

INCREDIBLE INVESTMENT OPPORTUNITY

32± ACRES | BEE COUNTY, TEXAS



 **COLDWELL BANKER** | D'ANN HARPER, REALTORS®
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INCREDIBLE INVESTMENT OPPORTUNITY

32± ACRES | BEE COUNTY, TX

Welcome to an extraordinary opportunity in the heart of Bee County, Texas. This expansive 32 +/- acre parcel of land boasts a prime location with dual blacktop road frontage on HWY 181 and Airport Road, setting the stage for endless possibilities.

Key Features

Prime Location: Situated within the city limits of Beeville and with frontage on HWY 181, this property enjoys easy access to major transportation routes and in-town amenities. It is also conveniently located less than 50 +/- miles from Corpus Christi and under 100 +/- miles from San Antonio, making it a strategically positioned asset.

City Amenities: Enjoy the convenience of city water and sewer services available nearby, thanks to its strategic location. This infrastructure availability enhances the development potential of the land.

Proximity to Coastal Bend College and Zoning: Investors will find immense value in the property's close proximity to Coastal Bend College. As Beeville continues its rapid development, this land becomes an opportunity that investors have been eagerly waiting for. Versatile zoning allows for a range of potential uses, from residential to commercial or mixed-use development.

Cleared Land: The majority of the property is already cleared, reducing development costs and allowing for easier planning and execution of your vision.

Power Availability: With power readily available, this land is well-prepared for immediate development or investment.

Don't miss out on this fantastic development or investment opportunity in Bee County. The combination of location, infrastructure, and the burgeoning community of Beeville makes this property a standout prospect in the Texas real estate market. This is your chance to be part of the ongoing transformation and growth of Beeville, Texas. Secure your future today with this remarkable land offering.

For more information or to schedule a viewing, please contact Gaines Slade. 830-469-3022

±32 ACRES IN BEE COUNTY

DUAL BLACKTOP ROAD FRONTAGE ON HWY 181 AND AIRPORT ROAD

PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BEEVILLE

POWER IS AVAILABLE

CITY WATER AND SEWER AVAILABLE DUE TO LOCATION

LOCATED VERY CLOSE TO COASTAL BEND COLLEGE, MAKING THIS AN OPPORTUNITY INVESTORS HAVE BEEN WAITING FOR

VERSATILE ZONING

FANTASTIC DEVELOPMENT OR INVESTMENT OPPORTUNITY

MAJORITY OF THE PROPERTY IS CLEARED WITHIN BEEVILLE CITY LIMITS

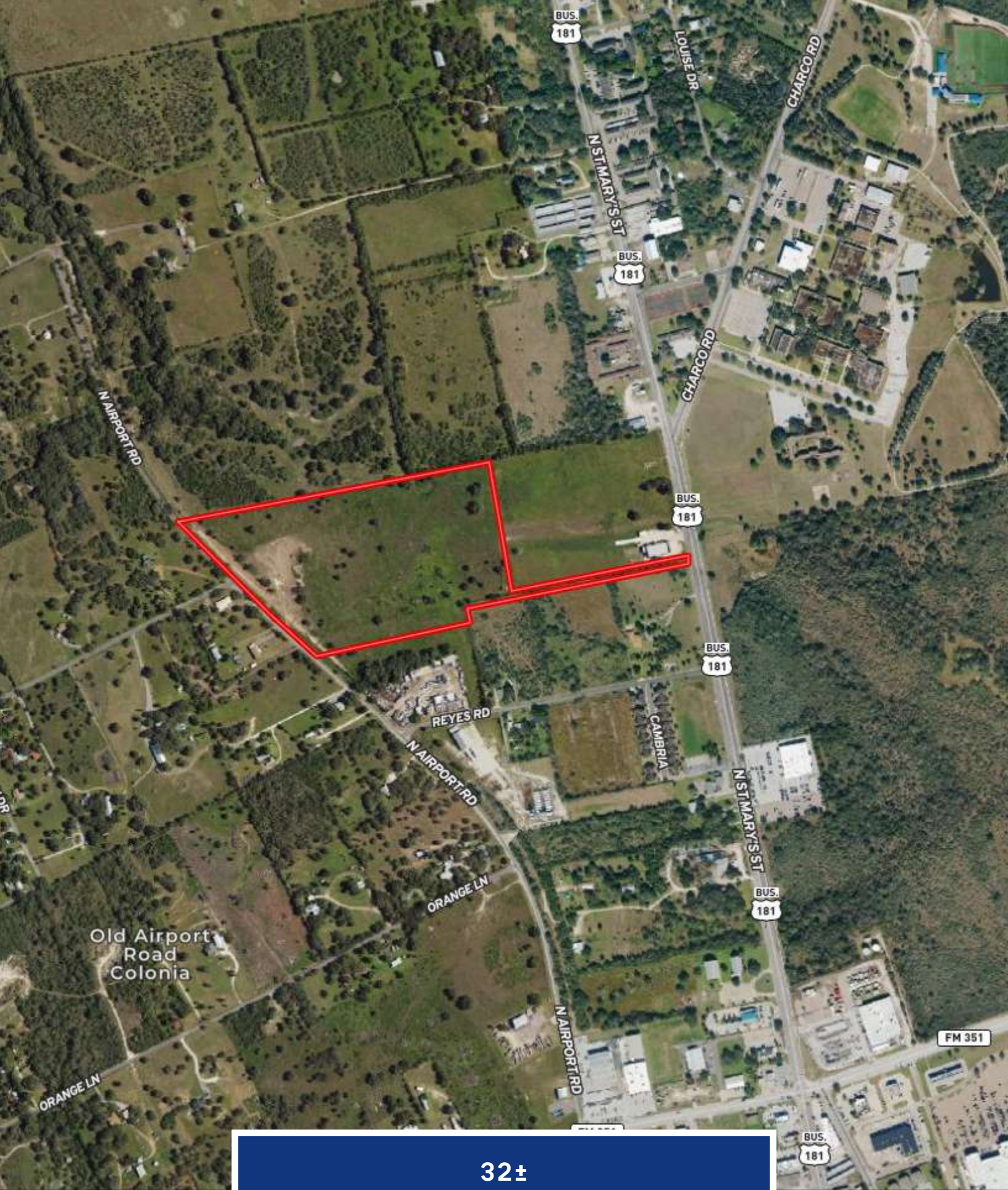
UNDER ±50 MILES FROM CORPUS CHRISTI

UNDER ±100 MILES FROM SAN ANTONIO

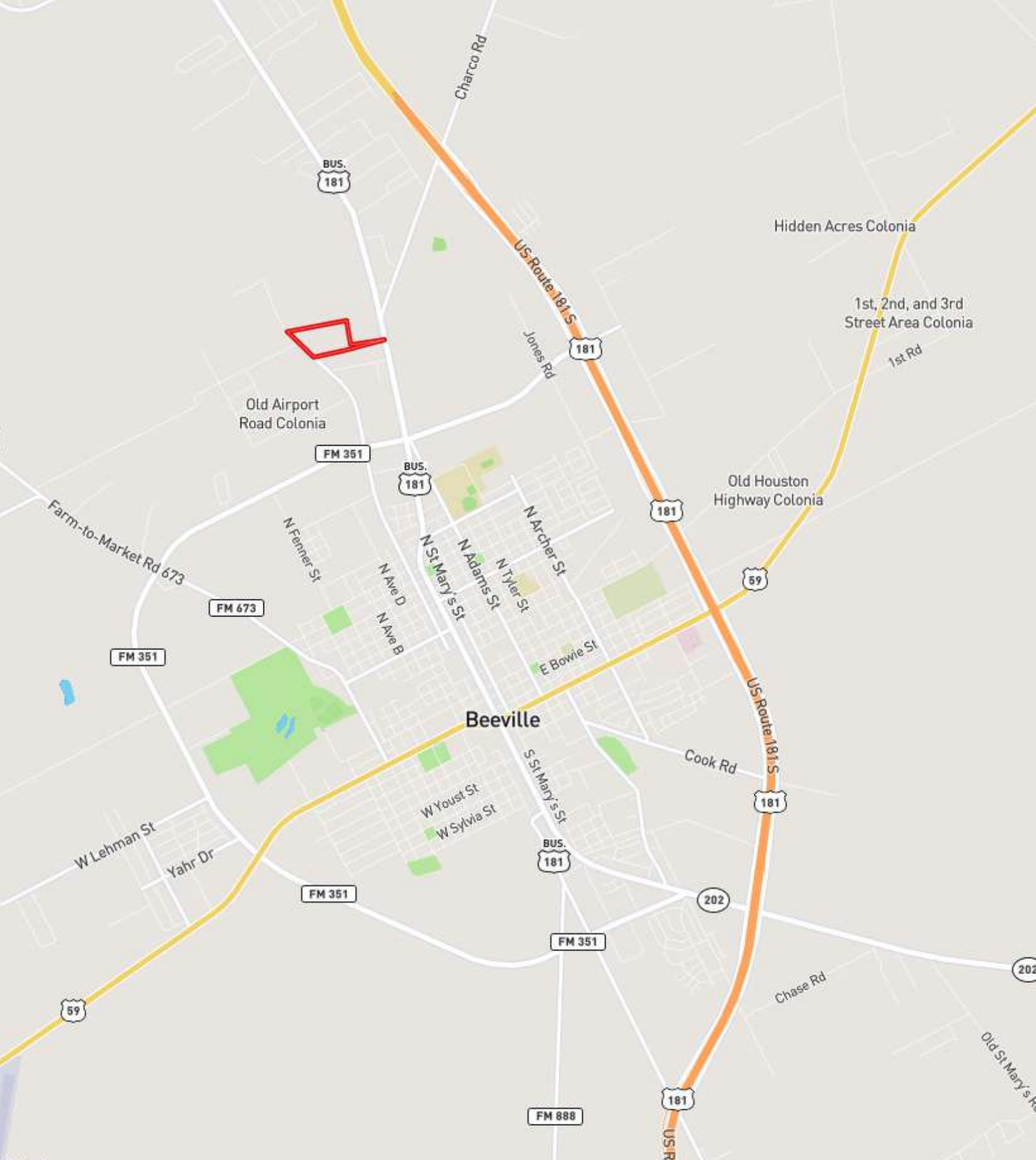








**32±
ACRES**



**BEE
COUNTY**



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