



# Equestrian 44

TBD Hwy 44, San Diego, TX 78384

90 Acres

\$750,000



## HORSE TRACK

## HIGHWAY FRONTAGE

## TWO STABLES

This attractive 90-acre tract is said to encompass the largest horse racing track in Texas. The track is a one-mile oval with a 550 ft. Quarter Horse chute, 100 ft. wide rail-to-rail with banked turns and a starting gate. The track has been meticulously maintained with frequent use. Along with the track, there is a grandstand viewing area with bleacher seating and a concession stand. This property houses two stables, each with 44 horse stalls and 4 tack rooms. Numerous stalls have been rented over the years for additional income. The ag-exempt land is mostly flat with hardly any elevation change. It has approximately 400 feet of Hwy 44 frontage. There are approximately 20 acres of fenced pasture for grazing with native grasses that are common in this area. This property has great perimeter fencing except for a small section on the east side of the property that was surveyed out. Electricity is on the property along with a high functioning water well by the stables.

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**Dustin Preston**

Realtor® - Land Specialist

[dpreston@grandlandco.com](mailto:dpreston@grandlandco.com)

(281) 787-5401





## LOCATION

Duval County, San Diego ISD

2 miles to San Diego, 11 miles to US 281 in Alice, 59 miles to Corpus Christi, 88 miles to Laredo, 133 miles to San Antonio.

## DIRECTIONS

From San Diego, drive west on Hwy 44 for approximately 2.5 miles and the property will be on your right.

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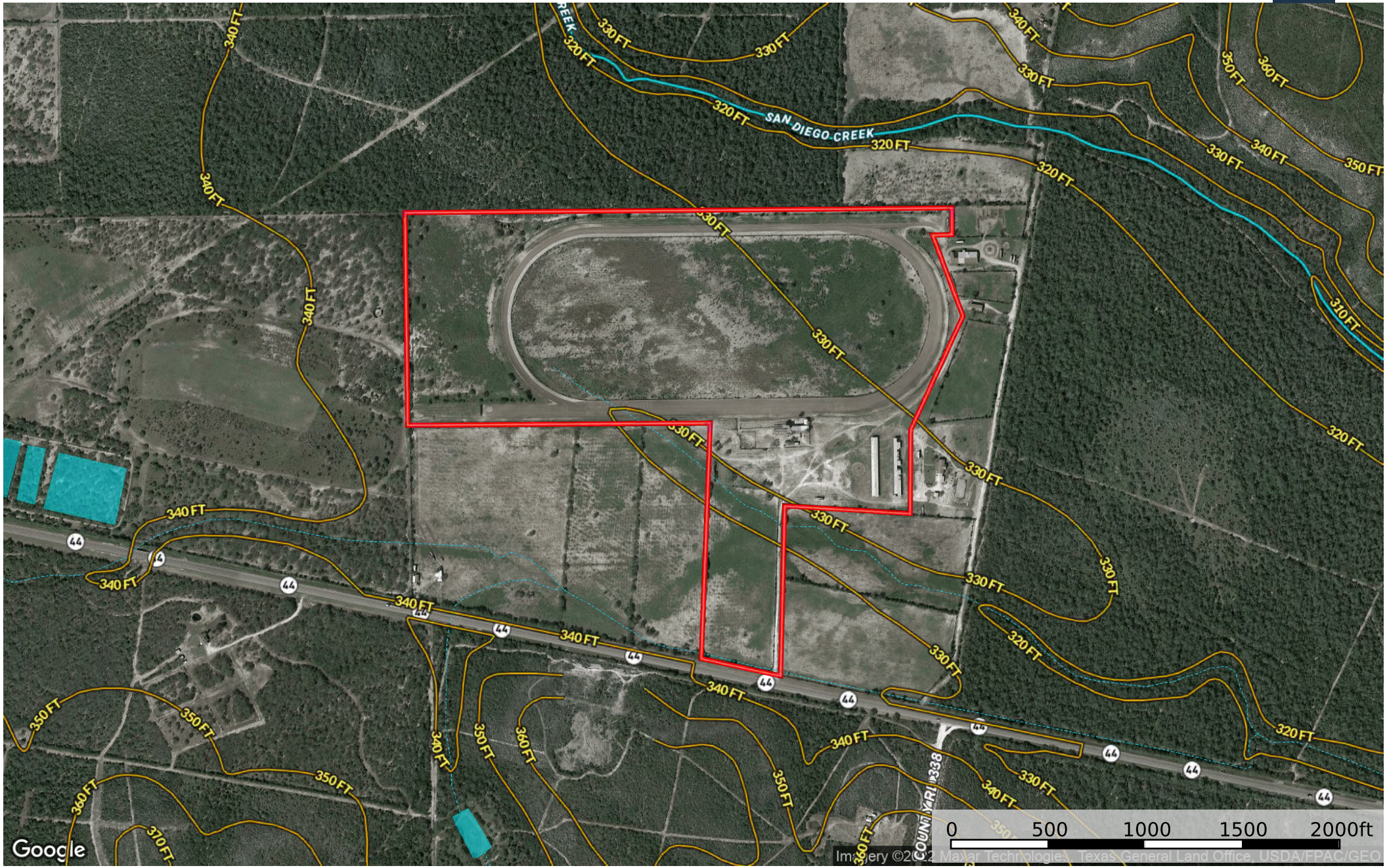
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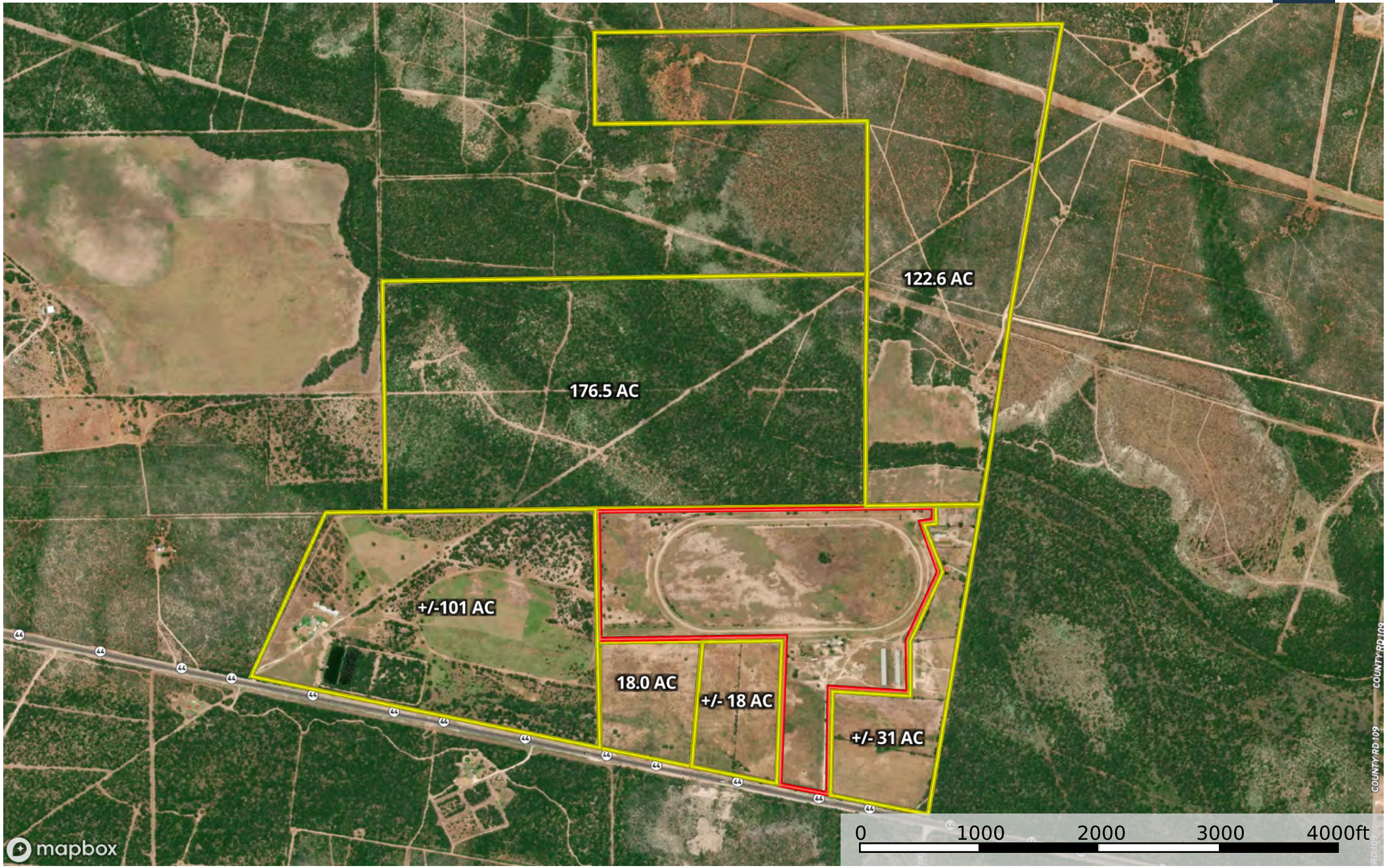


Boundary



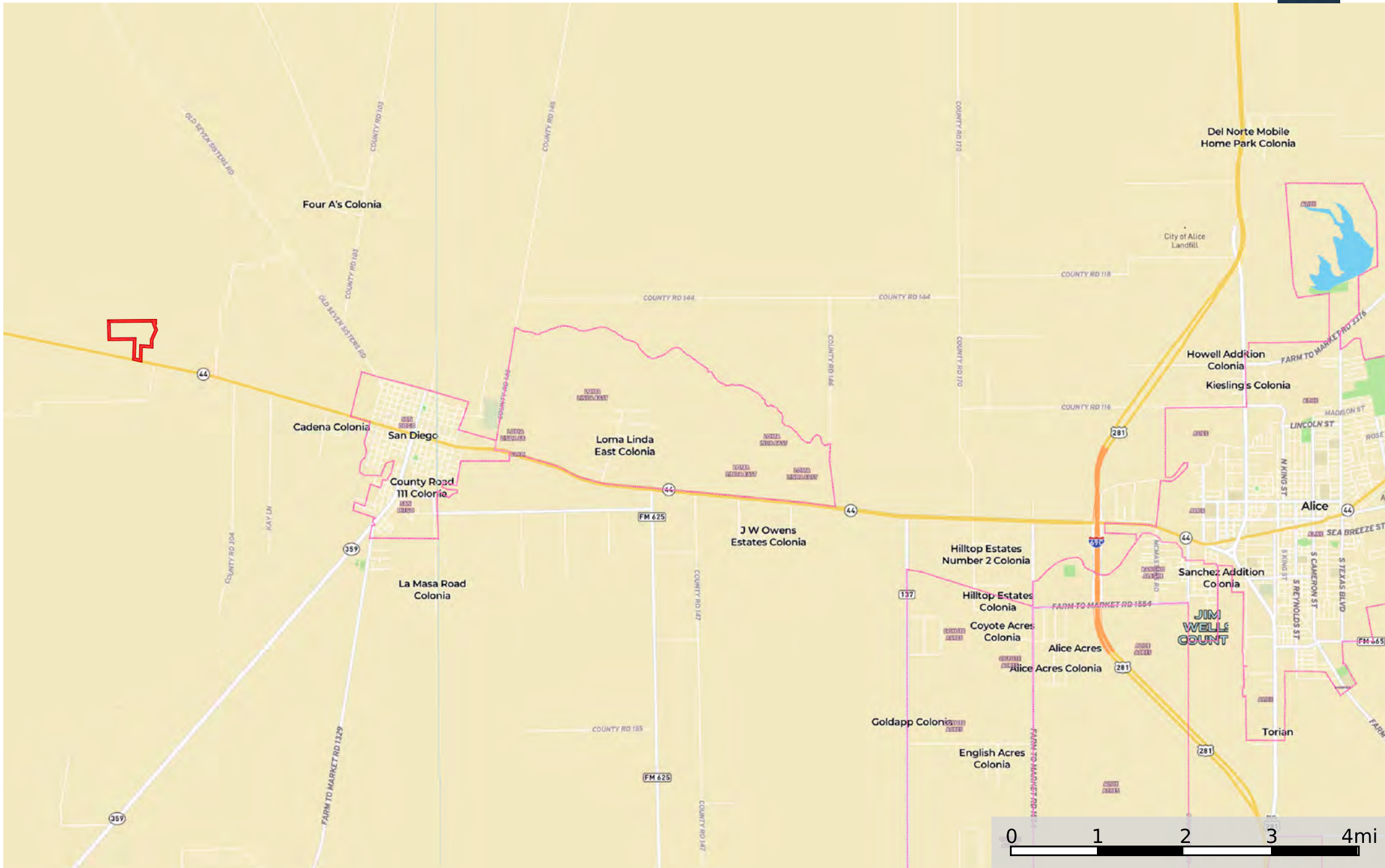






Boundary Neighbor





Boundary