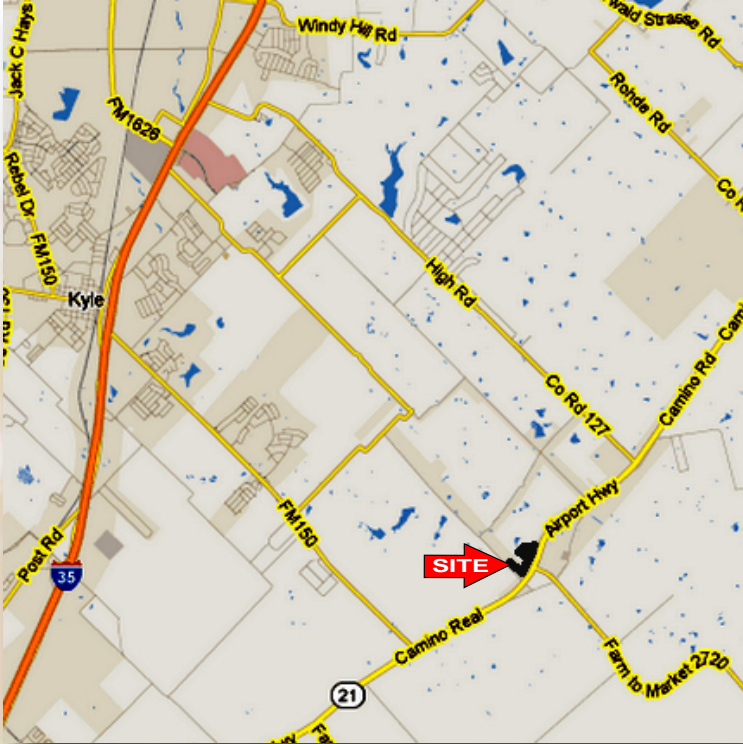


FOR SALE ~ 23.4 ACRES

Hwy 21 @ Grist Mill Rd. Umland, Texas 78640



LOCATION: Property is on the northwest corner of Hwy 21 (Camino Real rd/ Airport Hwy.) and Grist Mill Rd (CR 153), across from the Bon Tom Meat Market and Country Store

SIZE: Approximately 23.4 acres

FRONTAGE/ ACCESS: Approximately 1530' of frontage with 3 existing curb cuts on Hwy 21, one aligning with FM 2720. Approximately 1036' of frontage on Grist Mill Rd.

UTILITIES: Electricity: PEC (Pedernales Electric Cooperative)
Water: County Line Water Supply Co.
Wastewater: Septic
Gas: none

TOPOGRAPHY: Property is relatively flat/level

ZONING: GB (General Business)

FLOOD HAZARD: The Property is not in the FEMA floodplain.

JURISDICTION: The Property is in the ETJ (Extra Territorial Jurisdiction) of Umland; the majority of the Property is within the city limits. (map attached)

PRICE: \$45,000 per acre, in entirety

COMMENTS: Owner would be willing to sell in-part at prices to be determined.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

CONTACT **Trey Knox**
Office: (512) 472-2100
Trey@matexas.com

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LUCKHART
45.60 AC

JOHN CLIFTON PARSONS
40.014 AC

379
380

JAMES A. HOLT, JR. & JO ANN
HOLT
18.98 AC.

1192
111

MANUEL & ALMA D.
MARTINEZ
2.36 AC

601
240

JOSE & PAULINE
CHAVEZ
2.00 AC

328
237

YRINEO
MARTINEZ
2.513 AC

1731
802

AC
ENTERPRISES,
INC.
26.92 AC

1149
311

CURTIS & ANTONIA
GARCIA
1.2 AC

2836
438

JACQOT INTER
LP
58.76 AC
TRACT I

397
237

HENRY & LUPE
RUIZ
0.18 AC

2090
590

SAC-N-PAC STORES,
INC.
15.09 AC.

ORD 46 - NE CR 153,
NW OLD SAN ANTONIO
RD

2330
102

CRAIG FULLER
10.00 AC

INC. #7A - EAST
HWY 21, SOUTH
HCR 153, WEST
HCR 305

2755
662

9.126 AC
Tract II

468
39

J. GARLAND
WARREN
1.19 AC

2282
41

COUNTY LINE WATER
SUPPLY CORPORATION
1.81 AC

OLD SPANISH TR.

FR 2700 - OLD LOCKHART RD