

801 Huser Boulevard Schulenburg, TX 78956
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Schulenburg, TX 78956

\$995,000
22.55± Acres
Fayette County



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Schulenburg, TX / Fayette County

SUMMARY

Address

801 Huser Boulevard null

City, State Zip

Schulenburg, TX 78956

County

Fayette County

Type

Undeveloped Land, Commercial, Lot

Latitude / Longitude

29.6919373 / -96.8948655

Taxes (Annually)

\$29

Acreage

22.55

Price

\$995,000

Property Website

<https://bubelarealestate.com/property/801-huser-boulevard-schulenburg-tx-78956/fayette/texas/36165/>



PROPERTY DESCRIPTION

I-10 Business Park at Highway 77 | ±22.55 Acres | Premier Commercial & Industrial Development Opportunity | 801 Huser Boulevard | Schulenburg

Position your business at one of South Central Texas' most strategic commercial development locations.

The I-10 Business Park at Highway 77 is a ±22.55-acre commercial and industrial development opportunity ideally situated immediately off Interstate 10 in Schulenburg, Texas. Offering outstanding visibility, excellent accessibility, and exceptional regional connectivity, this property is strategically positioned in the heart of the Texas Triangle, providing efficient access to Houston, Austin, San Antonio, Victoria, and the Texas Gulf Coast.

Located less than one minute east of the Interstate 10 and U.S. Highway 77 interchange, this site benefits from one of the most important transportation crossroads in Texas. U.S. Highway 77 provides direct north-south access to Victoria, the Port of Corpus Christi, the Gulf Coast, and the rapidly expanding industrial and manufacturing corridor serving South Texas.

One of this property's greatest advantages is its location adjacent to an established industrial park, creating immediate synergy for future industrial, logistics, manufacturing, and commercial users.

This highly visible development tract offers tremendous flexibility for a variety of commercial uses, including:

- Industrial Park Development
- Distribution & Logistics Facilities
- Manufacturing Operations
- Warehouse & Flex Industrial Space
- Equipment Sales & Service Centers
- Truck Terminal & Fleet Operations
- RV & Boat Storage
- Contractor & Service Company Headquarters
- Build-to-Suit Commercial Facilities
- Regional Distribution Centers

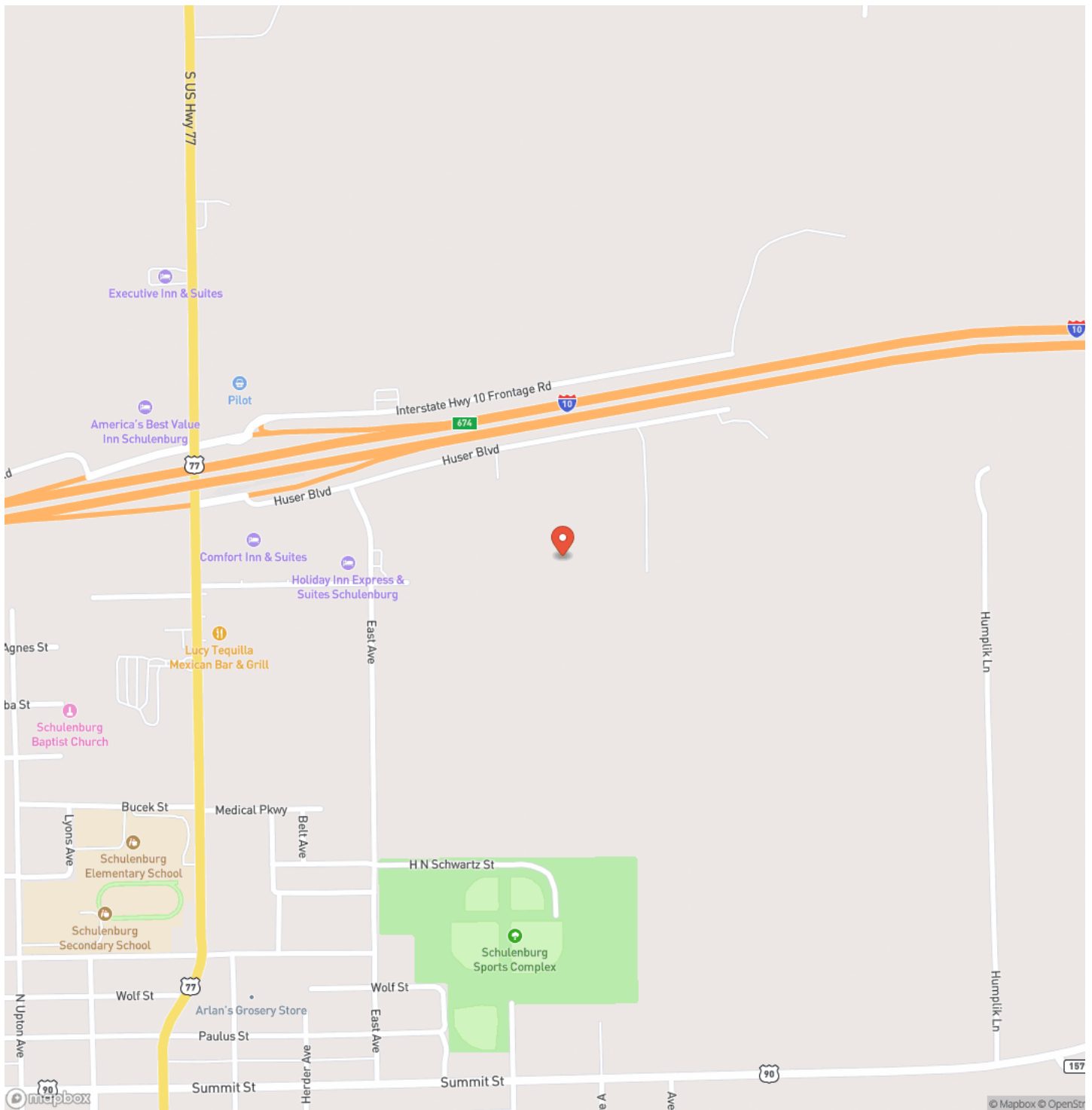
The property currently enjoys an Agricultural Exemption, helping minimize carrying costs while development plans are finalized.

As population growth and business expansion continue throughout Central and South Texas, opportunities with this combination of interstate access, regional connectivity, existing industrial neighbors, and development flexibility have become increasingly more in demand.

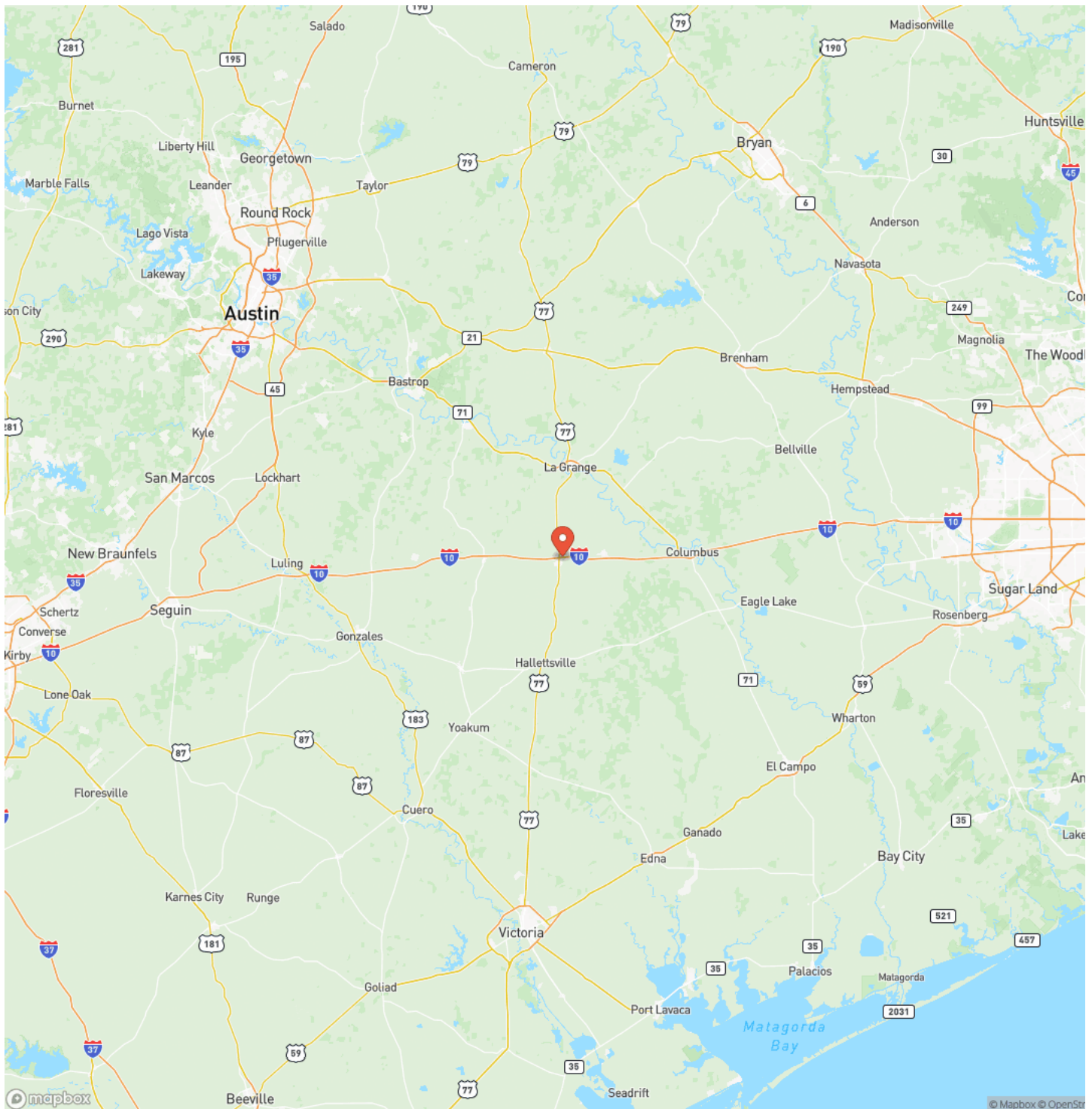
Whether you're an investor, developer, owner-user, or expanding business, I-10 Business Park at Highway 77 represents an exceptional opportunity to establish a presence along one of Texas' most traveled transportation corridors.



Locator Map

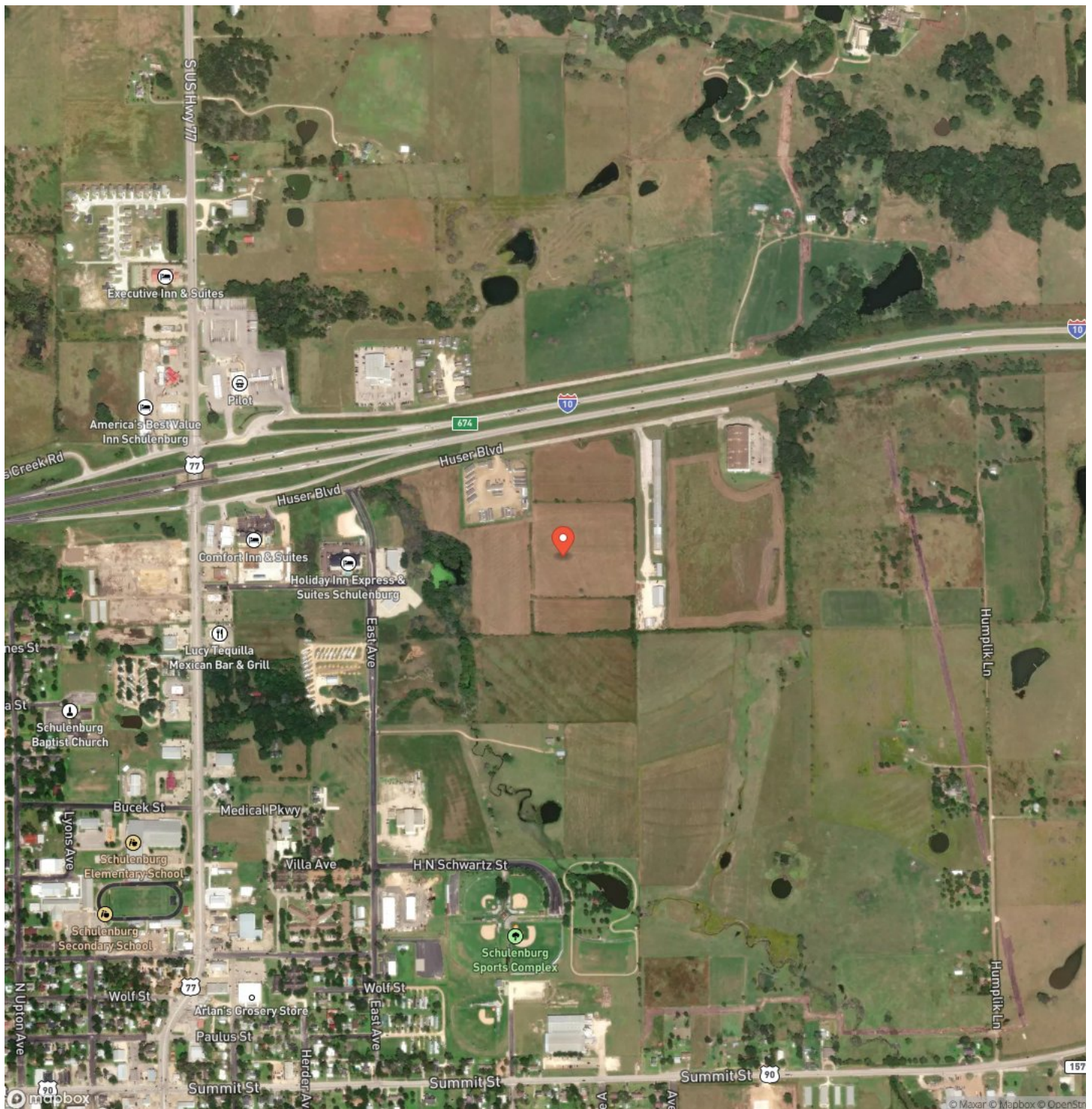


Locator Map



801 Huser Boulevard Schulenburg, TX 78956
Schulenburg, TX / Fayette County

Satellite Map



801 Huser Boulevard Schulenburg, TX 78956
Schulenburg, TX / Fayette County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Schulenburg, TX 78956

NOTES

This image shows a single 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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