



City Limits Investment

TBD Old Gonzales Rd, Cuero, TX 77954

87.19 Acres

\$741,115



CITY UTILITIES COMING

1,400 FT. FRONTAGE

UNRESTRICTED

This multi-purpose property is strategically located on the north side of Cuero within the city limits. The mostly flat property is currently ag exempt and can serve as either a commercial or residential property or both! With over 1,400 ft. of frontage on Old Gonzales Rd and a back gated entrance to Rio Grande Dr that leads to Hwy 77, this unrestricted tract has potential galore. Buy and subdivide now or hold as an investment that you can use in the interim to grow hay, raise cattle, or build your own in-town ranchette.

This mostly flat and open grassland has coastal Bermuda throughout with a few live oaks, mesquites and several huisache trees dispersed throughout. It is mostly perimeter fenced with one section on the north side in need of replacement. Several small ponds are found on the south side. There is no floodplain on the property. A new survey will be needed.

The City of Cuero plans to extend a 20 ft. wide easement along Old Gonzales Rd in front of the property for city water and sewer. Electricity is currently available along the road. There is an oil and gas production pad located on the northwest corner of the property. No mineral rights are included.

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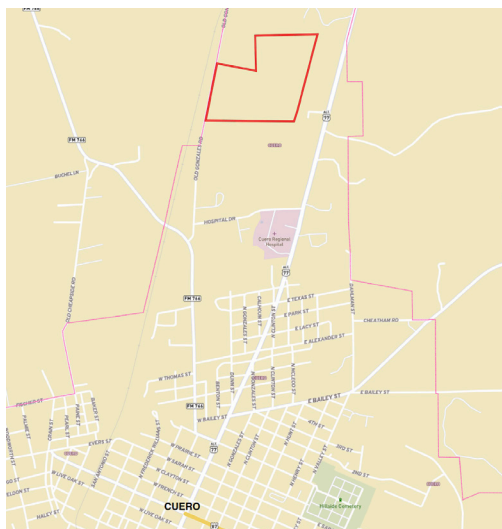


Kendrick Baros

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LOCATION

DeWitt County, Cuero ISD. 1.5 miles to Hwy 77 in Cuero, 29 miles to Victoria, 91 miles to downtown San Antonio, 140 miles to downtown Houston.

DIRECTIONS

From Cuero, head north on FM 766, turn right onto Old Gonzales Rd (CR 108), in half a mile the property starts on the right.

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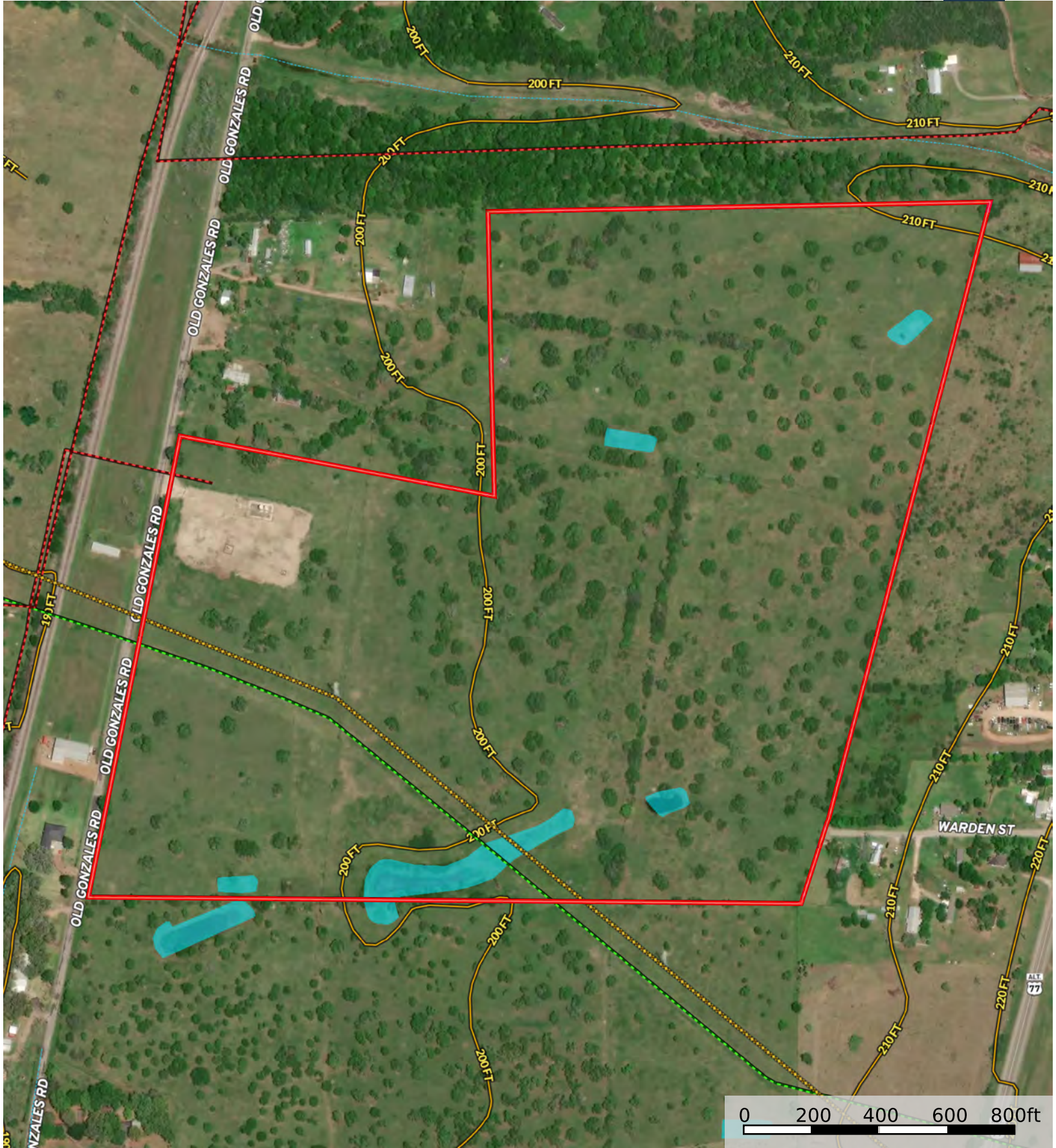
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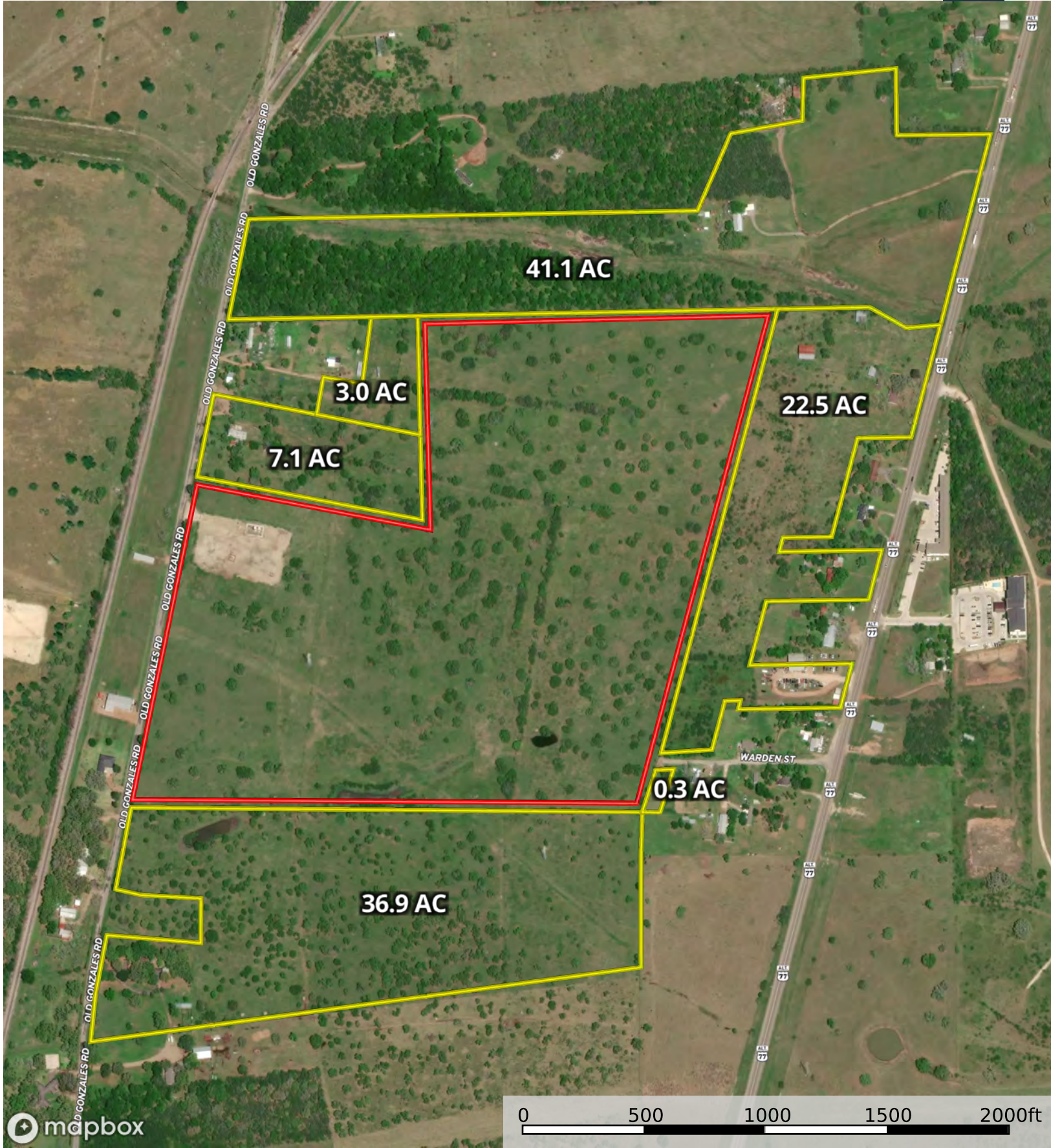


Boundary

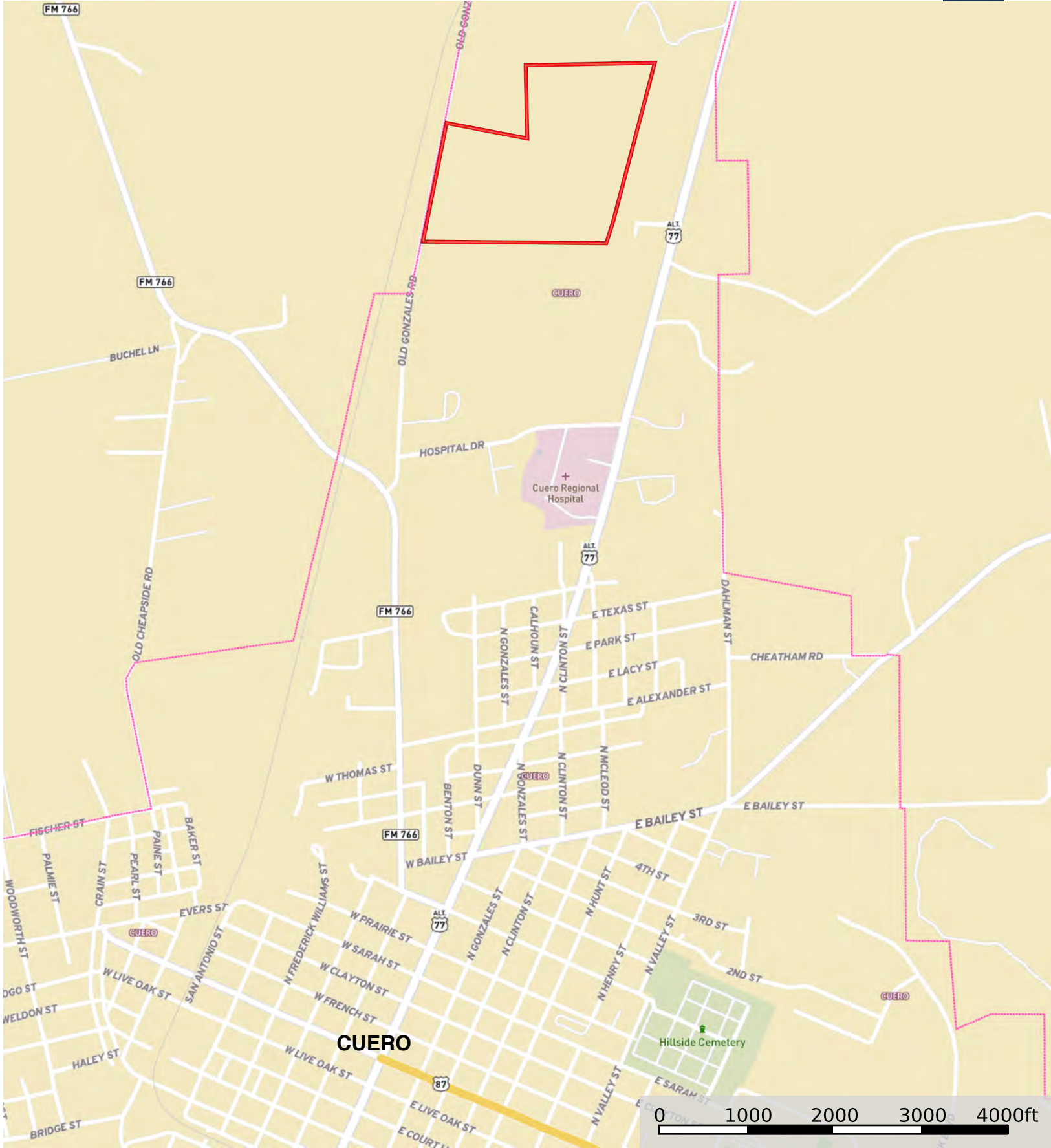


- Boundary
- Stream, Intermittent
- River/Creek
- Water Body
- Crude Oil
- Natural Gas
- Other
- Voltage 220 - 287 KV
- Voltage 345 KV
- Voltage 500 KV

- NOT AVAILABLE
- Voltage 0 - 99 KV
- Voltage 100 - 161 KV



Boundary Neighbor



Boundary