



Heusinger Ranch

\$4,200,000



183.00 Acres
Guadalupe County
643 Ebert Road Marion, Texas

Contact the Agent

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PROPERTY HIGHLIGHTS

Overview

The Heusinger Ranch presents an investment/development opportunity that provides the scale and location for a landmark development in an area seeing a tremendous amount of new construction as well as an infrastructure transformation. Conveniently located adjacent to the TXDOT highway widening project of I-10 and the construction of the new overpass bridge at Santa Clara Road, the property is also near four planned residential developments that are in the Marion ETJ. Located only 30 miles east of San Antonio and 13 miles west of Seguin, the Heusinger Ranch is ideally situated and primed for current or future development.

Present Use

This 183 +/- acres is ag exempt and primarily used for running cattle and growing crops. The terrain is primarily open with both native and improved grasses, with areas around Santa Clara Creek that contain many large and mature hardwoods. Approximately 20 acres is currently being used for cultivation. The land has a nice elevation change of 50 ft from east to west, and surface water includes one pond, one tank, and one-third mile of Santa C...

