



**UNIT/SUITE/LOT #:**

**TYPE:** Native Brush, Unimproved, Waterfront, Other-See Remarks

**SUITABLE USE:** Subdevelopment, Other-See Remarks

**TOPOGRAPHY:** Exceptional View, Level, Partially Wooded

**CROPS:** Grass Pasture

**ACCESS:** FM Road, State Highway, Other-See Remarks

**AG VALUE:**

**AREA:** San Benito

**COUNTY:** CAMERON

**SUBDIVISION:** SAN BENITO LAND & WATER CO

**SCHOOL DISTRICT:** SAN BENITO C.I.S.D.

**ELEMENTARY SCHOOL:** DOWNS

**MIDDLE SCHOOL:** OTHER

**HIGH SCHOOL:** SAN BENITO

**LOT DIMENSIONS:** Irregular

**LOT SQFT:** 385070

**ACREAGE:** 8.84

**GRID:** 322D2

**TAX ID NUMBER:** 88-5270-2100-0015-00

**BASE TAXES:** 2591

**TAX YEAR:** 2008

**LEGAL DESCRIPTION:** ABST 16 - S B L & W CO PT Lots 1&8 BLK 210, 8.8400 ACRES

**HOA FEES:** 0

**HOA FREQUENCY:**

**COMMUNITY AMENITIES:** Other-See Remarks

**LOCATION FEATURES:** None

**IMPROVEMENTS:** None

**FENCE TYPE:** None

**STREET TYPE:** Paved, Other Street Type

**IRRIG/WTR RIGHT:**

**WATER SUPPLIER:** Other

**LEASED (RENT/SHARE):** 0

**WATER COMMENTS:** 0

**IRRIGATION DISTRICT:** None

**LEASE EXPIRE DATE:**

**UTILITIES:** Other-See Remarks

**WATER/SEWER:** Public Water Available, Sewer Avail Not Connected

**DOCUMENTS ON FILE:** Legal Description

**PROPOSED FINANCING:** Cash, Conventional

**SHOWING INSTRUCTIONS:** Vacant

**POSSESSION:** See Remarks

**REMARKS:** A rare find on the Resaca. San Jose Road extension and bridge have been opened along the southern edge of this property. I do not have a survey of the property or accurate measurement of the property, but there is 100's of feet of frontage on Sam Houston(FM345)and probably 1200' +/- feet of frontage San Jose road. The San Jose extension is complete. San Jose extension is the northern border of San Benito, therefore there are no zoning issues. There is now a hard corner available, NW corner of San Jose and Sam Houston. The property is ideal for commercial uses on San Jose and Sam Houston with high dollar residential lots along the Resaca. A beautiful piece of property with potential for prime development. Call us so that we can show you this property. Water and sewer available

**ADVERTISEMENT FEED:** A rare find on the Resaca. San Jose Road extension and bridge have been opened along the southern edge of this property.

**DIRECTIONS:** From Expressway 77/83 go NE on Sam Houston to San Jose Ranch Rd. Property is directly across from San Jose Ranch Rd. on NW side of Sam Houston.

All information and prices are subject to change without notice. Information herein deemed reliable but not guaranteed.