

COMMERCIAL LAND DEVELOPMENT LULING, TEXAS

2095 BRIDLE PATH LULING, TX 78648

PROPERTY OVERVIEW

Commercial +/- 10 acres in Luling conveniently located just off US HWY 183. The current C-3 zoning allows for multiple uses including RV Park, Self Storage, Gas Station, and more. Engineered plans convey for an RV Park with 61 spaces (20'x60') and a 387 unit self storage site with 22 RV/Boat spaces. A 12" water line and 8" waste water line is directly across the street providing ample supply and easy access to utilities needed for any development. Additionally, an existing 1,000 square foot building is on the property that can be utilized as an office or home. Overall, this commercial property stands as a sound investment in the growing city of Luling!

OFFERING SUMMARY

TOTAL SIZE: 10.187 ACRES

ZONING: C-3 HIGHWAY COMMERCIAL DISTRICT

CITY WATER & WASTEWATER

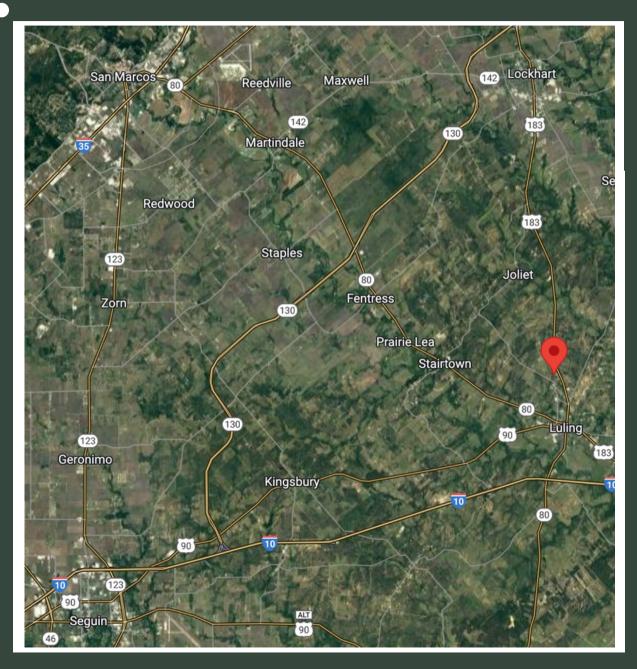
NO FLOOD PLAIN

LISTING PRICE: \$650,000



LAND UNLIMITED

PROPERTY LOCATION - LULING, TX



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RECENT DEVELOPMENTS:

- 75,000 SQFT BUC-EE'S (LARGEST LOCATION)
- \$25M ROCKET TESTING &
 MANUFACTURING FACILTY
- VERITACOR EXPANSION
- CITY RECEIVED \$1M FEDERAL GRANT TO SUPPORT BUSINESS GROWTH

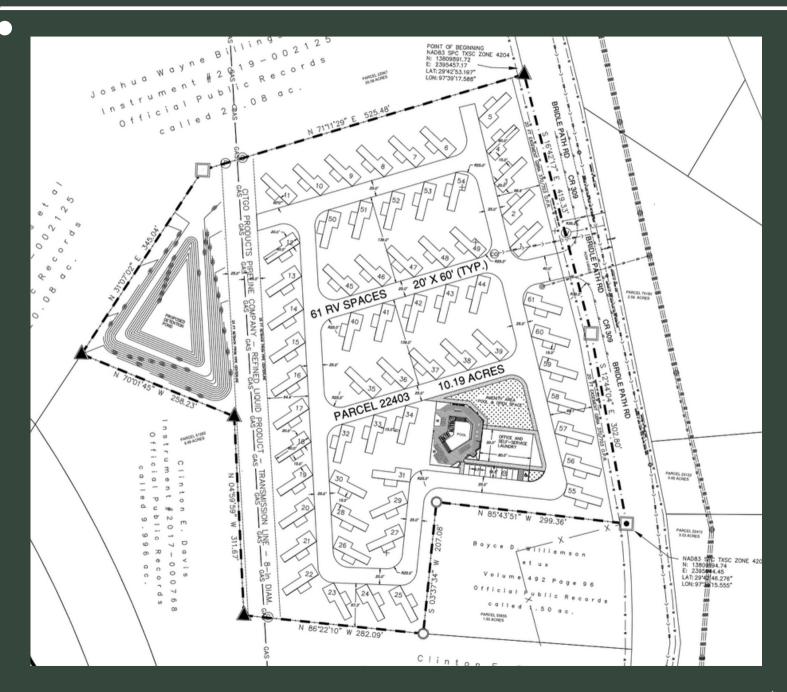
DISTANCE TO MAJOR CITIES:

- 2.4 MILES TO LULING
- 12 MILES TO LOCKHART
- 20 MILES TO SEGUIN
- 25 MILES TO SAN MARCOS
- 40 MILES TO AUSTIN
- 50 MILES TO SAN ANTONIO

FEASIBILTY OVERVIEW

FEASIBILITY	STATUS
PARCEL ID	• 22403 (2023 TAXES - \$1,371.53)
ZONING	• C-3 (HIGHWAY COMMERCIAL DISTRICT)
POTENTIAL USES	 RV PARK, SELF STORAGE, GAS STATION, MOBILE HOME/TRAVEL TRAILER SALES, RESTAURANT, EQUIPMENT SALES, USED AUTOMOBILE SALES, LAUNDRY, HOTEL/MOTEL, DRIVE IN THEATER, PAWN SHOP, NURSERY, BAKERY, AND OTHER SHOPS
WATER	• 12'' WATER LINE ON OPPOSITE SIDE OF ROAD
WASTEWATER	• 8'' WASTEWATER LINE ON OPPOSITE SIDE OF ROAD
ELECTRICITY	• ELECTRIC POLE ON SITE
NATURAL GAS	AVAILABLE ON THE PROPERTY
CURRENT USE	VACANT OFFICE / HOME CONNECTED TO ALL UTILITIES

RV PARK PLAN



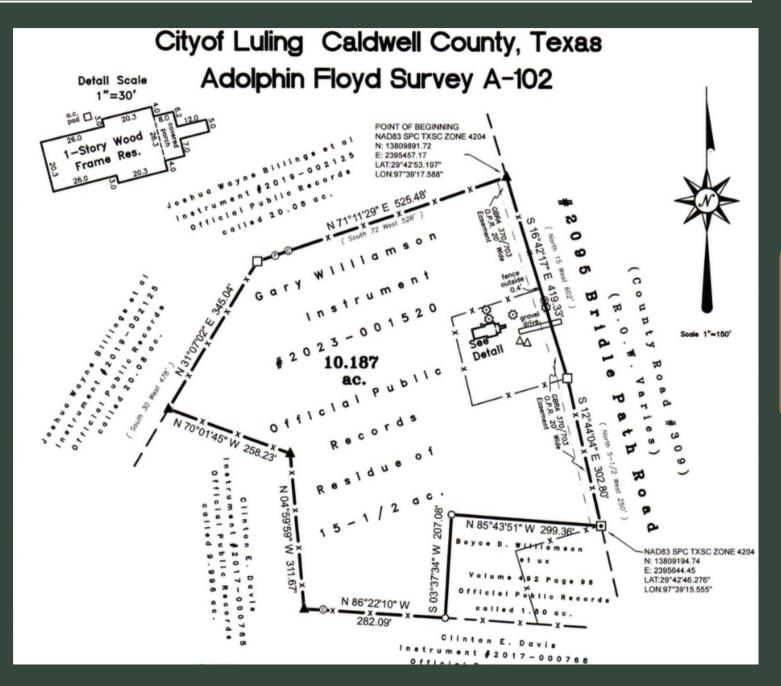


SELF STORAGE PLAN



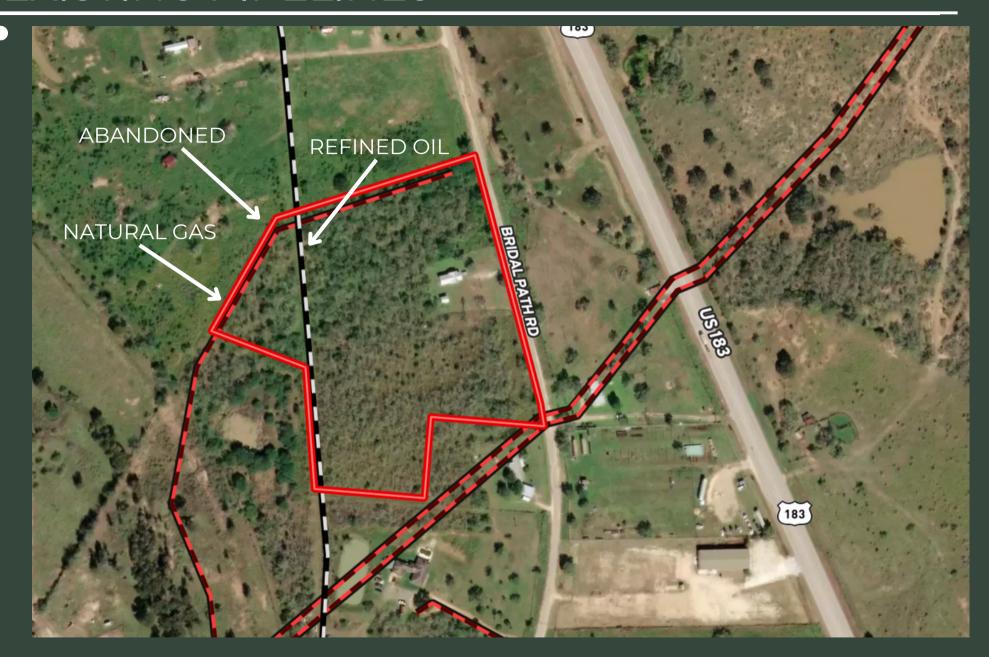


PROPERTY SURVEY





EXISTING PIPELINES

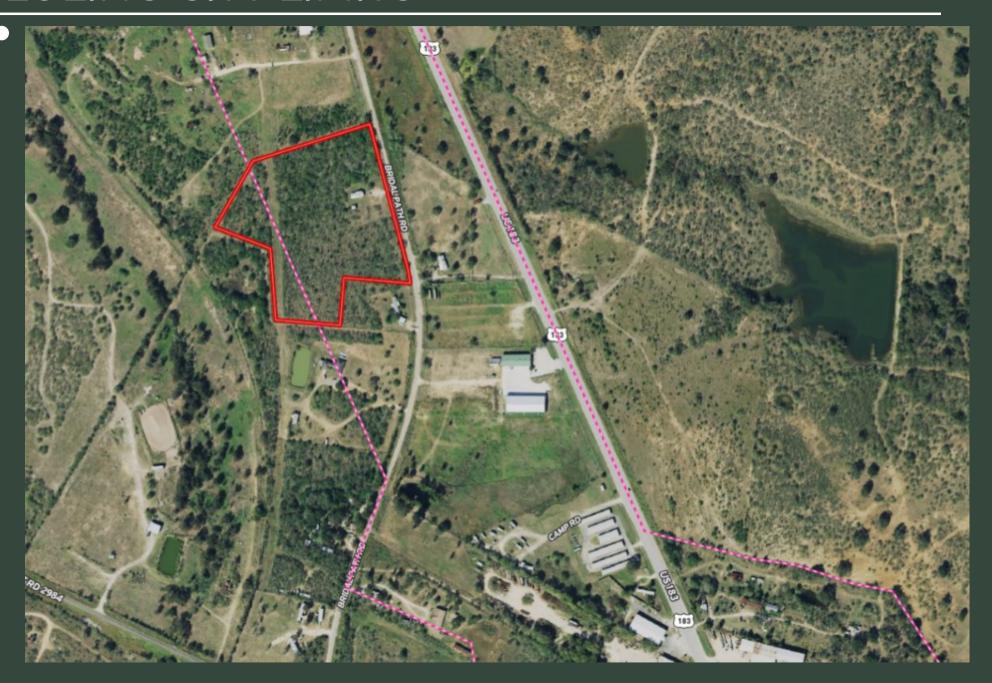


FLOOD PLAIN MAP



NO FLOOD ZONE OR WET LANDS ON THE PROPERTY

LULING CITY LIMITS







Exclusively listed by KAYLEE SUTTON (512)470-4237

KAYLEE@LANDUNLIMITEDRE.COM

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The information was collected from sources deemed reliable. It is strongly recommended that interested parties conduct their own proper due diligence.