

MCG

TEXAS REAL ESTATE

100 Acres | Hwy 359 Frontage | Bruni, Texas

Asking Price: \$1,099,000

Investment Overview

Rare opportunity to acquire **100 acres of fully fenced highway frontage property** with existing commercial improvements in Bruni, Texas. Strategically positioned along Highway 359 with excellent access for heavy truck traffic, oilfield operations, commercial development, or long-term land investment.

This property is offering substantial upside for expansion or redevelopment.

Key Highlights

100 Acres of usable land

- Direct frontage on Hwy 359
- **Approx. 8,000 SF commercial building**
- **1,600 SF canopy**
- Fully fenced perimeter
- Private water well
- Septic systems in place
- Electricity on site
- Immediate operational capability
- Price per acre: **\$10,990 (includes improvements)**

Improvements

The existing structure is well-constructed and functional for multiple business types:

- Warehouse space
- Three private offices (one with private restroom)
- Kitchen / break area
- Flex room
- Two warehouse restrooms
- Covered canopy area suitable for equipment or vehicle use

Infrastructure already in place significantly reduces startup and development costs.

Ideal For

Oilfield & Industrial Users

- Equipment yard
- Fleet operations
- Staging and logistics hub
- Storage and distribution

Developers

- Retail or commercial highway development
- Truck stop / travel center
- RV park potential
- Mixed-use rural commercial

Ranch Investors

- Grazing
- Hunting
- Recreational land hold
- Long-term appreciation asset

Retail & Owner-Users

- Highway exposure business
- Service-related commercial use

Strategic Advantage

Highway frontage properties with existing utilities and improvements at this acreage size are increasingly limited. This asset offers both immediate usability and long-term appreciation potential in a growing South Texas corridor.

For additional information or to schedule a tour, please contact the listing broker.

MG Texas Real Estate. 956-519-7192

Michelle Guerra Broker 956-324-2427