

84± Acres | 1963 Interstate 10, Weimar, TX | Colorado
County
1963 Interstate 10
Weimar, TX 78962

\$2,856,000
84± Acres
Colorado County



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Weimar, TX / Colorado County

SUMMARY

Address

1963 Interstate 10

City, State Zip

Weimar, TX 78962

County

Colorado County

Type

Commercial, Business Opportunity, Farms

Latitude / Longitude

29.695816 / -96.740147

Taxes (Annually)

550

Acreage

84

Price

\$2,856,000

Property Website

<https://tricountyrealestate.com/property/84-acres-1963-interstate-10-weimar-tx-colorado-county-colorado-texas/83638/>



PROPERTY DESCRIPTION

Exceptional Development Opportunity – 84± Acres with 1,700+ Ft Frontage on I-10

Well-positioned in Colorado County, Texas, this unrestricted property offers a prime opportunity for commercial development. Just 2 miles east of Weimar, the site sits on the north side of Interstate 10 near other business ventures, featuring high-visibility frontage and benefiting from 38,000+ AADT traffic count (2023 TxDOT). Centrally located between Houston, San Antonio, and Austin, the property offers excellent access to major Texas markets.

Key Features:

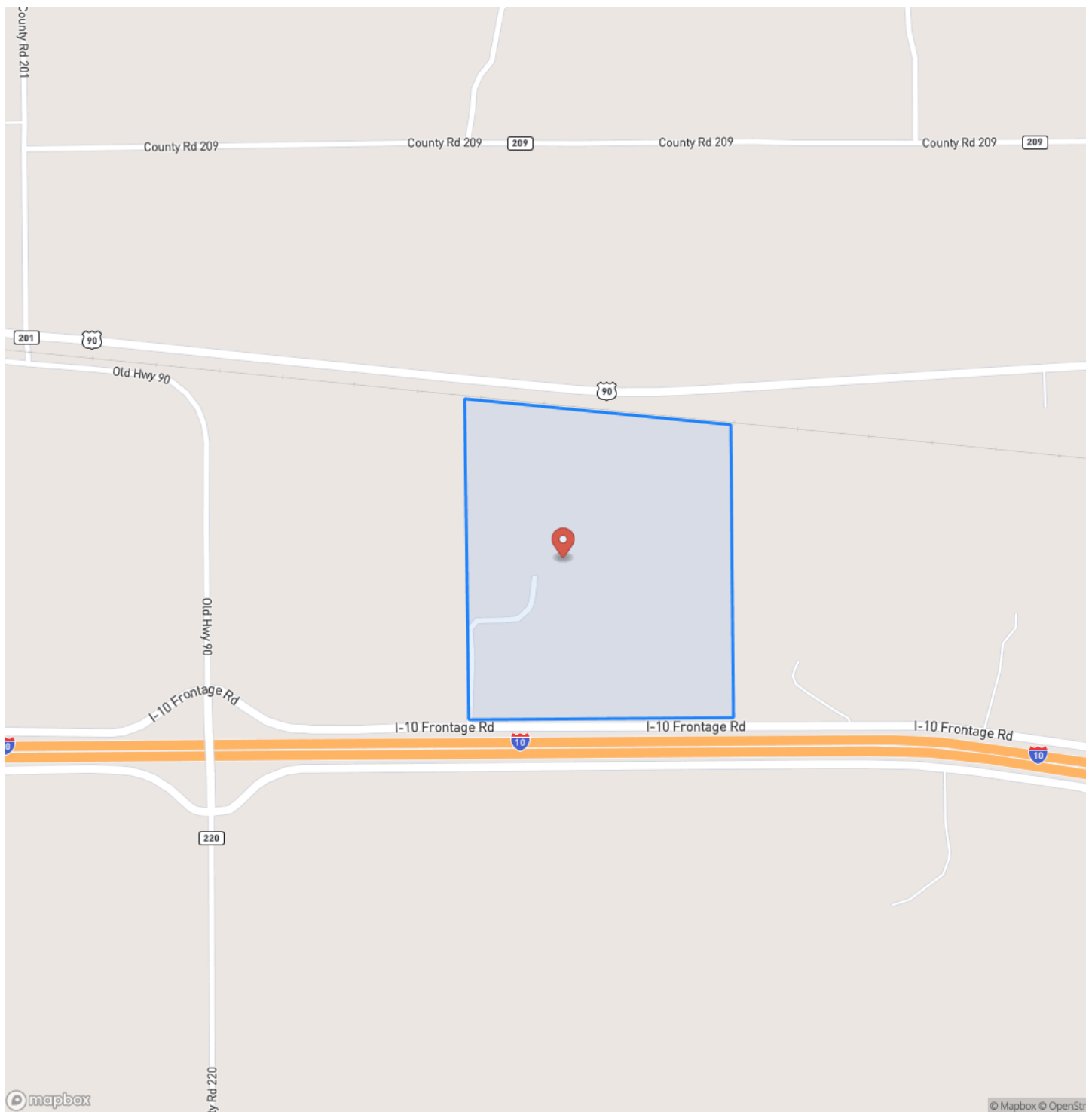
- 380'-400' elevation (no floodplain)
- Centrally located between three major metros
- Water well, electricity, pond, and farm sheds in place
- Ag-exempt through livestock grazing
- Native and improved pastureland with scattered Live Oak trees
- Significant I-10 expansion underway enhancing future accessibility/connectivity
- Unrestricted: suitable for commercial, industrial, or residential development

With high traffic exposure and prime accessibility, this site is ideal for a variety of development ventures. Don't miss this rare opportunity to secure a standout property in a growing corridor connecting the two largest cities in Texas – Houston and San Antonio!

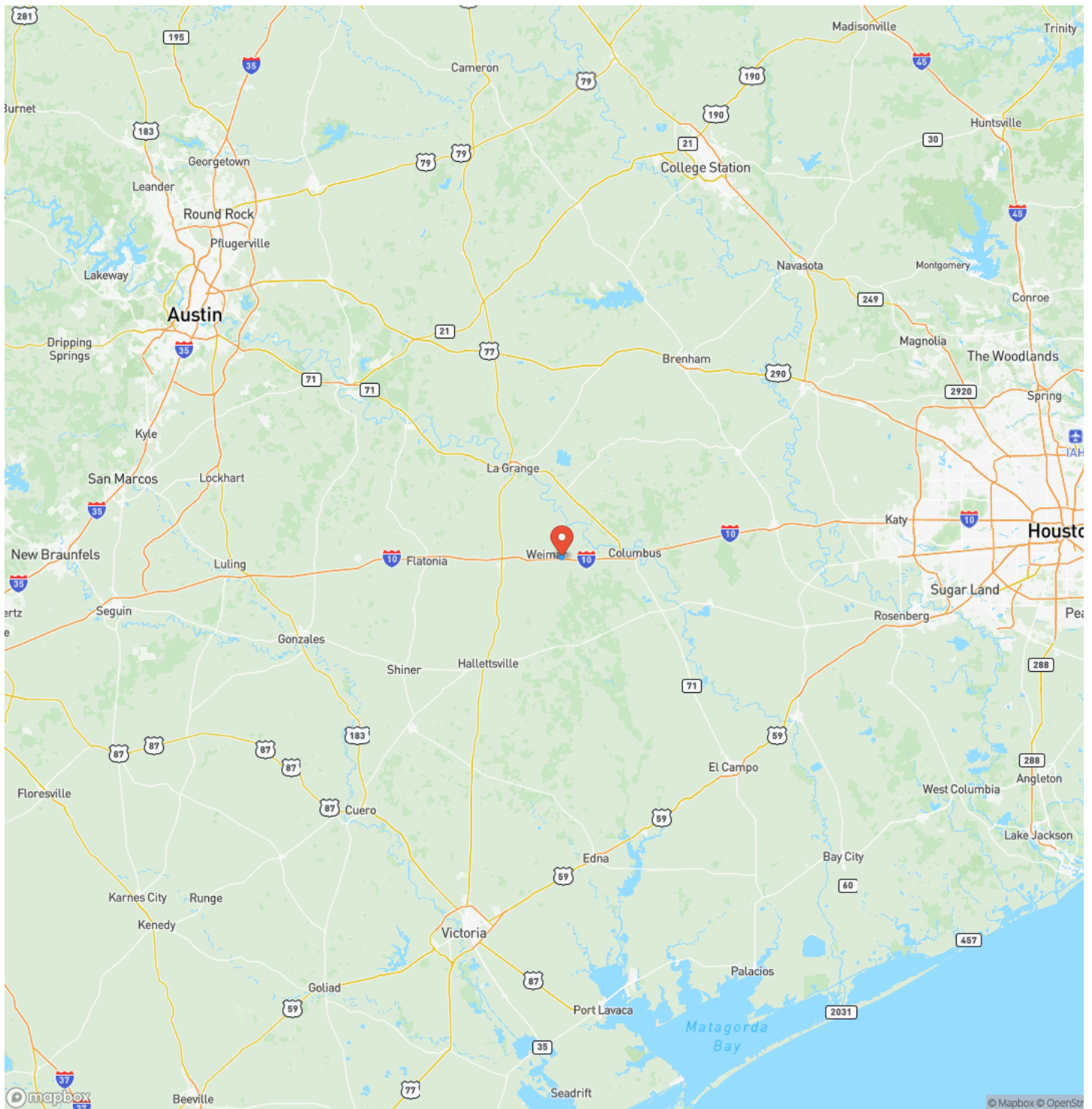
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run 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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