

10-80 ACRES LAND - EXCELLENT VISIBILITY

FOR SALE

NEC I-10 and Ranch Road 864

Sonora, TX 76950



** Property Outlines are approximate.*



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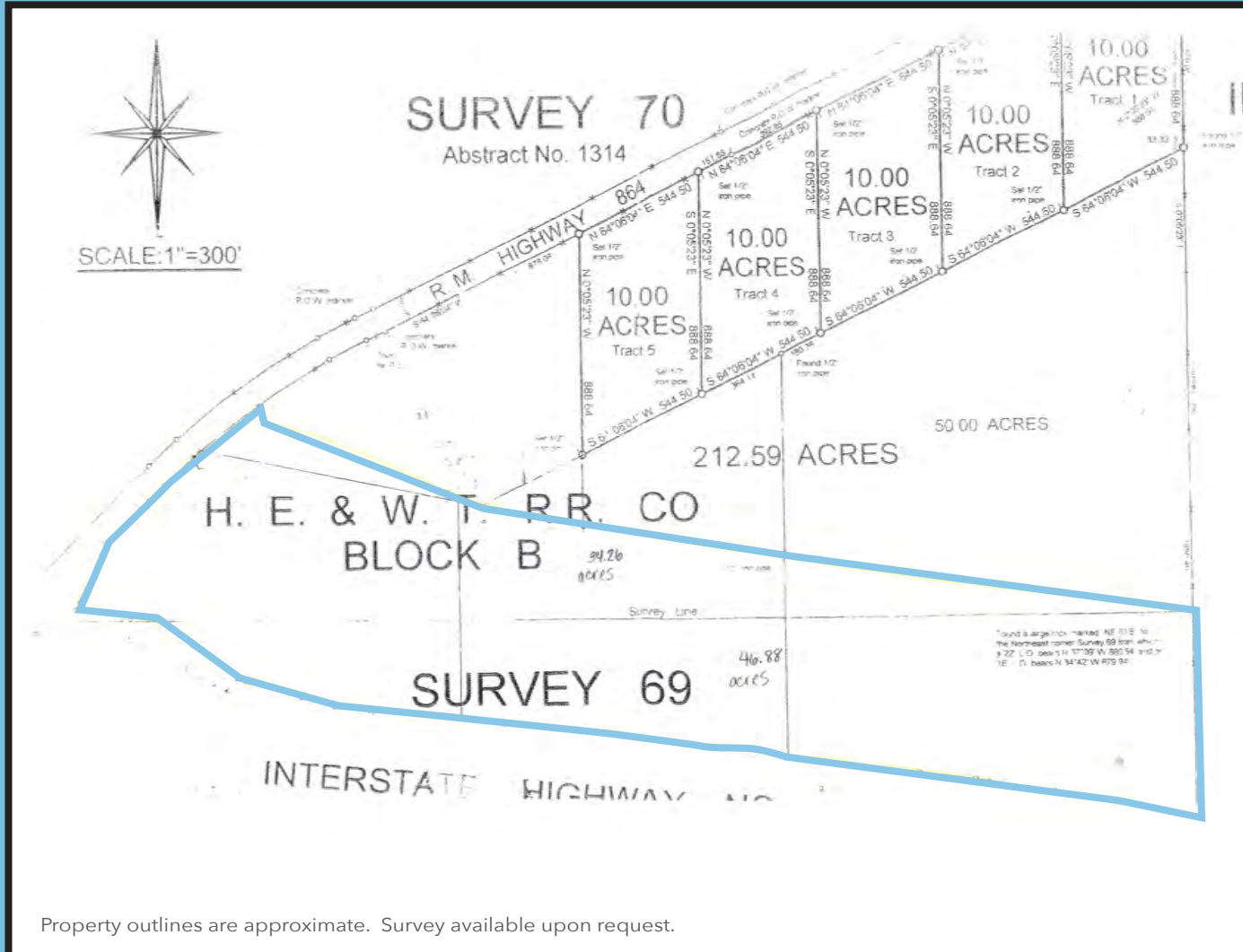
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NEC I-10 and Ranch Road 864

Property Description ± 10 - 80 Acres Land

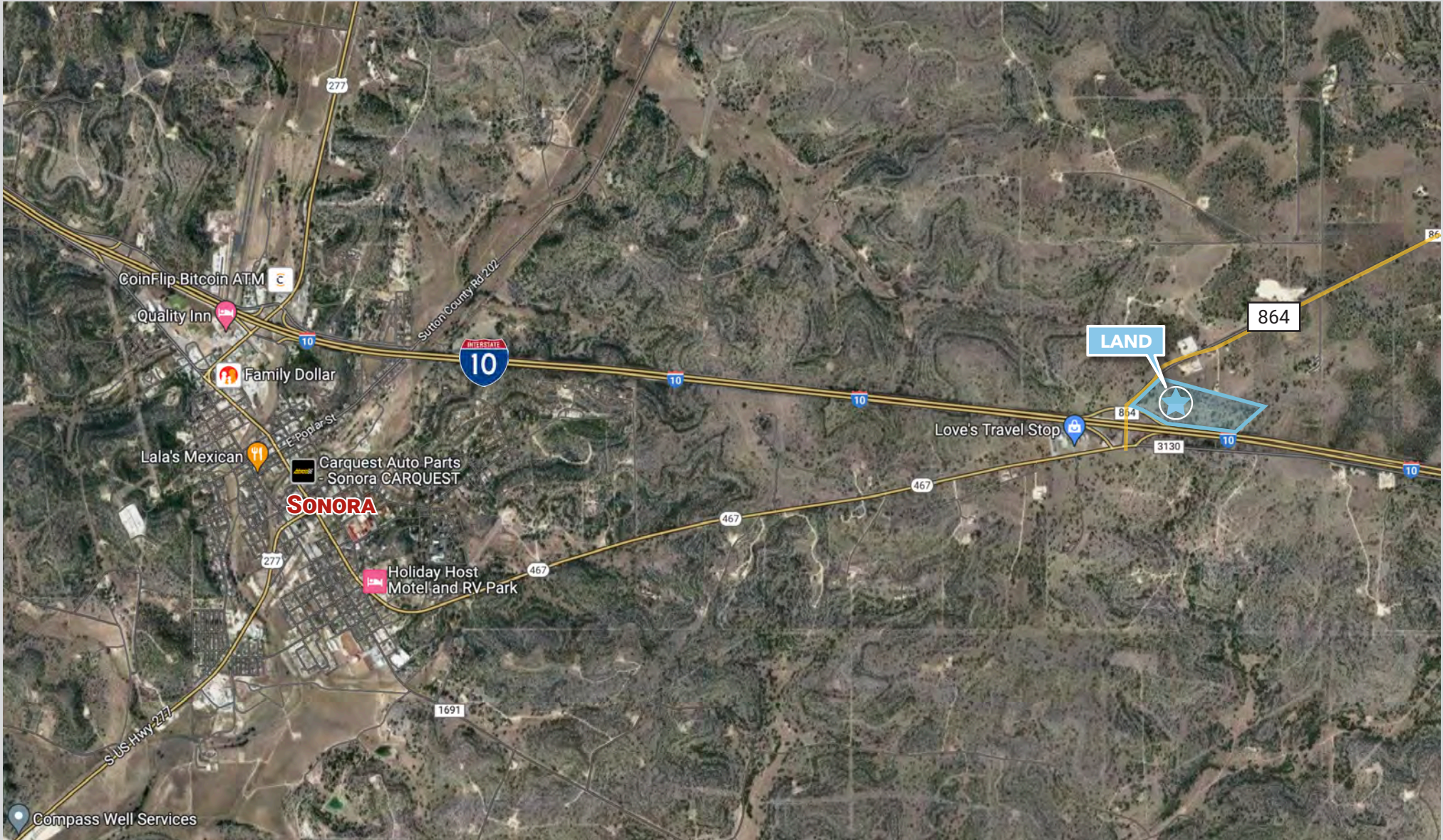
The land is located within Sutton County West of San Antonio along the primary travel route from Dallas to Del Rio. This property is well suited to capitalize on and/or compete with the traffic generated by the 20+/- AC Love’s Travel Center on the SWC of the I-10 and Ranch Road 864 intersection, the 1st Westbound exit for Sonora traffic. The property is in an unincorporated portion of Sutton County, preemptively mitigating potential zoning challenges created by governing municipalities.



Property Highlights

1. **High Visibility:**
Sitting on the hard Northeast corner of I-10 and Ranch Road 864, this property offers an unobstructed view from the highway for any future development
2. **Located in Unincorporated Sutton County:**
The property is unincorporated allowing flexibility in development use
3. **Access:**
Located on hard NEC, this property provides excellent access for truck stops or travel centers
4. **Highway Frontage:**
The property includes roughly 1-mile of frontage along Interstate 10

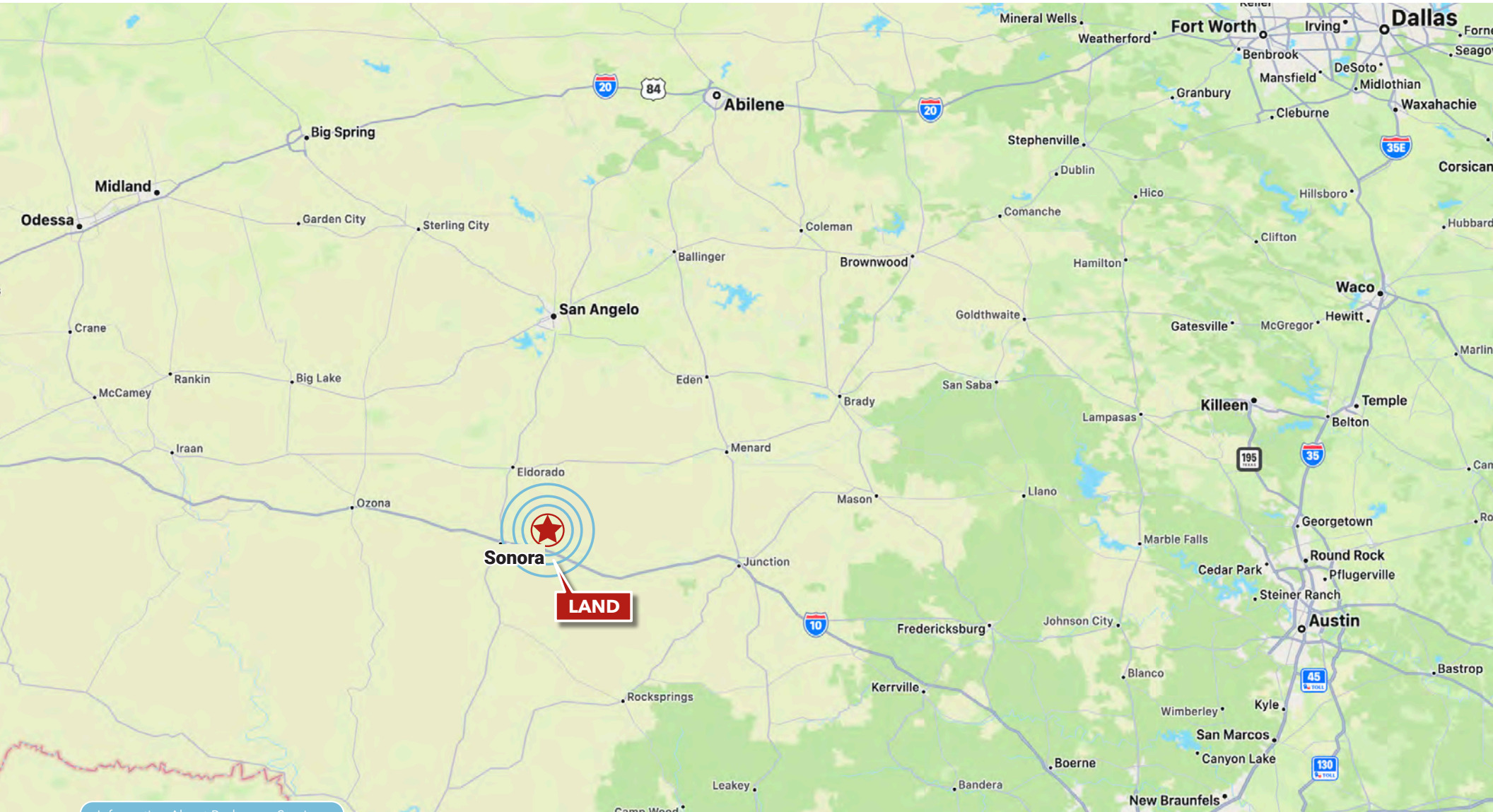
Aerial



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Information About Brokerage Services



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