

CENTURY 21

Judge Fite Company



20070 STATE HWY 16

HELOTES, TX 78023



\$2,300,000



0 sqft

DESCRIPTION

Unrestricted 22+- commercial property located in sought-after Medina County, offering lower taxes and inclusion in Northside ISD. Situated outside the city limits, this property boasts approximately 800 feet of frontage along State Highway 16 with a depth of 860 feet, providing exceptional visibility and accessibility. Importantly, this property is not located in the Edwards Aquifer Recharge Zone. Utilities & Infrastructure: Electricity: Provided by CPS Energy along the property Internet: Multiple carriers available Telephone Service: Available Water Well: 1,800 feet deep Aerobic Septic System: Recently upgraded 3,800 sq. ft. house ideal for conversion into office space, wedding venue, retreat, RV/storage units, industrial buildings, or a transportation/contractor distribution center Additional barn/storage building with electricity and water Land Features: 22+- Acres Mature Oaks Terrain is level to gently sloping 100-year flood plain located at the northern tip of the property Prime access to major thoroughfares including Highway 16, Loop 1604, Highway 46 to IH-10, Highway 211, and Highway 90 This property's strategic location and infrastructure make it perfect for: Commercial Development Residential Development Transportation/Contractor Distribution Centers Investment Opportunities Centrally located between Bandera, Boerne, Helotes, Castroville, and Medina Lake, this property offers a blank canvas with exceptional infrastructure and virtually limitless potential.

PROPERTY TYPE: Commercial - Other - See Remarks
MLS STATUS: Active
MLS: 1591196
YEAR BUILT: 1975
COUNTY: Medina
TRACT OR SUBDIVIION:
LIST DATE: 03/08/2022



Tanya Olafson

623.826.8264
tanyaolafson@judgefite.com

AREA: 3000
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 11.5
LOT SIZE (SQFT): 500,940

ADDITIONAL PROPERTY DETAILS

LISTED BY: Harold Galm

PHONE: 830.931.0900

BROKERED BY: Galm Real Estate, LLC