

I-10 Frontage Road, Weimar, TX
TBD Interstate 10
Weimar, TX 78962

\$1,699,950
48± Acres
Colorado County



I-10 Frontage Road, Weimar, TX
Weimar, TX / Colorado County

SUMMARY

Address

TBD Interstate 10

City, State Zip

Weimar, TX 78962

County

Colorado County

Type

Farms, Ranches, Recreational Land, Commercial

Latitude / Longitude

29.692771 / -96.75671

Taxes (Annually)

\$319

Acreage

48

Price

\$1,699,950

Property Website

<https://tricityrealestate.com/property/i-10-frontage-road-weimar-tx/colorado/texas/89191/>



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PROPERTY DESCRIPTION

Interstate 10 Frontage, Lots of possibilities! City utilities available close by! This 48.00 acre tract located in Weimar between Houston & San Antonio with close proximity to Victoria & Austin is an ideal development site suitable for any number of business ventures along I-10 (the major traffic carrier between Houston & San Antonio). Situated just east of the intersection of I-10 (Exit 682 in Weimar) & FM 155, the property features approx. 1,150' of highly visible I-10 Frontage Rd offering FREE advertisement for your business. The tract has two entrances available from the IH10 Frontage RD for convenient and safe access to the property. Per TxDot, Annual Average Daily Traffic (AADT) in 2023 near the intersection of I-10 (Exit 682) & FM 155 was 1,638 south of I-10 on FM 155, 4,388 north of I-10 on FM 155, 37,149 west of FM 155 on I-10 & 37,545 east of FM 155 on I-10. The property's west edge borders the east edge of the Weimar city limits & currently receives an ag-exemption through livestock grazing. Rural electrical service exist on the property, with city water/sewer available nearby. Elevation is 370'-390' with NO FLOOD PLAIN. The property consists of a mix of loamy fine sand to sandy clay loam soil. Several reputable businesses are located nearby with this property offering a blank canvas for investor looking to create their own thriving addition to the area. WILL CONSIDER SUBDIVIDING INTO A SMALLER TRACT. There is additional access available from Sandhill Rd, which is accessed by means of HWY 90.

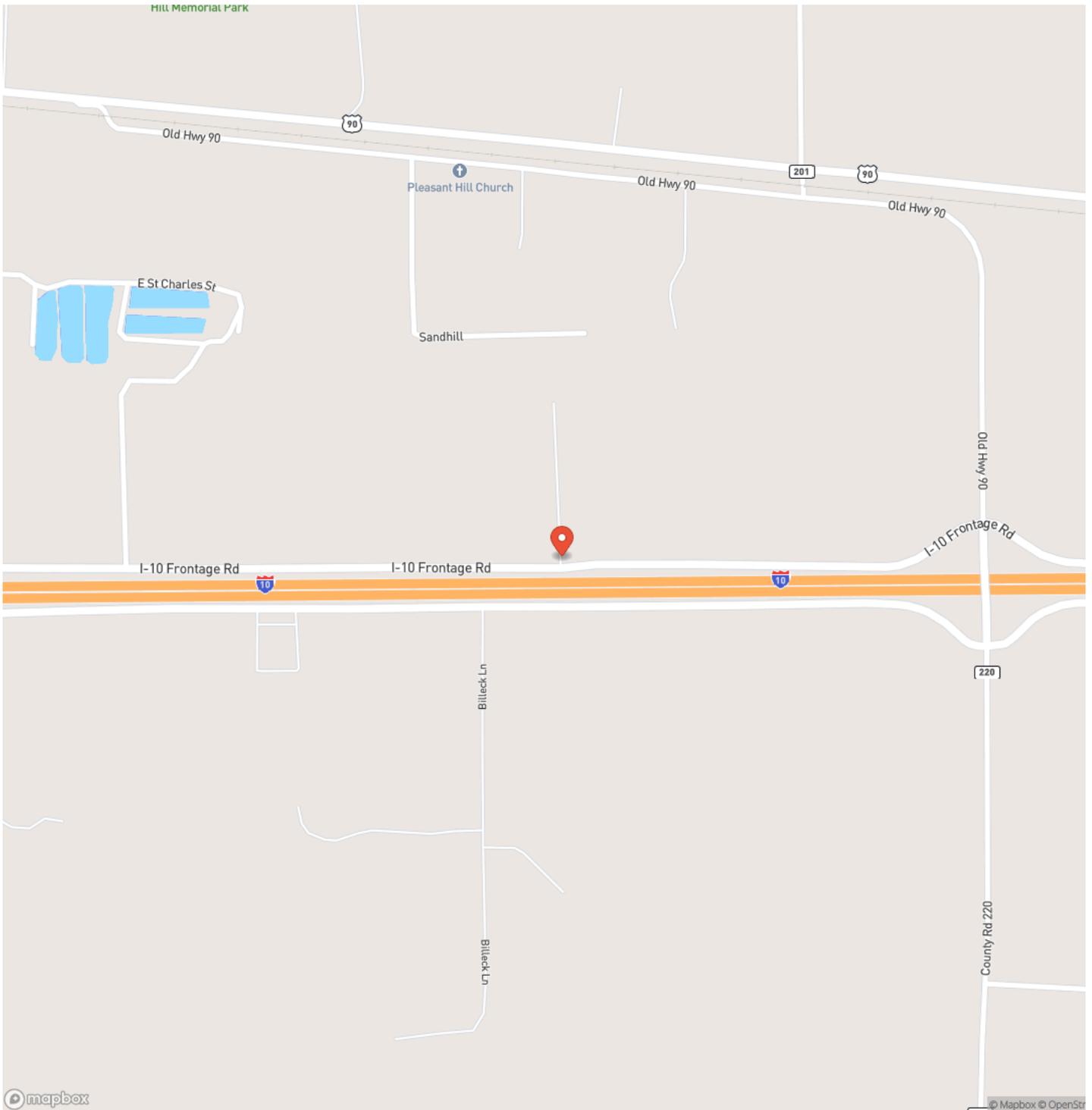
One of the sellers is also the listing agent.

Contact our office for additional info. Tri-County Realty, LLC will gladly co-broker with Buyer's Agent making initial contact & present at all showings.

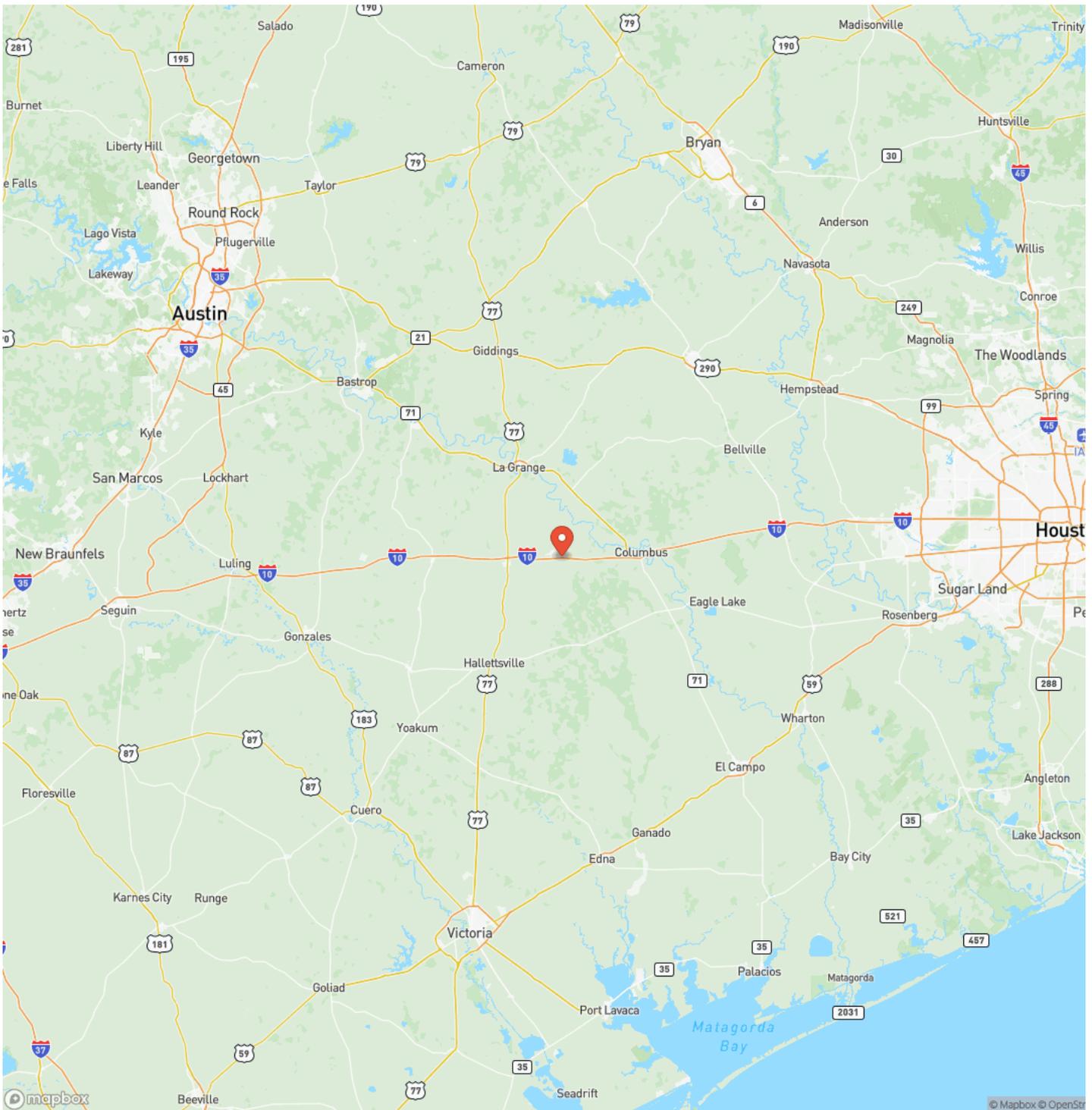
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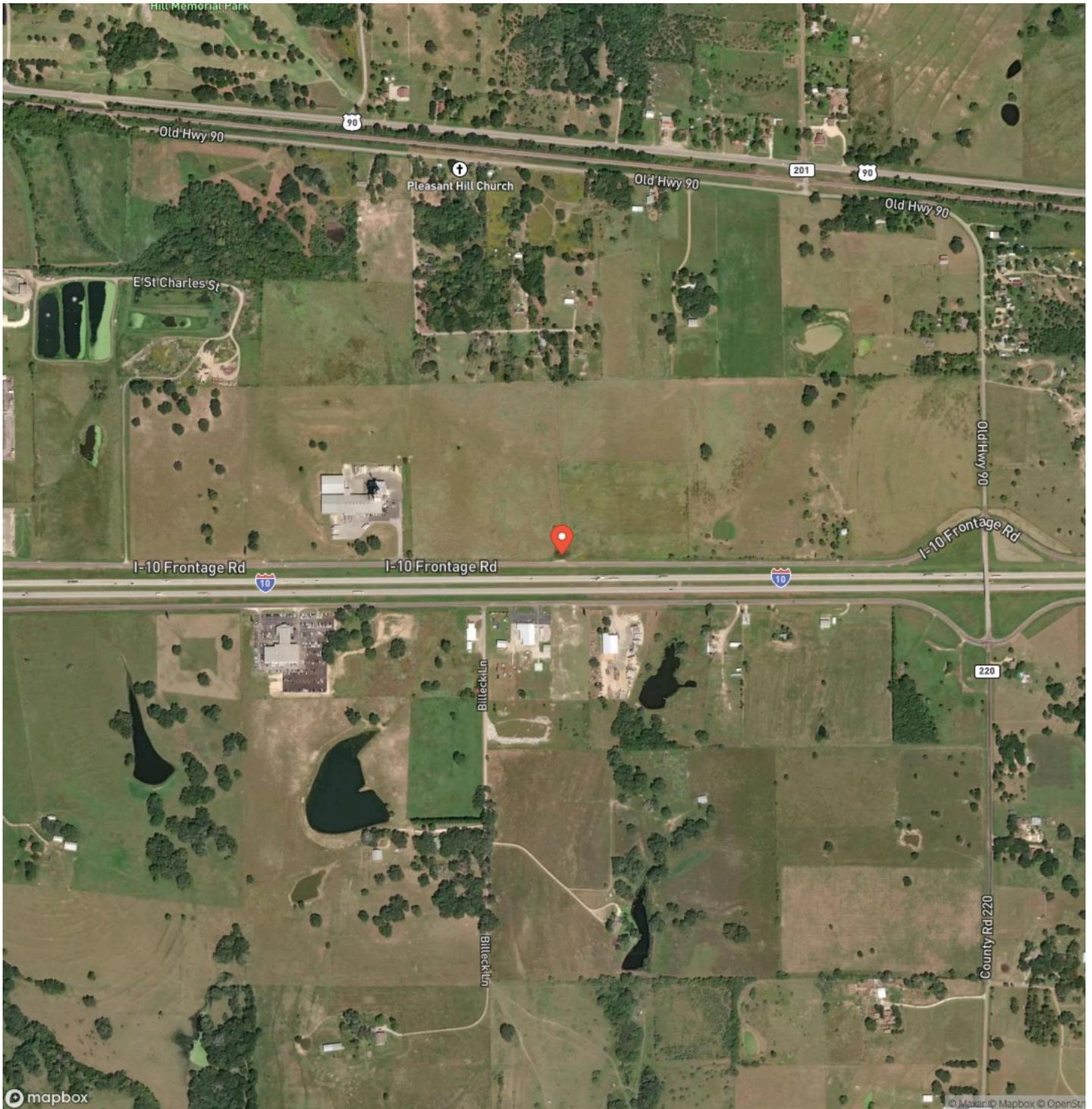
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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