

**33± Acres | S. I-10 Frontage Rd, Weimar, TX | Colorado
County**
S. I-10 Frontage Rd
Weimar, TX 78962

\$1,085,440
33.920± Acres
Colorado County



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Weimar, TX / Colorado County

SUMMARY

Address

S. I-10 Frontage Rd

City, State Zip

Weimar, TX 78962

County

Colorado County

Type

Undeveloped Land, Commercial, Business Opportunity

Latitude / Longitude

29.691654 / -96.735687

Taxes (Annually)

59

Acreage

33.920

Price

\$1,085,440

Property Website

<https://tricountyrealestate.com/property/33-acres-s-i-10-frontage-rd-weimar-tx-colorado-county-colorado-texas/81696/>



PROPERTY DESCRIPTION

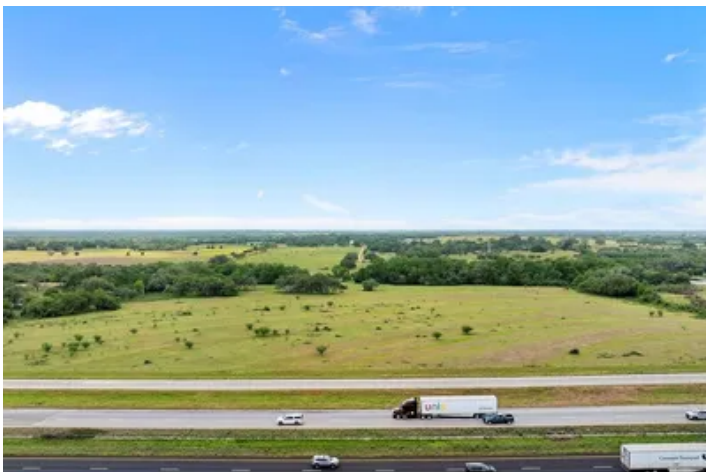
Prime 33.92-Acre Commercial Opportunity with I-10 Frontage

Unlock the potential of this exceptional 33.92-acre tract located directly off Interstate 10, featuring approximately 1,100 feet of high-visibility feeder road frontage. Currently benefiting from an agricultural exemption, this partially wooded property presents a rare and versatile opportunity for commercial development.

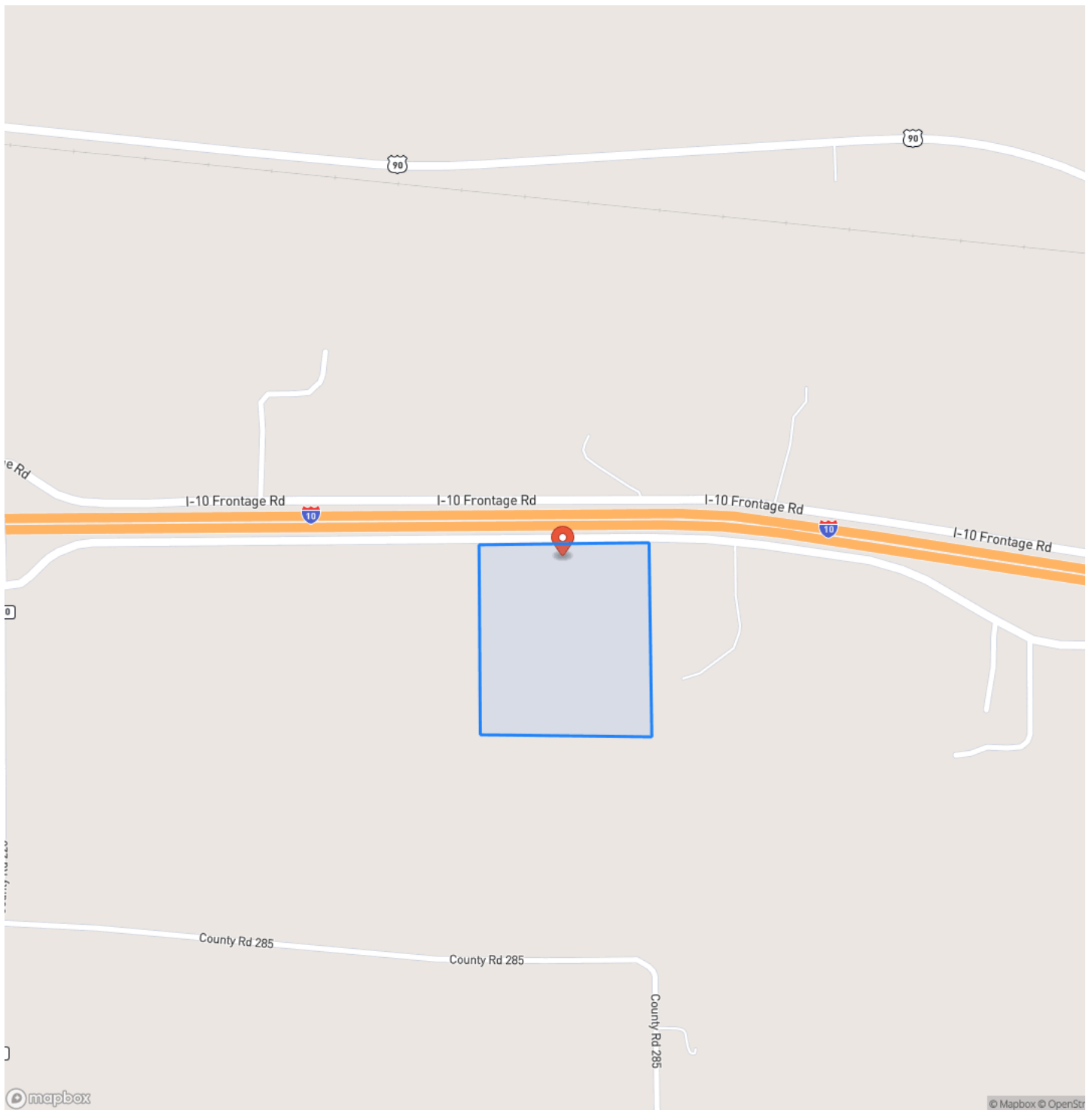
Significant infrastructure upgrades are underway, including a new westbound exit near County Road 210 for traffic coming from Houston and a new overpass to accommodate southbound traffic from San Antonio. Additionally, the widening of I-10 to six lanes will further enhance accessibility and long-term value.

Ideally positioned within 1.5 hours of Houston, Austin, and San Antonio, this location offers tremendous reach to three of Texas's largest markets. According to TXDOT AADT data, the site benefits from an average daily traffic count of approximately 38,000 vehicles—ensuring high visibility and consistent exposure.

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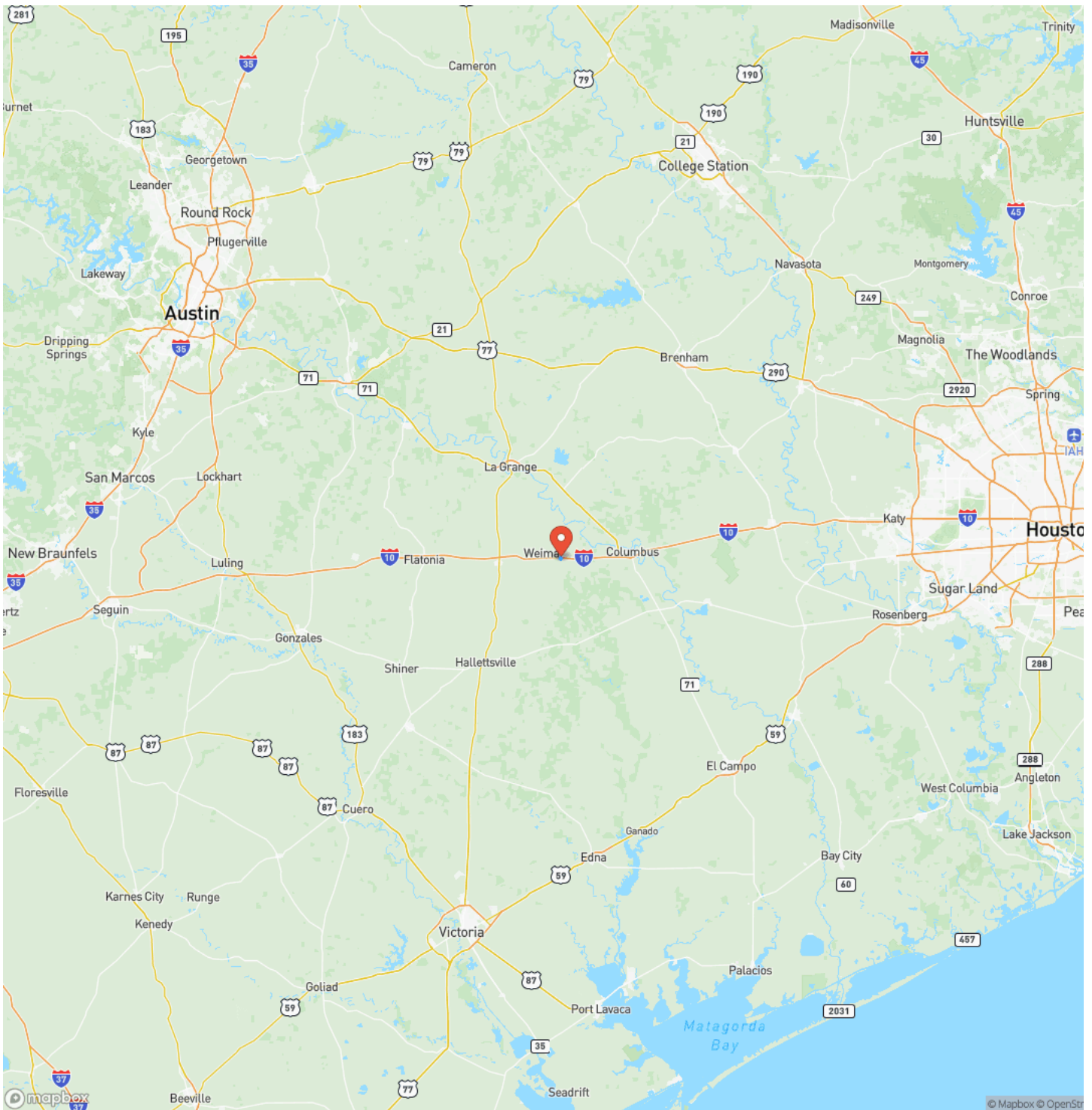


Locator Map



Weimar, TX / Colorado County

Locator Map



MORE INFO ONLINE:

tricountyrealestate.com

Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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