



Clinton Road Commercial

69 Clinton Rd, Cuero, TX 77954

13.33 Acres

\$549,950



HWY 183 FRONTAGE

UNRESTRICTED

AG EXEMPT

This unrestricted, ag-exempt 13.33 acres with more than 1,350 feet of Hwy 183 frontage is located just south of the Guadalupe River bridge outside of Cuero. The high-traffic property is fenced and mostly wooded with huisache, a couple of giant live oaks, and large mesquites. The 2,000 sq. ft., 4 bedroom, 2 bath house is structurally sound with some exterior and interior work needed to finish to taste. It would make an excellent office for a company needing convenient Hwy 183 access. This property would be perfect for an oilfield or trucking company, or potentially a gas station. Some mineral rights are negotiable. The agricultural valuation keeps taxes low at \$1,023 for 2020.

Cuero is the quintessential Texas small town filled with history. There are many historical homes, buildings, churches, museums and vintage storefronts to visit and explore in the historic downtown district. Cuero is home to the Chisolm Trail Museum and has events throughout the year such as Christmas in the Park, the springtime Texas wildflower trail, and is known as the Turkey Capitol of the World and host to the Turkeyfest every fall.

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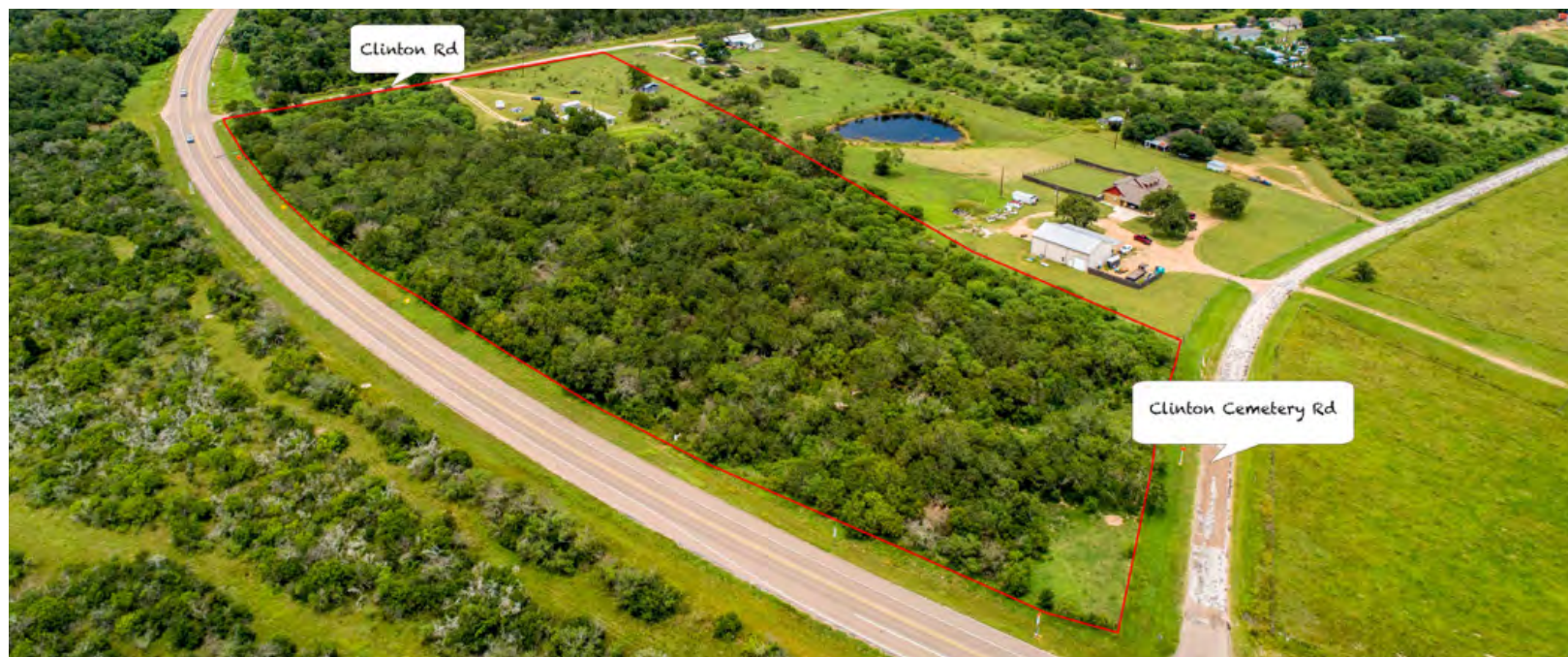


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LOCATION

DeWitt County. 3 miles south of Cuero, 30 miles to Victoria, 84 miles to downtown San Antonio, 100 miles to Austin, 150 miles to Houston.

DIRECTIONS

From Cuero head south on Hwy 183, following the split to the left. Property is between Clinton Rd and Clinton Cemetery Rd on the left with frontage on Hwy 183.

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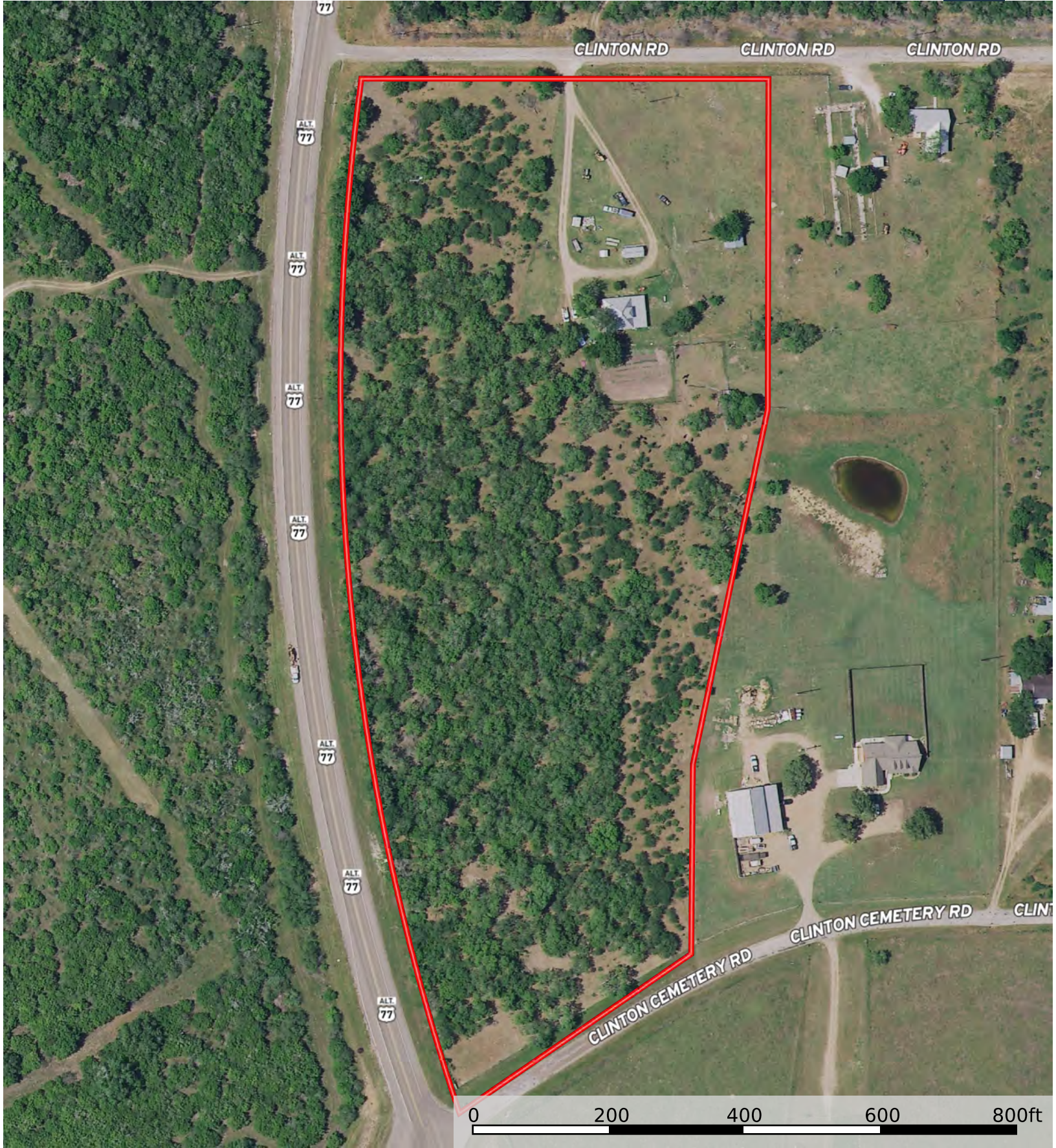


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Boundary



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