



Deer Haven Development

5614 US Hwy 181 N, Floresville, TX 78114

379.54 Acres

\$5,977,755



HIGHWAY FRONTAGE

UTILITIES AVAILABLE

UNRESTRICTED

This 379.54 acres located just outside of Floresville between Abrego Lake Subdivision and Oak Fields Estates has plenty of room for development growth under the old live oaks. The beautiful pasture land of mostly coastal Bermuda and native grass currently serves as a hay cutting and cattle grazing operation. With direct access to Hwy 181 and close proximity to FM 775, it would make the perfect high-end subdivision in booming Wilson County. The two tracts of 252.11 and 127.43 acres are connected by an easement road across an additional 131 acres that is available for purchase separately, making the total amount of land potentially 510.54 acres. The ponds, seasonal creeks, and plentiful food sources on the property attract scores of whitetail deer and wild turkey which would make a gorgeous backdrop for any future development.

Including the easement, the property runs 2.85 miles from front to back with level to gently rolling terrain. The ranch is approximately 60% open space/pasture and 40% wooded with mature live oaks and post oaks. Approximately 28 acres are in the 100-year flood plain due to three seasonal drainages that cross the property. The ranch will produce several hundred round bales of hay yearly while supporting several head of cattle. The access to Hwy 181 makes it the perfect development opportunity for this high-growth area.

The perimeter is entirely low-fenced in barbed wire for cattle. Electricity and county water are available at the highway and on either side of the property. No mineral rights convey. Agricultural tax valuation. 2021 taxes were \$1,106.

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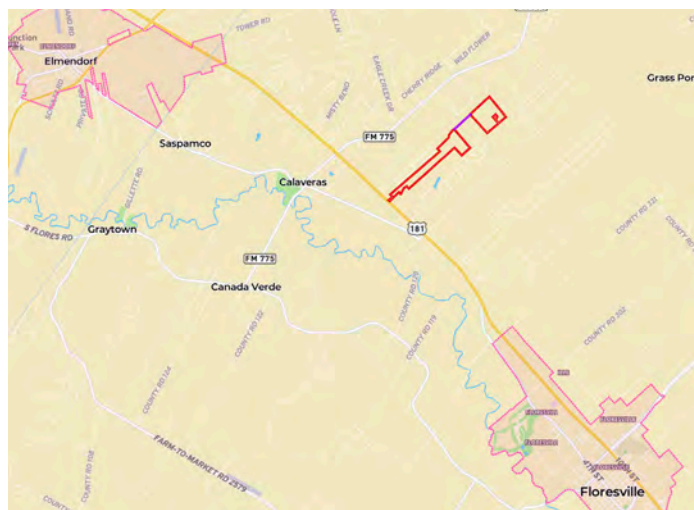
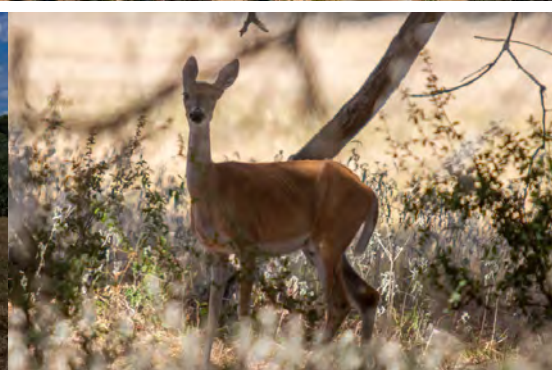
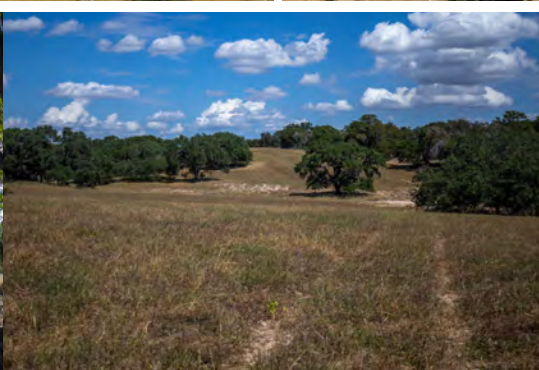


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LOCATION

Wilson County, Floresville ISD. 1.5 miles to FM 775, 6 miles to Loop 1604, 7 miles to Floresville, 23 miles to downtown San Antonio, 30 miles to San Antonio International Airport.

DIRECTIONS

From San Antonio, head south on Hwy 181 towards Floresville. After the light at FM 775, go 1.4 miles and turn left across the median to Live Oak Lodges. The property entrance is just to the left.

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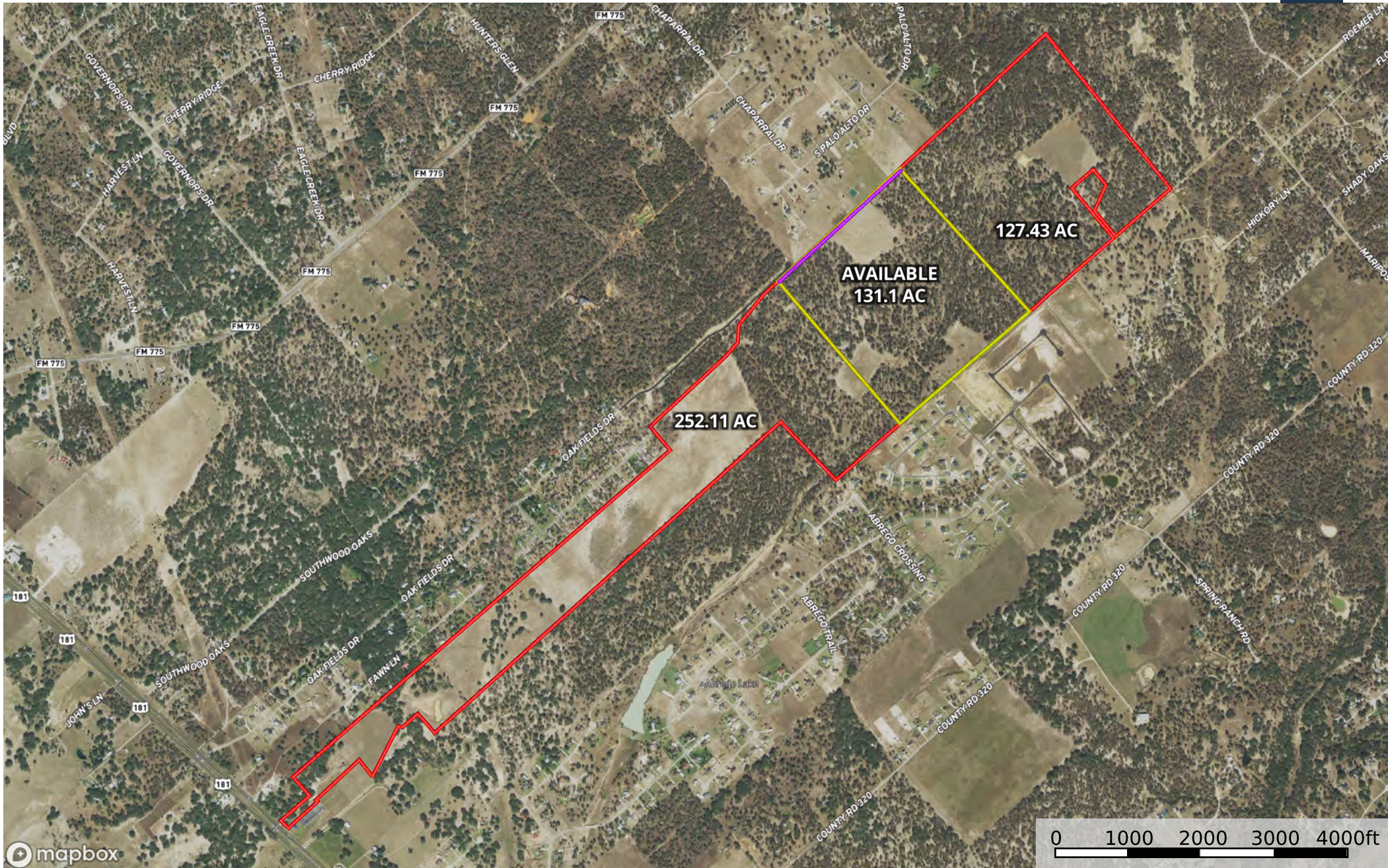


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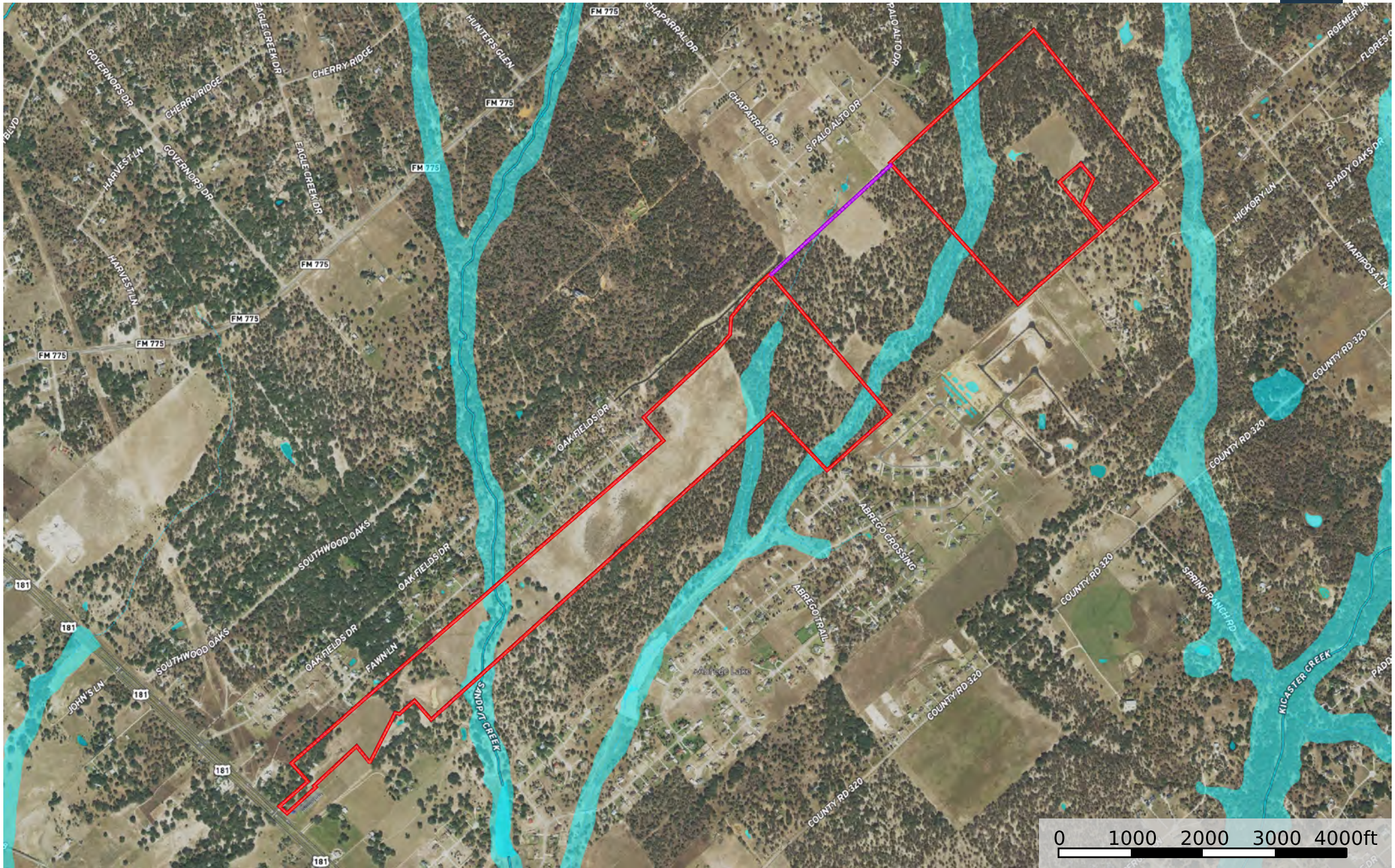
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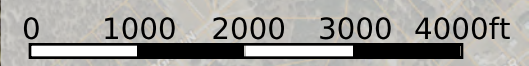
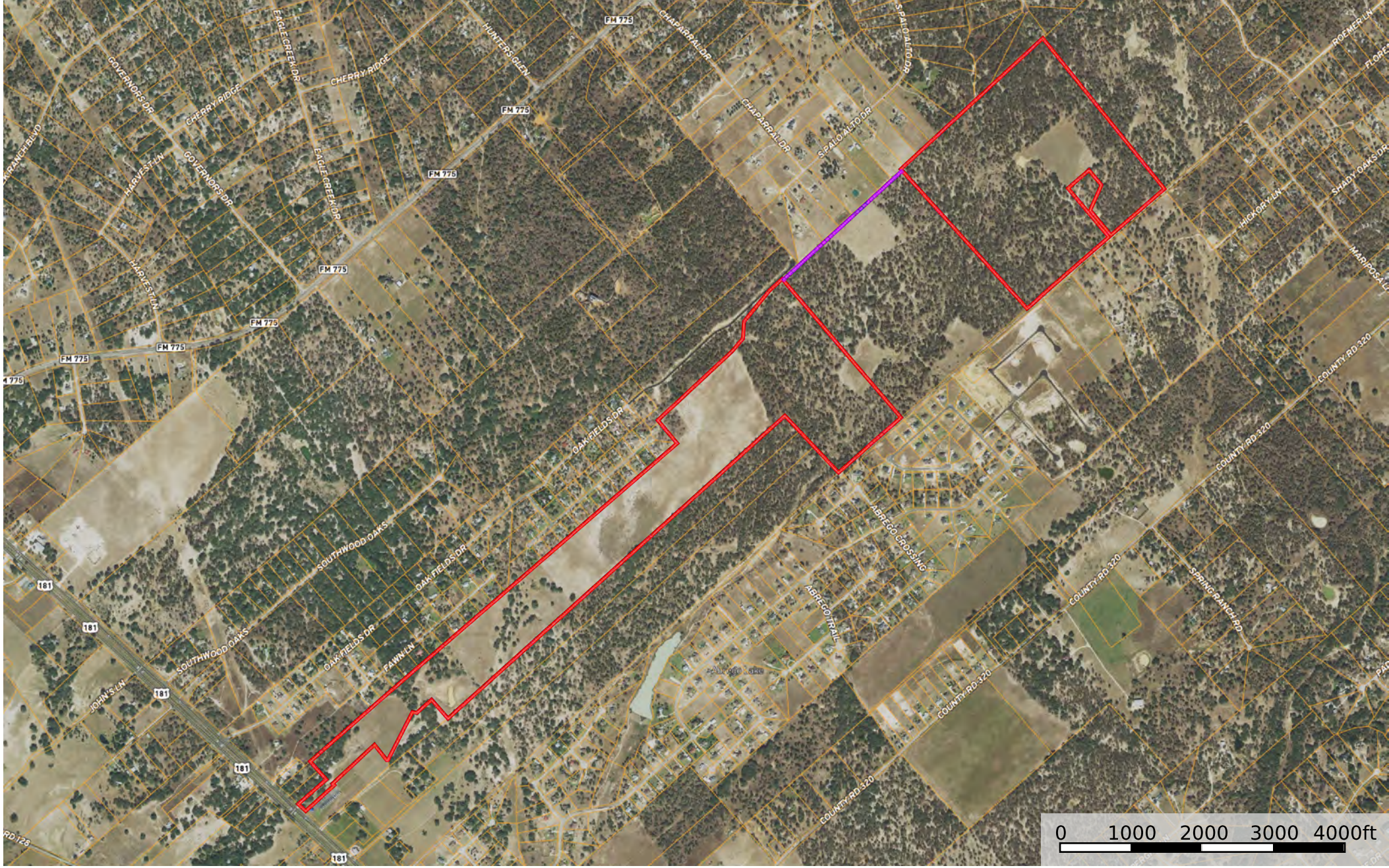
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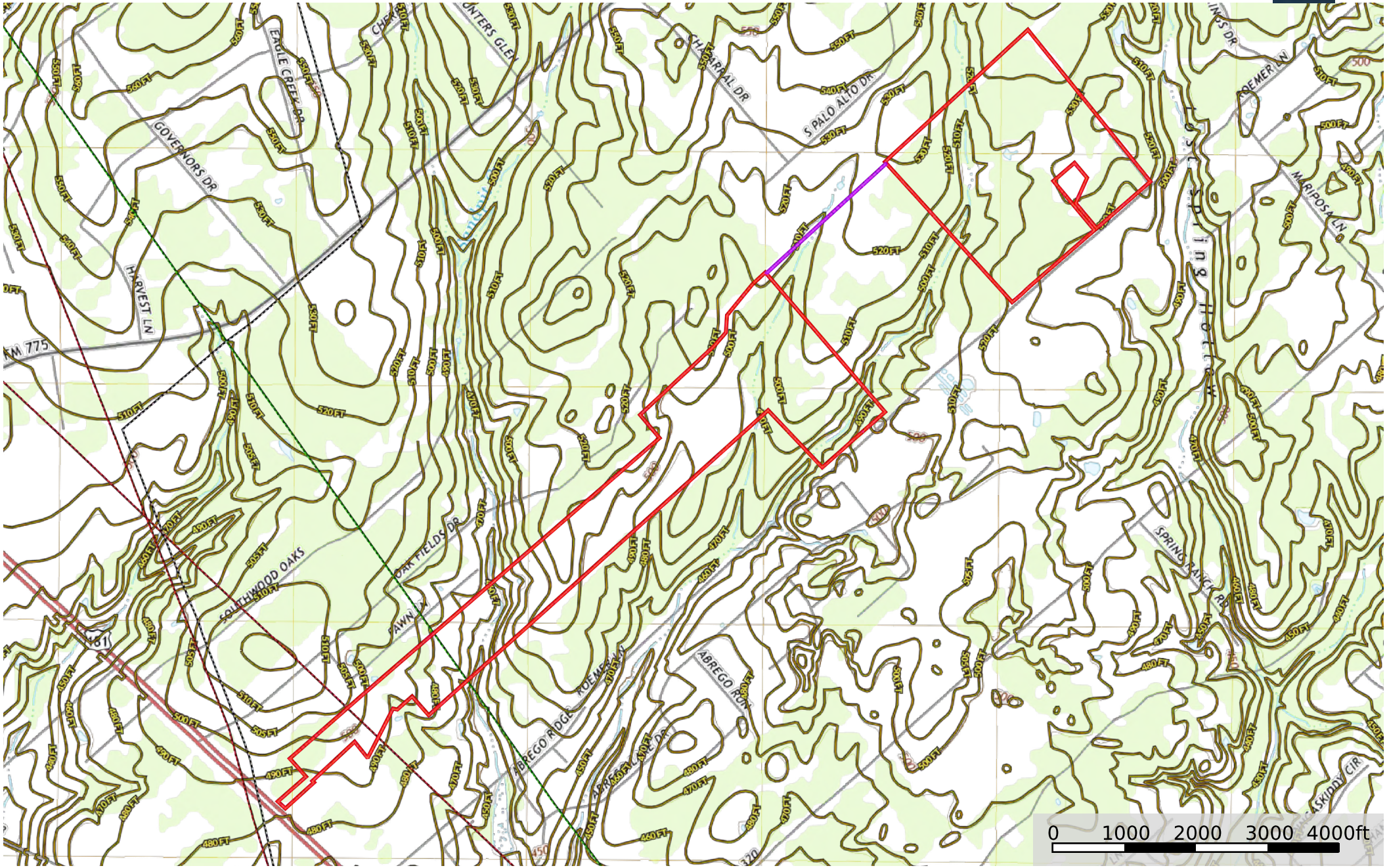
Boundary Boundary Easement Road



- Boundary
- Easement Road
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body



Boundary Easement Road



- Boundary
- Easement Road
- Crude Oil
- Natural Gas
- Other



Boundary Easement Road