

# FOR SALE



40 S. Old Spanish Trail, Uhland, TX | 20.4 +/-Acres

**Granite Enterprises Inc.**

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Real Estate Brokerage & Development Services  
GraniteEnterprisesTX.com

Presented By: Kip Kronenberg & Trevor McManis



# Property Summary

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## Quick Summary

Sale Price:	\$599,990
Acres:	20.4 +/-
Price Per Acre:	\$29,411.27

## Property Overview

Development ready site with dual road frontage on Hwy. 21 and Old Spanish Trail. This site provides a great opportunity to fill the housing shortage in this rapidly growing area with many high density subdivisions and commercial sites currently being developed. City of Uhland has stated they would welcome multi-family with PDD zoning change. Currently zoned SF-1.

Utilities: County Line SUD has a 16" water line on the opposite side of Old Spanish Trail, one water tap on site, 3 phase electric on site. Septic needed, however the site is in County Line SUD wastewater CCN. Water feasibility study has been conducted with County Line SUD and is requiring a 6" water line (with road bore) extension for fire flow, but they're paying to upgrade that to 8". They will require fire hydrants as well.

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# Aerial Photo

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## Additional Photos

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## Additional Photos

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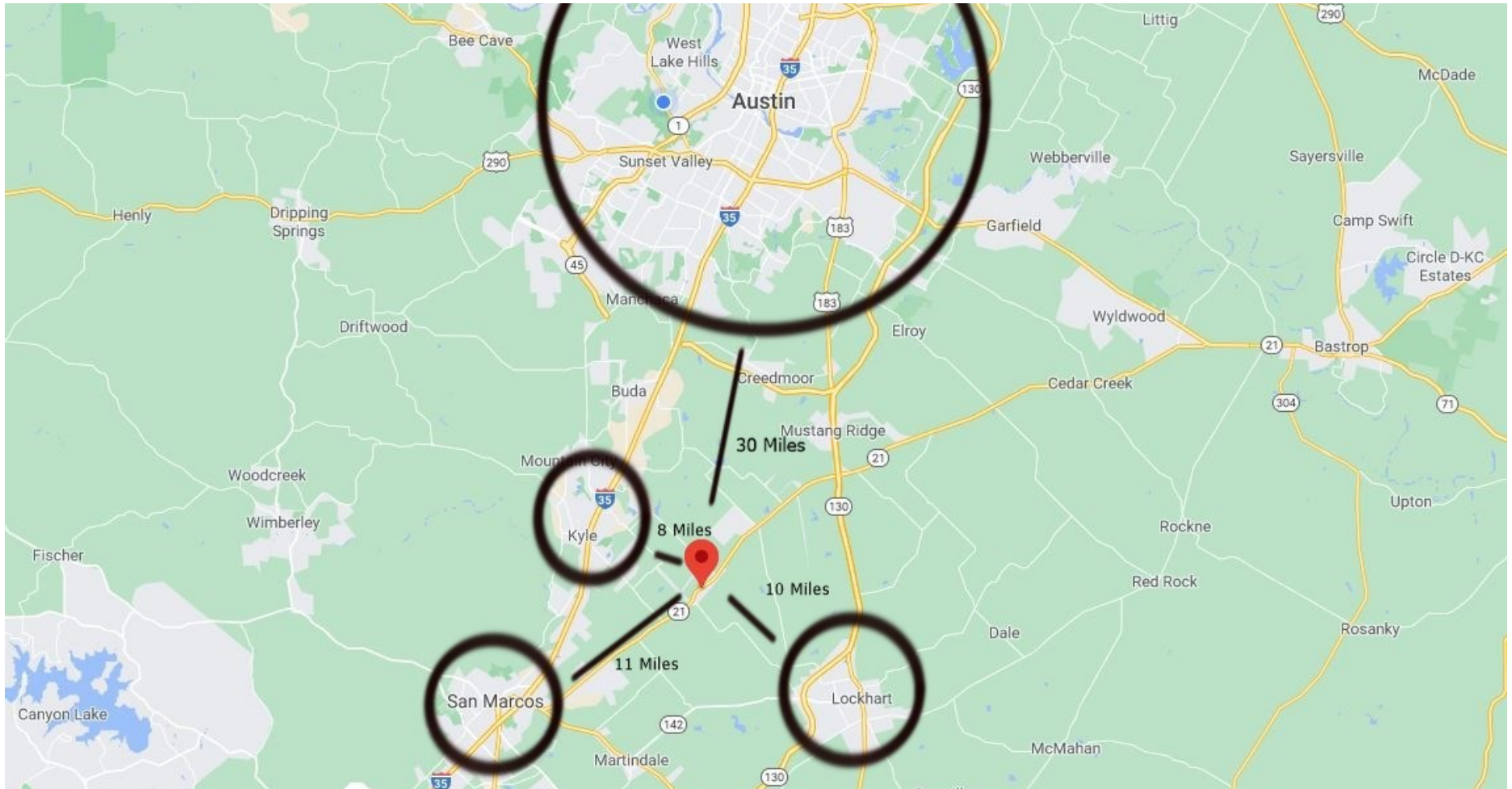
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# Location Map

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# Floodplain Map

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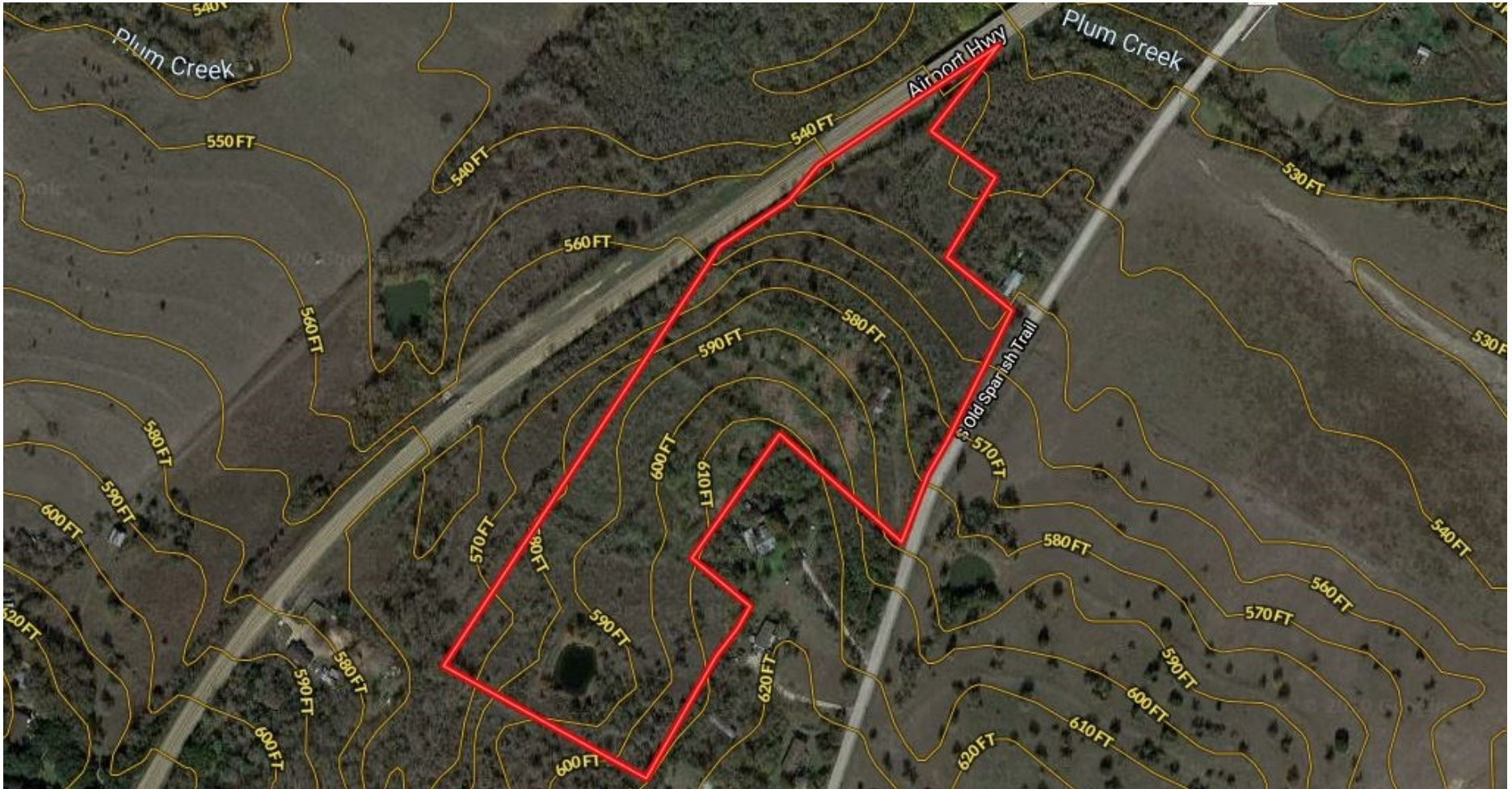
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# Contour Map

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# Concept Plan

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