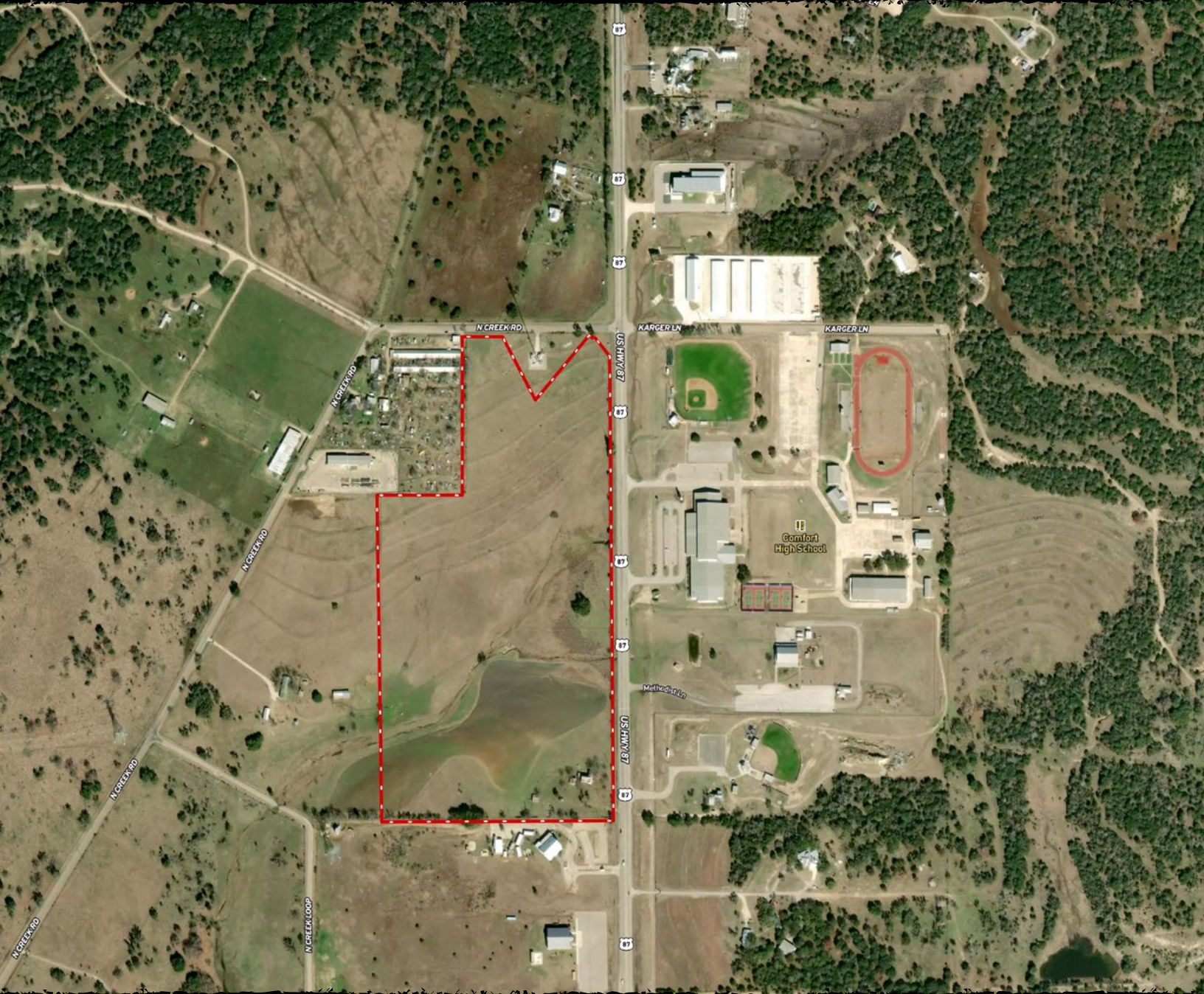


118 US HWY 87

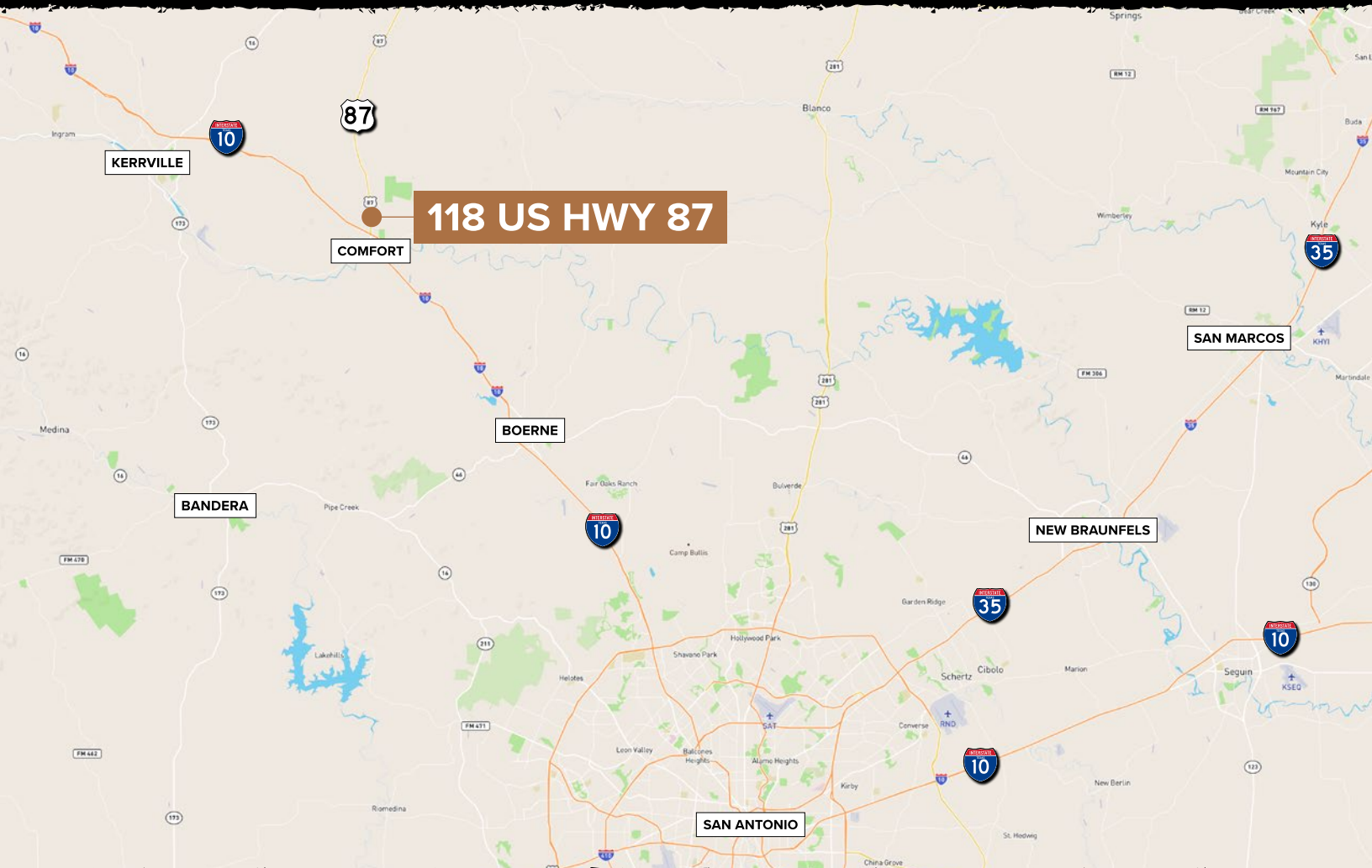
43.6± Acres // Kendall County // Comfort, Texas



STRANSKY
PROPERTIES

210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com

STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



43.6± acres of land in Comfort, TX right in the path of growth along Hwy. 87 and directly across from Comfort High School. Comfort is in Kendall county which continues to be one of the fastest growing counties in Texas and the United States. This property is ideal for a passive investment as the population of Comfort and the schools grow, but also could be developed today. There is an old home on the property that has been rented in the past.

- 118 US Hwy. 87
- 43.6 acres
- ±2,100' frontage on Hwy. 87
- ±400' frontage on North Creek Rd.
- Taxes ±\$1,050
- Ag Exempt
- 1 water well
- ±1,400 square feet older home
- Trinity aquifer and Cow Creek groundwater
- Fema does not show any flood plain on the property
- No Zoning and not in any city limits as Comfort is an unincorporated town
- WCID #1 supplies sewer and water to the area including the high school across the street
- Asking Price \$1,900,000 or (\$1 psf)

STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT

