

59.95 Acres Commercial Land FOR SALE

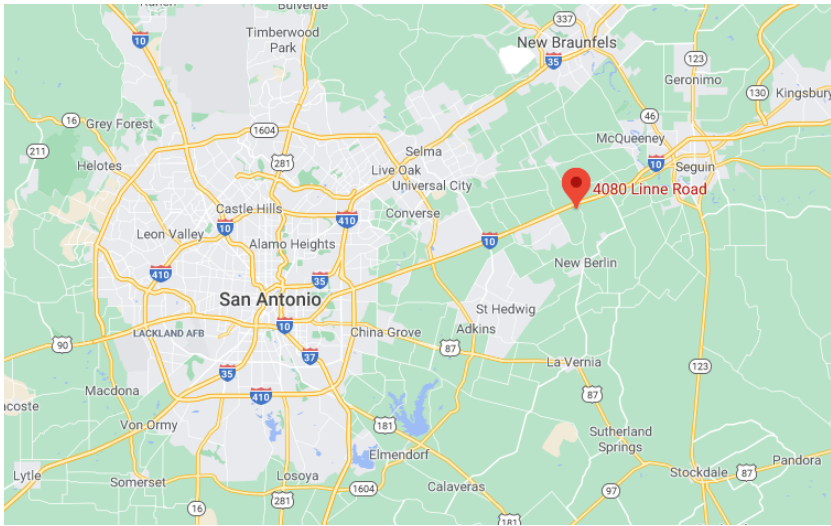
4080 Linne Rd, New Berlin, TX 78155



Kendrick Baros, Realtor® | **(361) 212-2892** | **kendrick@grandlandco.com**

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4080 Linne Rd, New Berlin, TX 78155



No Restrictions / No City Taxes

1000 ft Frontage on Linne Rd.

Visible from East Bound traffic on IH-10.



1200 sq ft metal building previously used as two offices



4800 sq ft 3-sided metal building with electricity, water, and asphalt base floor.



2427 sq ft home in need of repair, 517 sq ft garage, and 395 sq ft of combined porch and patio space.



1800 sq ft metal storage building



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HIGHLIGHTS

- ◆ Property visible from east bound traffic on IH-10. Conveniently located 10 miles to Seguin, 12 miles to Loop 1604, 4 miles to Marion, and 4.5 miles to New Berlin.
- ◆ Located in New Berlin ETJ. Commercial friendly building permits are \$25 in New Berlin.
- ◆ Best suited for Industrial, Manufacturing, Distribution, or RV Storage.
- ◆ Nearby manufacturers include: AW Texas (manufacturer of Toyota transmissions) and Caterpillar.
- ◆ GVEC High Speed Internet Fiber coming soon on Linne Rd.
- ◆ 2 –200amp Connections in place
- ◆ Property currently has a billboard permit allowing a 48x14 or equivalent (approximately 680 sq ft of advertising space). Advertising must be for the business occupying the property.

78155 DEMOGRAPHICS

Estimated Population: 48,863

Median Value of Owner Occupied Units: \$144,000

Median Household Income: \$55,679

Household Income

<25,000:	3,609
\$25,000-\$49,999:	4,053
\$50,000-\$74,999:	3,806
\$75,000-\$99,999:	2,155
\$100,000-\$149,999:	2,065
>\$150,000:	3609: 1,772

Source: 2018 US Census

SALE PRICE

59.95 Acres

GUADALUPE COUNTY PID 71027 & 71028

\$1,224,850



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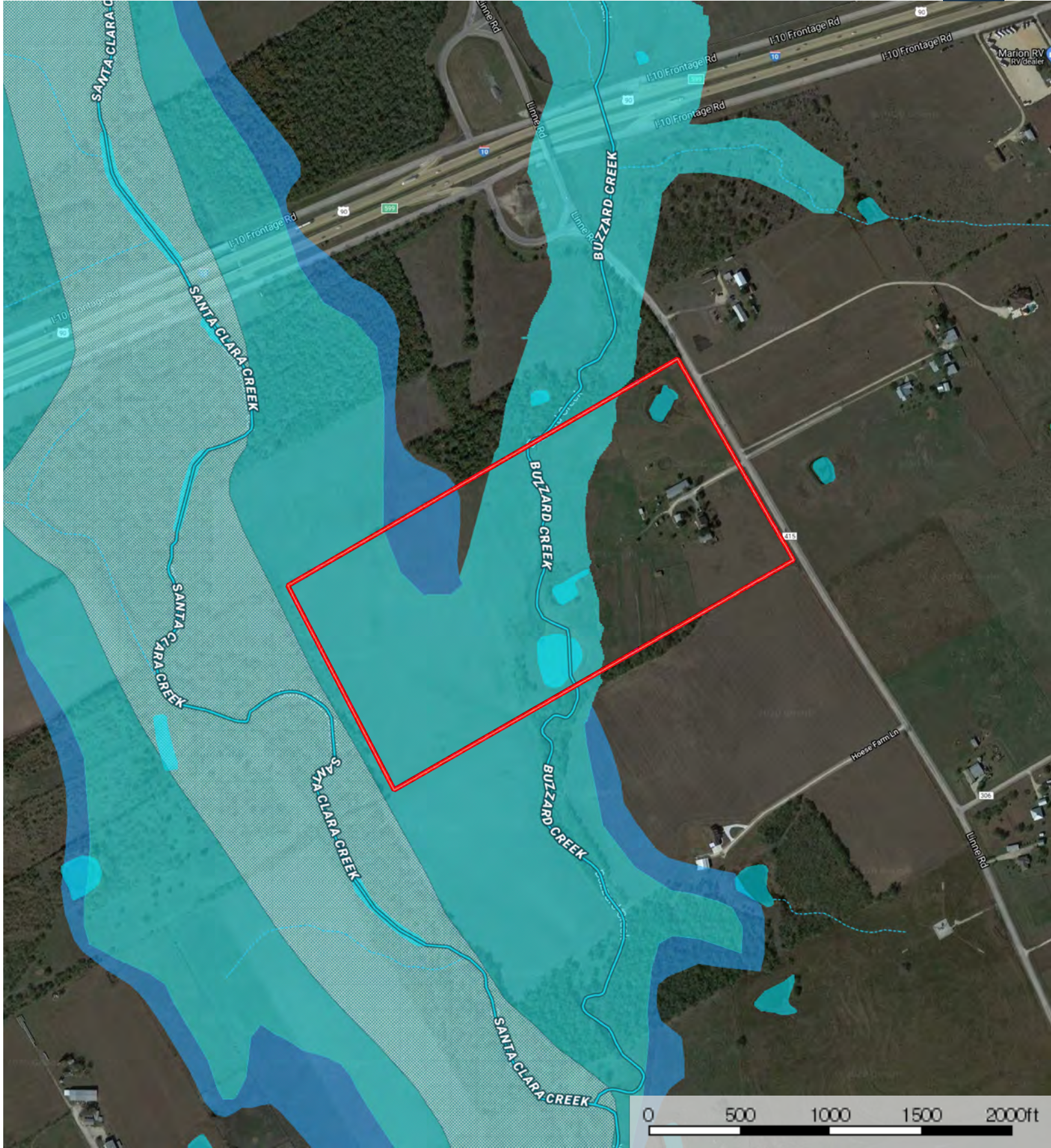
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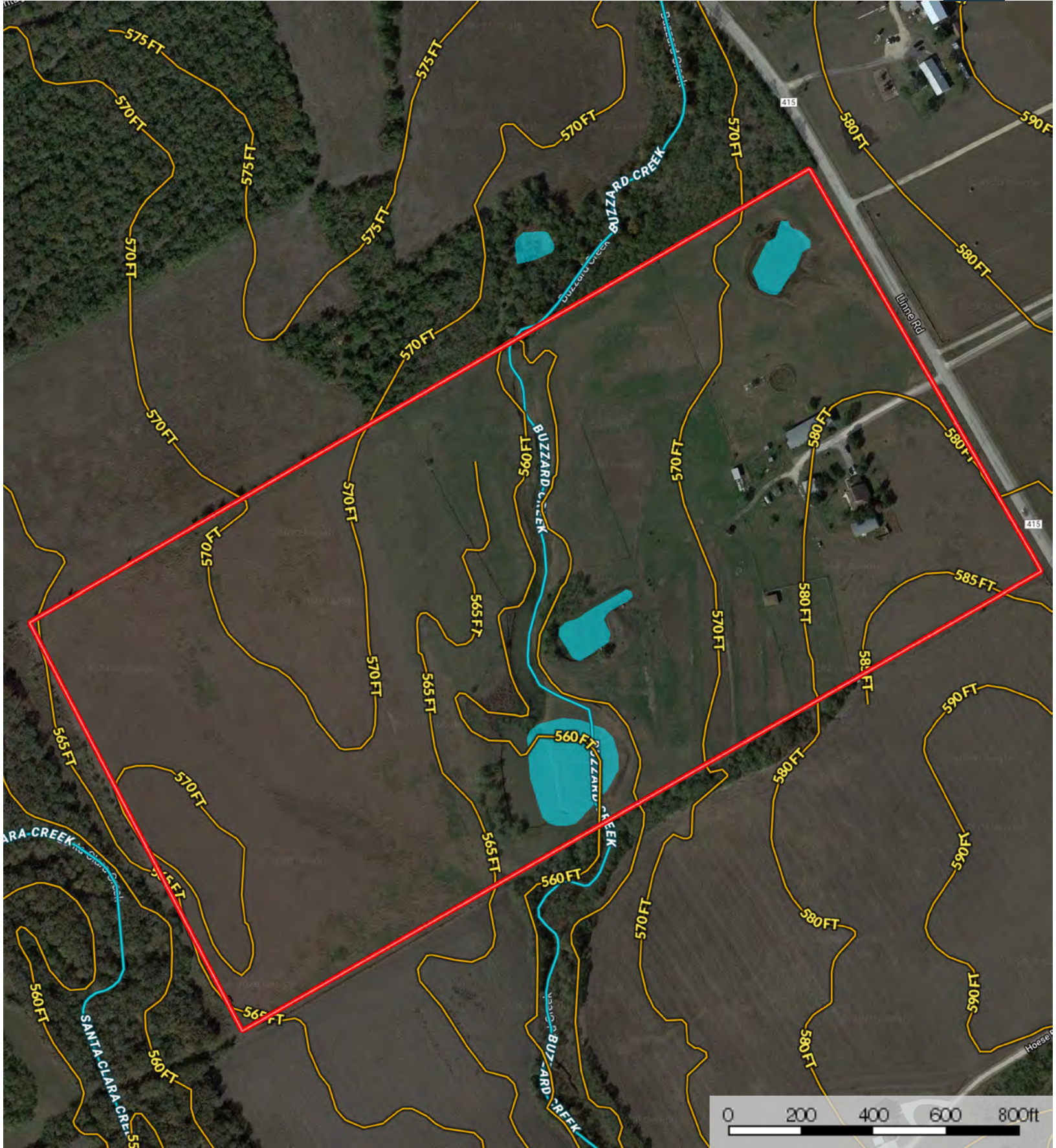


Boundary Stream, Intermittent River/Creek Water Body

Floodplain
Guadalupe County, Texas, 59.5 AC +/-



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body



 Boundary  Stream, Intermittent  River/Creek  Water Body



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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This map illustrates the proposed I-10 Frontage Road project in Bexar County, Texas. The road is shown as a thick orange line running from the southwest towards the northeast. Key locations and roads are labeled, including Elm Grove Camp, McQueeney, Nolte, Morrison Falls, Zipp, Muehlsville, and Seguin. Major roads like I-10, FM 78, FM 725, and FM 467 are clearly marked. A red rectangle highlights a specific area near the intersection of I-10 and FM 78. A scale bar at the bottom indicates distances up to 20,000 feet.

