

For Sale on Market

**\$5,880,600**

Call 7133771022 Today!

## 0 E I 10 E, MARION, TX 78124

Great Location! Perfect for large Truck Stop. 27.3 Total acres on IH 10 E with 1588' frontage. Schertz ETJ. Property corners on NE Trainer Hale Rd and IH 10 Access Rd. Future project to connect IH 35 thru Farm Rd 3009 to IH 10 E. thru Trainer Hale (See Documents). Tremendous growth in the area with Residential and Retail nearby. Predominately level. Water, Electric and Sewer access available. Great access from IH 10 East and West. New wider bridge currently being built from Trainer Hale over IH 10. Approximately 12 miles east from 410 and 7 miles east from 1604.

### GENERAL DESCRIPTION

**Property Type:** Lots

**Building Sqft:** 1,189,188 / Appraisal District

**Lotsize:** 27

**MLS# / Area:** SA1568061



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Lifestyle Properties of Texas

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Visit <https://www.har.com/SA1568061> for more information