

620 E HINDES AVE

CHARLOTTE, TEXAS

±235 ACRES | ATASCOSA COUNTY

LARGE-SCALE DEVELOPMENT OPPORTUNITY

A rare opportunity to acquire approximately 235 contiguous acres in Charlotte, Texas.

Strategically located in Atascosa County with convenient regional access to the greater San Antonio market.

The property is within the ERCOT power market and served by AEP Texas, providing a strong foundation for a variety of large-scale development uses.



KEY HIGHLIGHTS



±235 Contiguous Acres



620 E Hindes Ave, Charlotte, TX



Atascosa County



ERCOT Power Market



AEP Texas Service Area

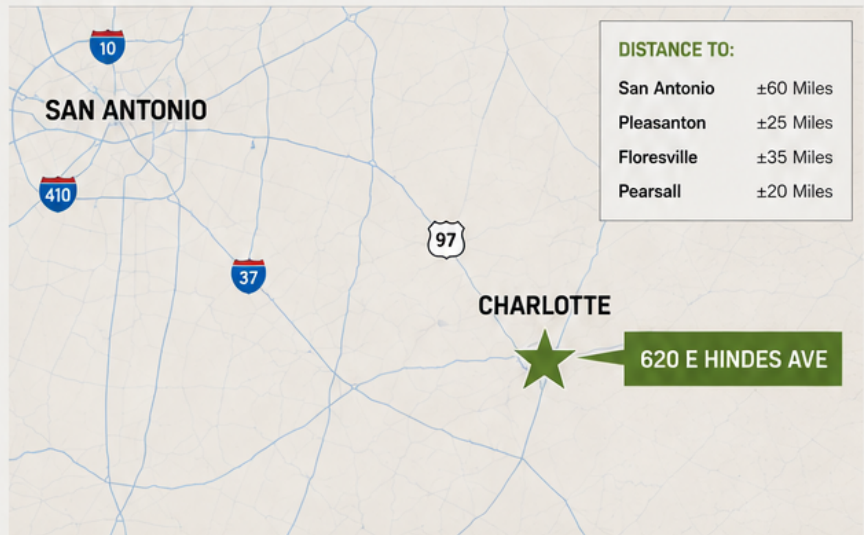


Ideal for Industrial, Technology, Data Center, Energy-Related or Investment Uses



Regional Access to San Antonio and South Texas

STRATEGIC LOCATION



PROPERTY DETAILS

Address:	620 E Hindes Ave, Charlotte, Texas
County:	Atascosa County
Acreage:	±235 Acres
Power:	AEP Texas
Power Market:	ERCOT
Frontage:	None on Highway 97
Price:	Price Upon Request

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SIGNIFICANT ACREAGE
IN SOUTH TEXAS
WITH FLEXIBILITY
FOR A WIDE RANGE
OF DEVELOPMENT
OPPORTUNITIES.

DEVELOPMENT POTENTIAL

With its substantial acreage and South Texas location, 620 E Hindes Ave offers the scale necessary to accommodate a broad range of development concepts.

The property may be particularly attractive to users evaluating industrial, technology, AI/data center, energy infrastructure, or other large-footprint projects.

All development potential is subject to independent verification of utilities, power capacity, zoning and entitlements.

SRC
LOCAL MARKETS

FOR MORE INFORMATION, PLEASE CONTACT:



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All information is deemed reliable but not guaranteed. Prospective purchasers should independently verify acreage, utilities, power availability and capacity, zoning, access, environmental conditions and suitability for their intended use.