

For Sale on Market

# \$1,600,000

Call 7138840322 Today!

## 2 BEDS, 1 FULL BATH(S)

Situated conveniently near Highway 359, this expansive 106+/- acre property in San Patricio County is a developer's dream. Currently serving as a cattle ranch, its strategic location is primed for residential development, particularly with the expected growth in Mathis and San Patricio. Fully fenced with interior fencing for livestock management, it boasts guest quarters attached to a three-car garage, offering versatile living options. Additionally, the property features two water wells. Don't let this opportunity slip by to invest in the burgeoning potential of this rapidly expanding area.

### GENERAL DESCRIPTION

**Subdivision:** ABST 11 V JUAREZ SUR 106.134 A

**Bedrooms:** 2

**Baths:** 1 Full

**Year Built:** 1994

**Building Sqft:** 600 /

**Lotsize:** 4,623,020

**MLS# / Area:** CCARTX-474059



Presented By  
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7138840322

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Visit <https://www.har.com/CCARTX-474059> for more information