



Kriewald Development

248 Kriewald Lane, Marion, TX 78124

35.0 Acres

\$1,195,250



UNRESTRICTED

2,246 SF HOUSE

GREAT LOCATION

35 acres of prime real estate in one of the fastest growing areas of Texas. The unrestricted property is in the best of all worlds - Marion ISD, Guadalupe County, and 3 miles to Cibolo. This tract of rural land now finds itself in the middle of a residential boom in need of more room to grow, making it a great candidate for future development.

The 4-acre fenced homesite on the northeast corner is mostly open grassland with scattered oak, pecan, and various ornamental trees. The surrounding raw land to the southwest is comprised mostly of native grasses, mesquite, and huisache. The property is currently accessed off Kriewald Lane by a deeded easement. A wet-weather creek crosses the northwest corner, but there is no floodplain.

The entire property is perimeter fenced in addition to the fenced homesite where a gated entrance and asphalt paved driveway lead to the front circle and side attached garage. The 2,246 sq. ft. house built in 1974 has 2 bedrooms, 2 bathrooms, a sunroom, and an office that could be converted into a small bedroom. Two storage barns are located at the back of the fenced homesite. Utilities include Green Valley SUD for water and GVEC for electricity and internet. A recent water line and easement have been added to Kriewald Lane for future use which should help the potential of additional development on the acreage.

All owned mineral rights will convey. Agricultural tax valuation - 2021 taxes without the homestead exemption were \$5,906.

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Kendrick Baros

Realtor® - Land Specialist

kendrick@grandlandco.com

(361) 212-2892



LOCATION

Guadalupe County, Marion ISD. 5 miles to I-35, 8 miles to I-10, 3 miles to Cibolo, 6 miles to Marion schools, 12 miles to New Braunfels, 22 miles to San Antonio International Airport, 28 miles to downtown San Antonio, 61 miles to downtown Austin..

DIRECTIONS

From I-35 head south on FM 1103, turn left on Weil Road, right on Kriewald Lane, the gated entrance is on the right.

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Guadalupe County, Texas, 35 AC +/-

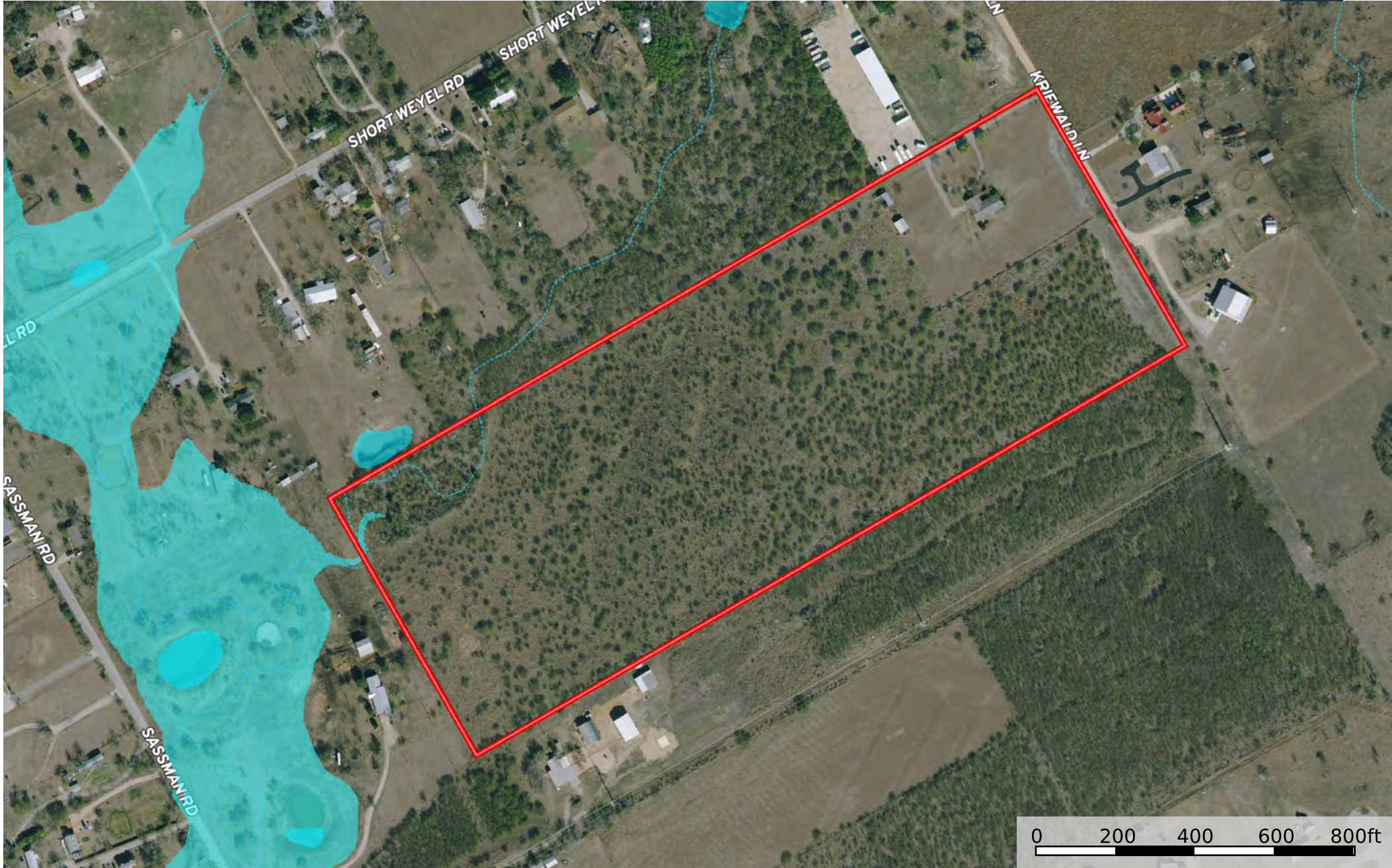


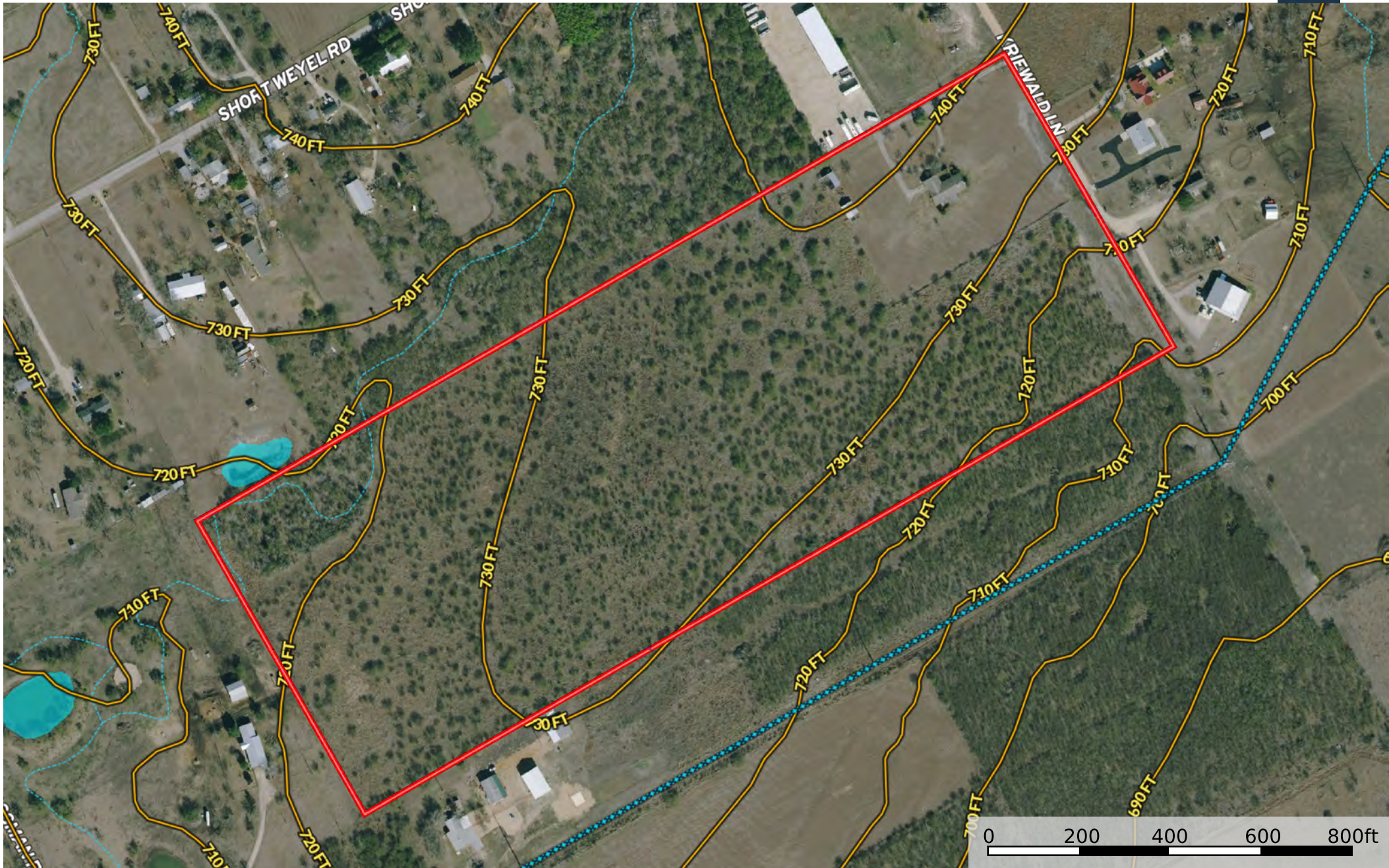
 Boundary

info@grandlandco.com
Map boundary is derived from tax parcel data and may not represent the actual property boundary.



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Neighbor Boundary

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Guadalupe County, Texas, 35 AC +/-

