

475 Dean Rd, Cibolo, Texas 78108  
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Cibolo, TX 78108

**\$1,250,000**  
7± Acres  
Guadalupe County





**475 Dean Rd, Cibolo, Texas 78108**  
**Cibolo, TX / Guadalupe County**

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## **SUMMARY**

### **Address**

475 Dean Rd,

### **City, State Zip**

Cibolo, TX 78108

### **County**

Guadalupe County

### **Type**

Farms, Ranches, Residential Property, Single Family, Lot

### **Latitude / Longitude**

29.603145 / -98.24676

### **Dwelling Square Feet**

3536

### **Bedrooms / Bathrooms**

4 / 2.5

### **Acreage**

7

### **Price**

\$1,250,000

### **Property Website**

<https://www.mockranches.com/property/475-dean-rd-cibolo-texas-78108-guadalupe-texas/83628/>



**PROPERTY DESCRIPTION**

Mock Ranches is pleased to bring this unique property to the Cibolo market. A full 7 acres, currently utilized as a homestead with acreage, prime for rezoning and development. Currently Zoned for "Estate" lots - highly suitable for a multitude of uses. Two parcels being offered as one.

This rapidly growing area has a high level of desirability due to its proximity to the IH 35 Corridor.

Shopping, Dining and Entertainment all located nearby. Evo Entertainment approximately 7 minutes, HEB Grocery approximately 10 minutes away.

All information to be verified by buyer.

Showing Instructions:

This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. Please contact [512-275-6625](tel:512-275-6625) for showing information. All appointments must be made with the listing broker and be accompanied.

Notice to Buyers Agents:

Buyer agents must make first contact and be present for all showings.

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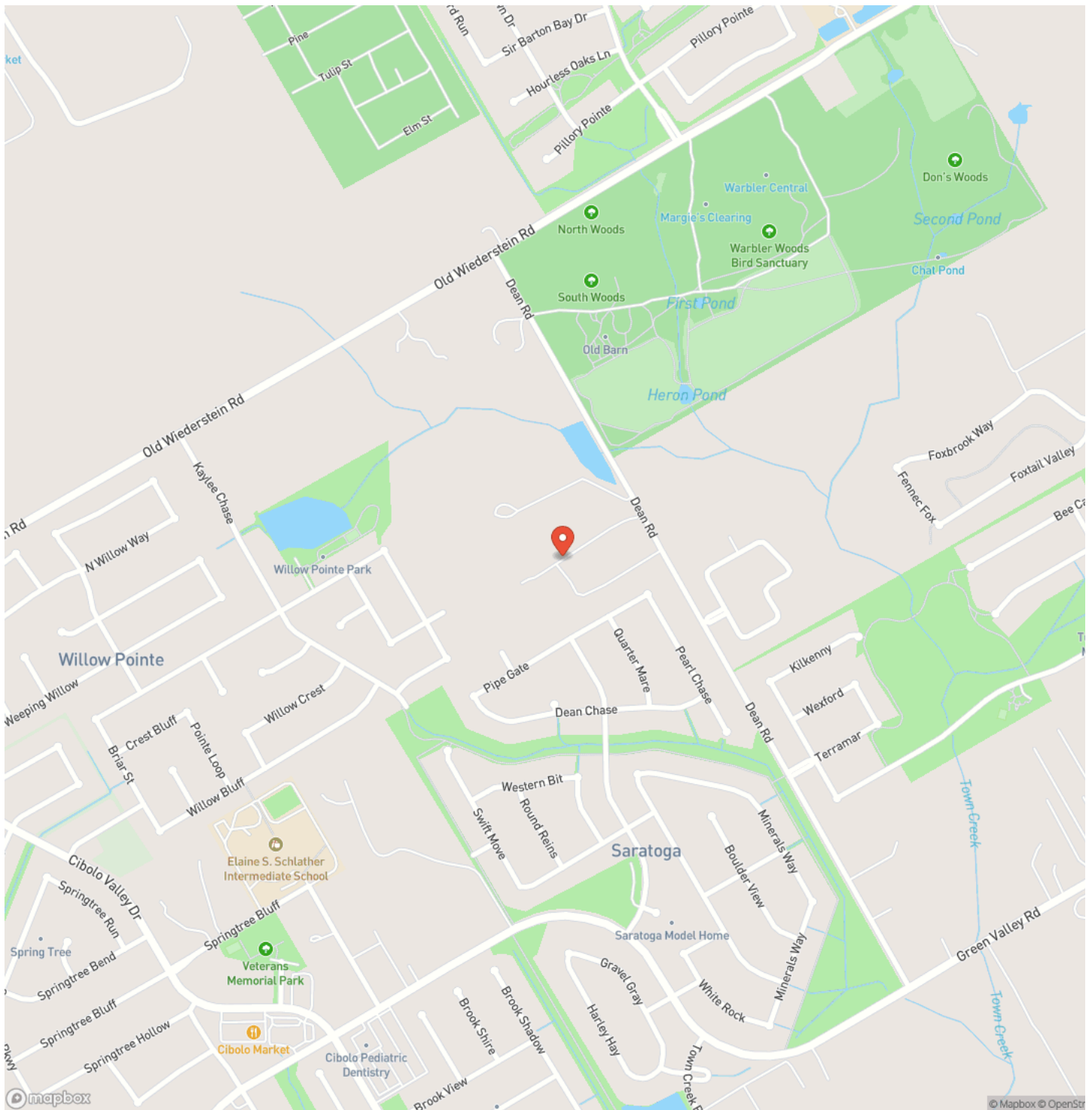
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## Locator Map

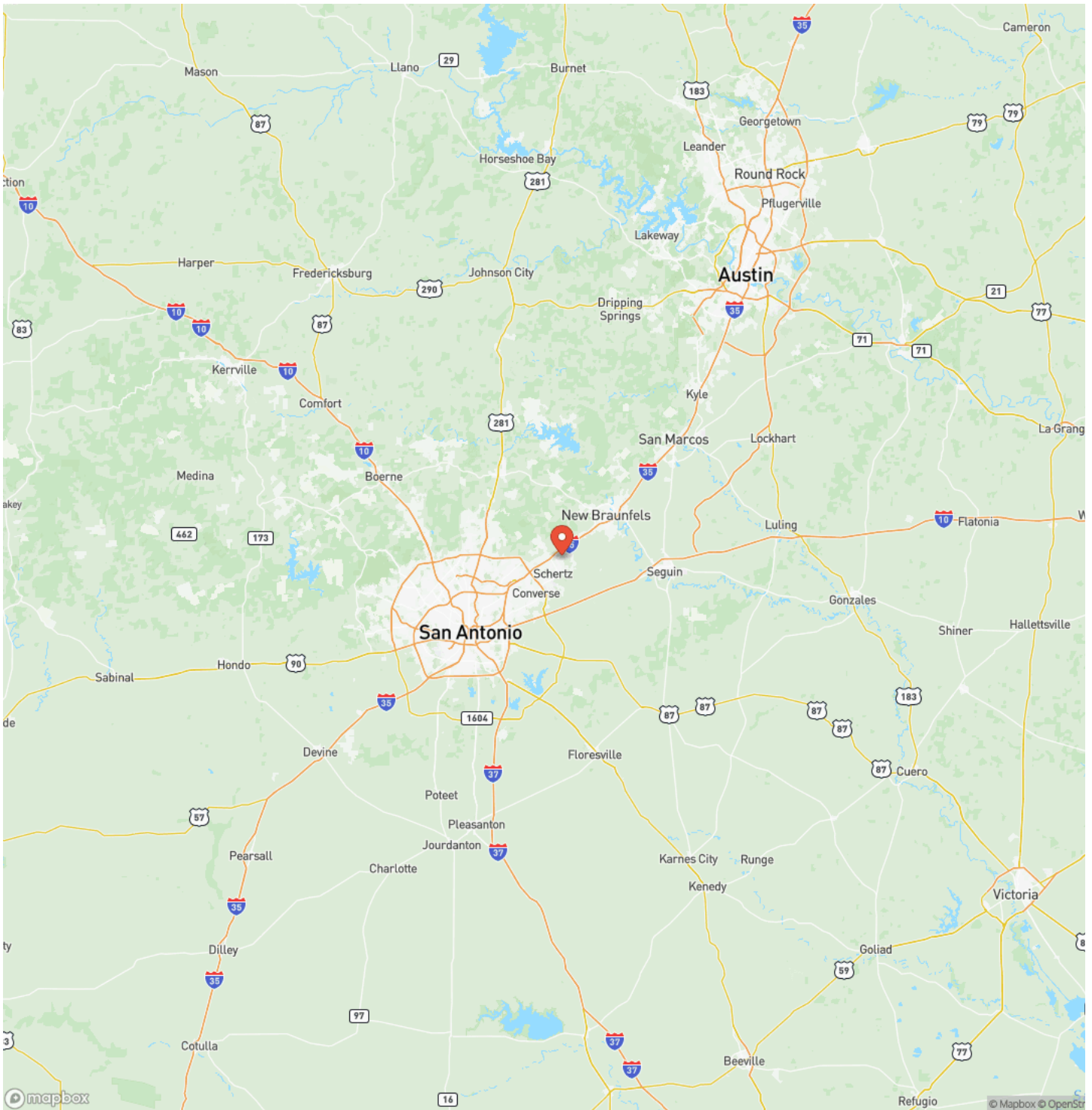


**MORE INFO ONLINE:**

**Mockranches.com**

## Cibolo, TX / Guadalupe County

## Locator Map



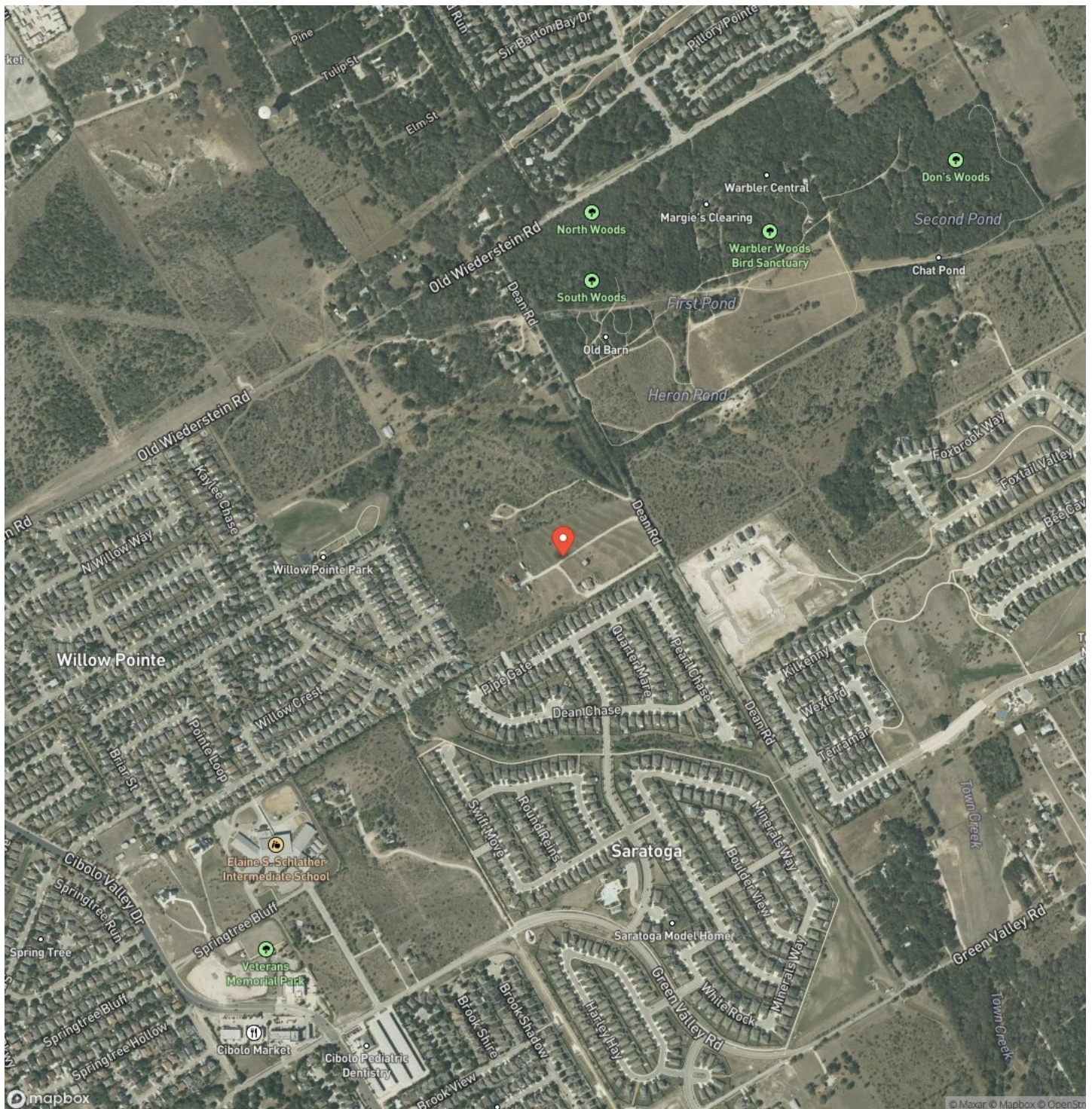
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## Satellite Map





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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Dwayne Baker

## Mobile

(512) 748-9202

## Office

(512) 748-9202

## Email

DwayneBaker@mockranches.com

**Address**

130 West Overlook Mountain

## City / State / Zip

## NOTES

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## **DISCLAIMERS**

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.



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**Mock Ranches Group at Keller Williams Realty**  
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(512) 275-6625  
[Mockranches.com](http://Mockranches.com)

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