

±33.66 ACRES IN KINGSVILLE

Offering 33.66± acres divided into two tracts - 24.36± acres in the first, and 9.299± acres in the second, this property poses an exceptional opportunity. Strategically located on the future I-69 corridor, with Highway 77 frontage and FM 1717 access. Prime highway location means high visibility, 26,400+ daily vehicles. Access from multiple points amplifies versatility. Property benefits from an agricultural exemption for hay cutting. Positioned near the upcoming overpass and Occidental Petroleum's carbon-capturing plant on the King Ranch, driving the area's potential while positively impacting job opportunities. City utilities are available for a quick start on building potentials. Strategic location for diverse development appeals to commercial investors eyeing growing areas. For specifics about this dynamic commercial property, please contact Terence Moeller.



Collection Street	Cross Street	Traffic Volume	Count Year
S Brahma Blvd	E Trant Rd S	7,255	2022
South Brahma Boulevard	S Hwy 77 SE	953	2020
S Brahma Blvd	S Hwy 77 SE	2,242	2022
F-M 1717	S Brahma Blvd NW	955	2022
Farm to Market Road 1717	S Brahma Blvd NW	420	2020
Farm to Market Road 1356	S US Hwy 77 E	12,492	2020
E General Cavazos Blvd	S Hwy 77 E	12,044	2022
Farm to Market Road 1356	S Hwy 77 E	11,463	2020
South Brahma Boulevard	E Trant Rd S	6,831	2020
Farm to Market Road 1356	Andy Gonzales Cir E	8,390	2020



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