

SALE

\$1.25M — 37.5%
below the June
2024 appraised
value of \$2M!!

19503 FM 2252

19525 FM 2252

**19503 & 19525 FM 2252,
Garden Ridge, TX 78266**



For More Information:
Michael Lynch | 830.515.9144 & Katie Lynch CCIM | 830.237.2834



**Owner Financing
AVAILABLE**

Property Description

Property Overview: Total Land: 12.43 AC Land Description: Irregularly shaped lot with approximately 451 +/- feet of frontage on FM 2252. The property extends 780 +/- feet in depth. Partially wooded with mature Oak and Cedar Trees. Includes an old barn and home on site.

Sale Notes: Incredible development opportunity for retail and mixed-use commercial projects. Located near dense and expanding residential developments, the property benefits from an affluent and growing community. The planned expansion of FM 2252 to FM 3009 is expected to significantly increase traffic counts and foot traffic in the area, enhancing the property's commercial appeal. Situated in a premier location near popular commercial destinations in town, the property offers convenient ingress and egress for easy access to the frontage road.

Asking Price: \$1,250,000.00

Demographic Highlights:

- **Population Growth:** Rapidly growing community, ensuring a steady influx of potential customers and clients.
- **Affluent Community:** Higher-than-average median household income, suggesting a customer base with significant disposable income.
- **Balanced Age Distribution:** Diverse age groups, supporting a wide range of businesses.
- **Highly Educated Population:** Well-educated workforce available for business operations.
- **Increased Traffic:** Future expansion of FM 2252 to FM 3009 will boost visibility and accessibility.
- **Thriving Local Economy:** Strong local economy with a mix of retail, small businesses, and professional services.

Location Advantages:

- Proximity to major commercial hubs and residential areas.
- Enhanced visibility and foot traffic due to roadway expansion.
- Ideal for retail, mixed-use commercial, and various development projects.

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