



For Sale on Market

\$1,822,257

Call 7133771022 Today!

SOMERSET ROAD, VON ORMY, TX 78073

This exceptional 104-acre ranch, carved from a larger 156-acre tract, offers a rare blend of wide-open Texas land and strategic positioning for future growth. Boasting over 1,200 feet of frontage along Somerset Road and an impressive 3,400+ feet along Frank Hoffman Road, the property provides outstanding access, visibility, and flexibility—key ingredients for both ranching use and long-term development potential. Ideally situated between Loop 1604 and Loop 410, this ranch lies directly in the path of expansion, making it a compelling investment opportunity. Whether you envision a private ranch retreat, a working agricultural operation, or a future residential or mixed-use development, this property offers the scale and location to bring that vision to life. The land features plenty of room for livestock, recreation, or infrastructure. Its extensive road frontage allows for multiple access points, enhancing its appeal for subdivision or phased development in the future. Adding even more value, the seller owns the mineral rights, which are negotiable and can convey with the sale—an increasingly rare and attractive benefit. This is more than just land—it's a strategic investment in one of the fastest-growing corridors in the region. Secure your stake in the future while enjoying the versatility and beauty of a Texas ranch today.

GENERAL DESCRIPTION

Year Built: 1945

Lotsize: 4,535,860

MLS# / Area: SMABOR-607948



Presented By
Chad Sayles

Walzel Properties - Spring

7133771022

Listing Broker
Southern Spaces Realty

Somerset Road, Von Ormy, TX 78073

Visit <https://www.har.com/SMABOR-607948> for more information