



11.56 +/- Acres  
subject property



For Sale on Market

# \$499,000

Call 7133771022 Today!

## LAND - SINGLE LOT

This 11.56± acre tract offers unmatched potential for commercial development in one of Crockett's most strategic locations. With Mixed II zoning and agricultural tax valuation, the property sits directly across from the hospital, connects to H-E-B, and is just minutes from downtown Crockett. Whether it's self-storage facilities, medical or professional offices, retail centers, senior living or retirement communities, or other high-demand commercial ventures. Key Advantages Strategic location: Across from the hospital, adjoining H-E-B, and near schools and residential neighborhoods. Zoning flexibility: Mixed II zoning supports multiple commercial uses. Visibility & access: Positioned along Loop 304, ensuring strong exposure and convenient access for customers and clients. Regional reach: Approx. 2 hours from Houston, 2.5 hours from Dallas, and 3 hours from Austin, making it accessible from Texas' largest metro areas. Utilities & growth: Within Crockett ISD and located in a growing commercial corridor. This tract represents one of the most promising development sites in Crockett — perfectly suited for investors or developers looking to capitalize on high-visibility, high-demand commercial land.

## GENERAL DESCRIPTION

**Subdivision:** A E Gossett

**Property Type:** Land - Single Lot

**Lotsize:** 503,554

**MLS# / Area:** ABORTX-5152948



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
West and Swope Ranches

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Visit <https://www.har.com/ABORTX-5152948> for more information