

IH-10 & FM 949
0000 IH-10
Alleyton, TX 78935

\$3,995,000
101.190± Acres
Colorado County



IH-10 & FM 949
Alleyton, TX / Colorado County

SUMMARY

Address

0000 IH-10

City, State Zip

Alleyton, TX 78935

County

Colorado County

Type

Ranches, Commercial, Undeveloped Land

Latitude / Longitude

29.725588 / -96.415437

Taxes (Annually)

285

Acreage

101.190

Price

\$3,995,000

Property Website

<https://ranchrealestate.com/property/ih-10-fm-949-colorado-texas/81988/>



PROPERTY DESCRIPTION

Welcome to a rare opportunity to own a remarkable 101-acre tract on the corner of FM 949 and IH-10. This expansive property boasts over 1000 ft of I-10 feeder road frontage and +/- 2000 ft of FM 949 frontage, offering unparalleled visibility and accessibility. With no restrictions, agricultural exemption with low taxes, and a versatile landscape featuring 2 ponds, scattered live oaks, mixed wooded areas, and pastures, this property presents an array of possibilities.

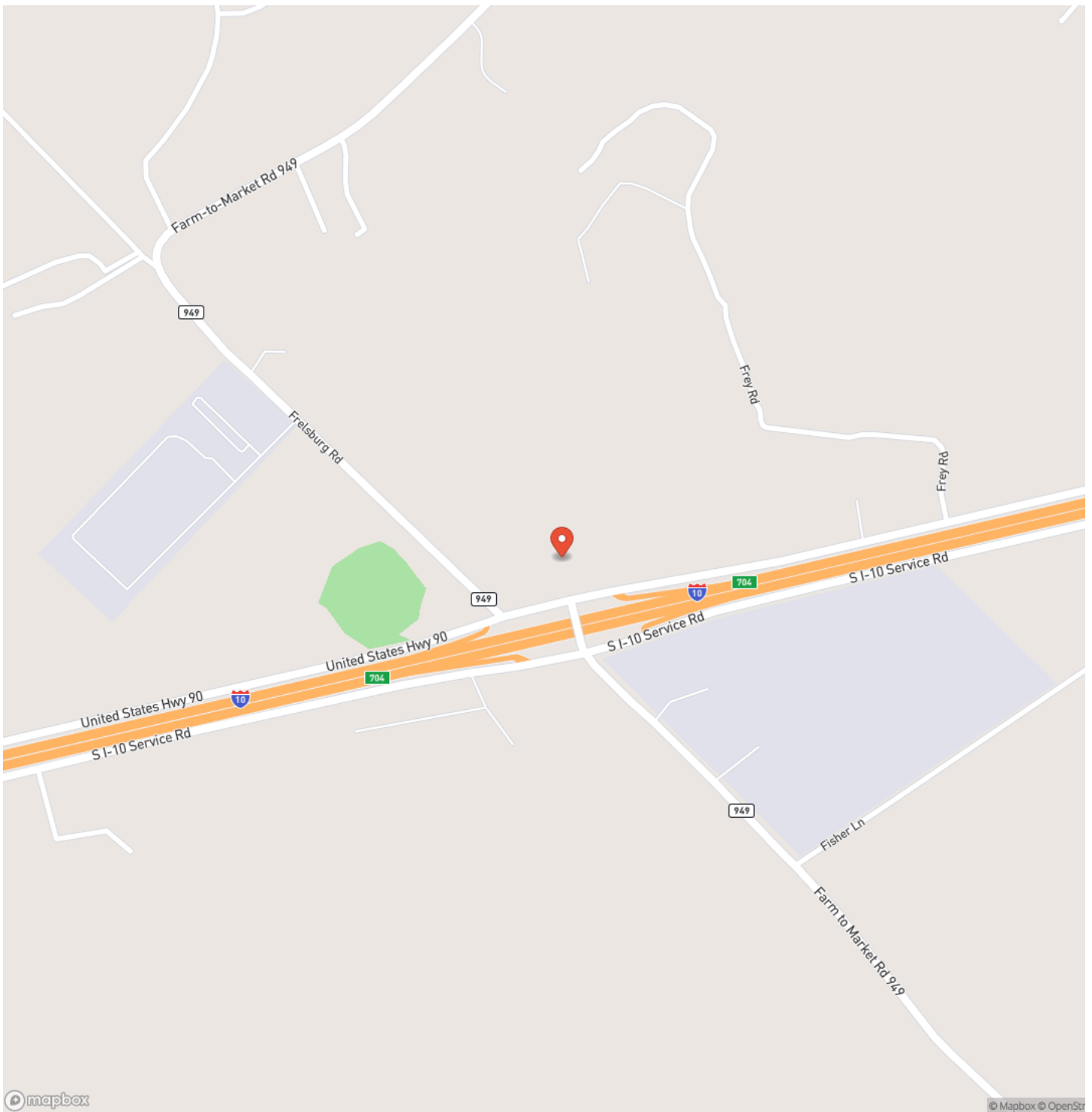
Whether you envision a commercial, industrial, or residential development, or simply desire to create your dream ranch, this property is primed for success. The strategic location, coupled with the freedom to explore various land uses, makes this tract a prime investment opportunity.

Conveniently located, this property is just a short distance from the vibrant city of Sealy and the historic town of Columbus and offers great accessibility.

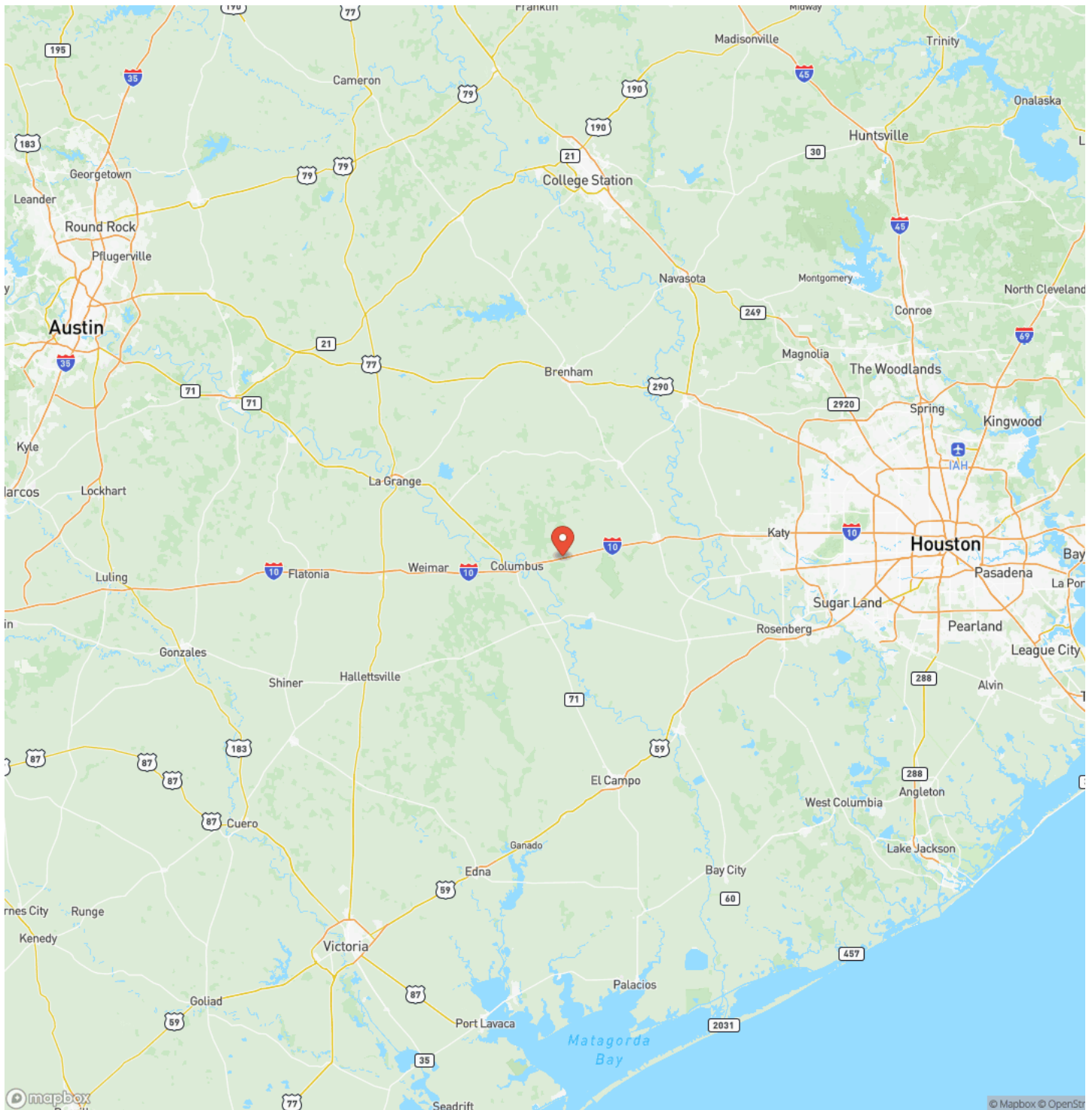
Don't miss the chance to own this exceptional 101-acre tract that promises endless potential and possibilities.



Locator Map



Locator Map



Satellite Map



For more information contact:



JD McKay

(979) 877-9850

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City / State / Zip

NOTES

[illegible]

NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company. All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction. Capitol Ranch Real Estate, LLC does not make any representations, warranties or covenants of any kind or character, whether expressed or implied. The property information, videos and photos herein are copyrighted and may not be duplicated in whole or part.

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