

# FOR SALE:

1.517 ± Acres

US Highway 90  
Hondo, Texas 78861



J. Gruber Properties  
235 19th Street, Ste 101  
Hondo, TX 78861

J. Gruber  
830-426-5200 office  
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jcg@jgruberproperties.com





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# HIGHLIGHTS:

1.517 ± Acres

**Location:** US Highway 90  
Hondo, TX 78861

**Land Size:** 1.517 ± Acres

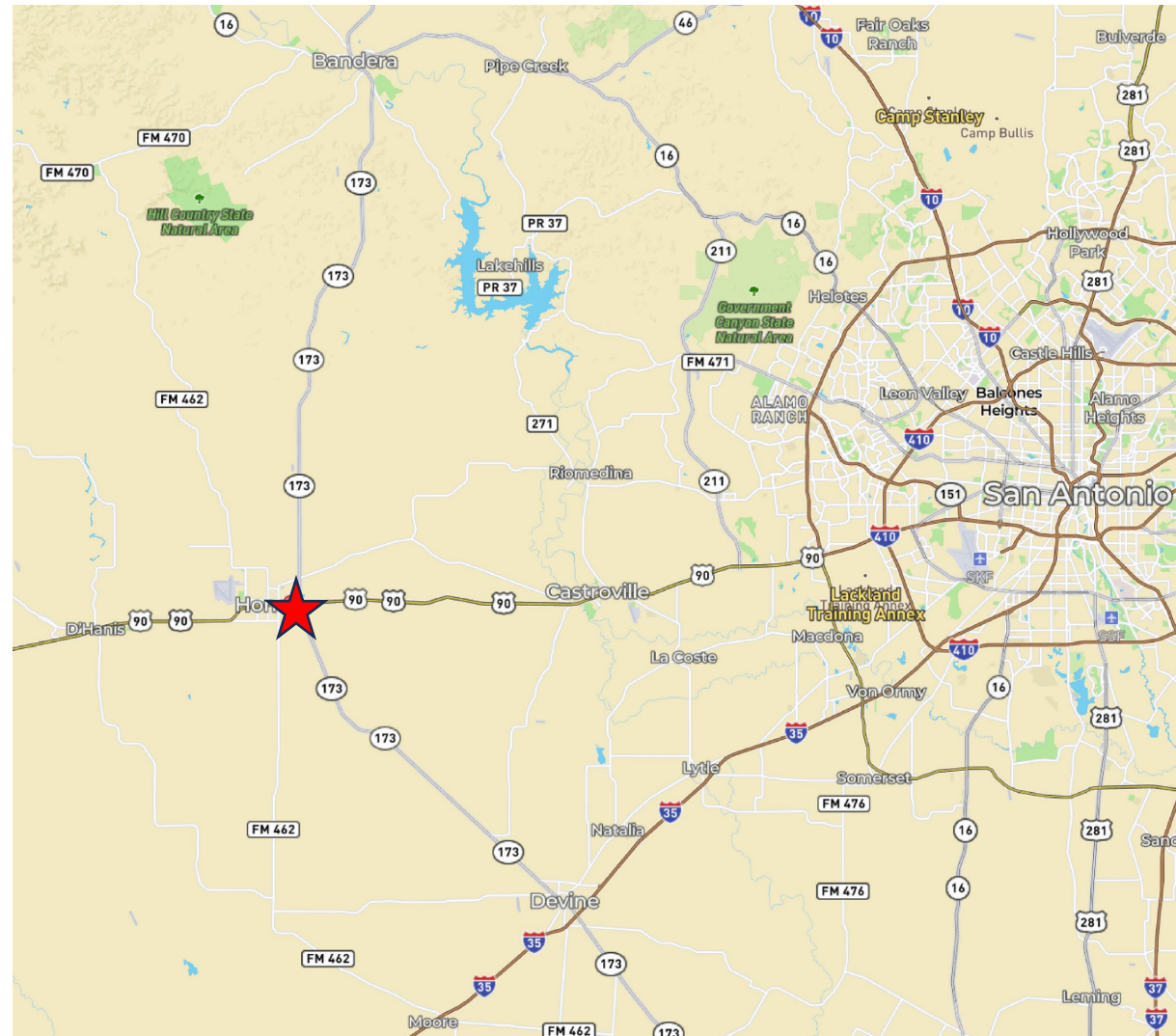
**Asking Price:** Contact Broker

**Zoning:** Commercial

**Utilities:** Water, Sewer, and Electricity  
(Confirm with City of Hondo)

## Area Highlights:

- Great visibility along US Hwy 90
- High traffic counts
- Highest growth area in Hondo
- Medina Regional Hospital
- South Texas Regional Airport



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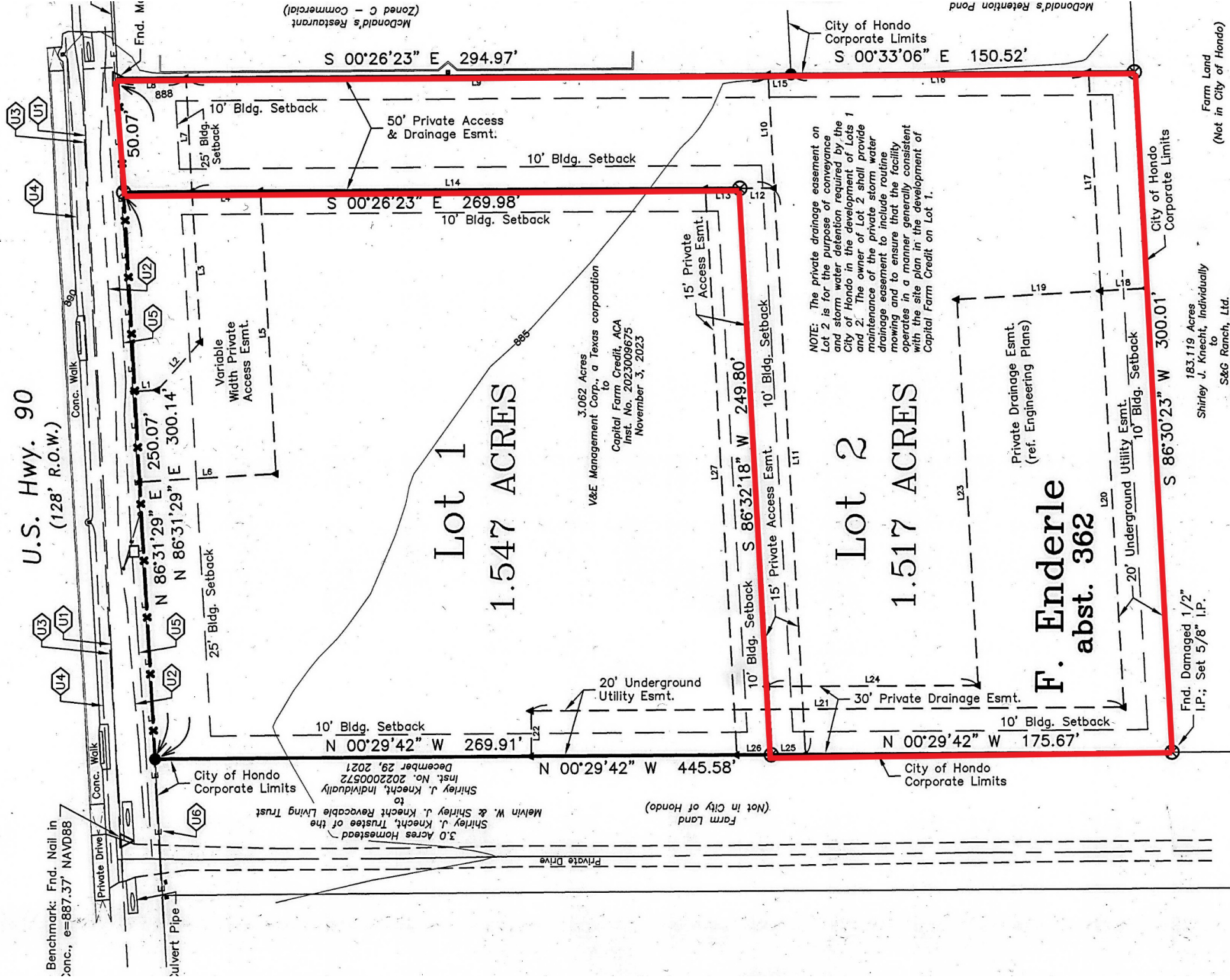
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# Sur. 194

## U.S. Hwy. 90 (128' R.O.W.)

Benchmark: Fnd. Nail in  
conc., e=887.37 NAVD88



Mcdonald's Restaurant  
(Zoned C - Commercial)

City of Hondo  
Corporate Limits

Mcdonald's Retention Pond

Farm Land  
(Not in City of Hondo)

### Lot 1 1.547 ACRES

3.062 Acres  
V&E Management Corp., a Texas corporation  
to  
Capital Farm Credit, ACA  
Inst. No. 2023009675  
November 3, 2023

### Lot 2 1.517 ACRES

### F. Enderle abst. 362

NOTE: The private drainage easement on Lot 2 is for the purpose of conveyance and storm water detention required by the City of Hondo in the development of Lots 1 and 2. The owner of Lot 2 shall provide maintenance of the private storm water drainage easement to include routine mowing and to ensure that the facility operates in a manner generally consistent with the site plan in the development of Capital Farm Credit on Lot 1.

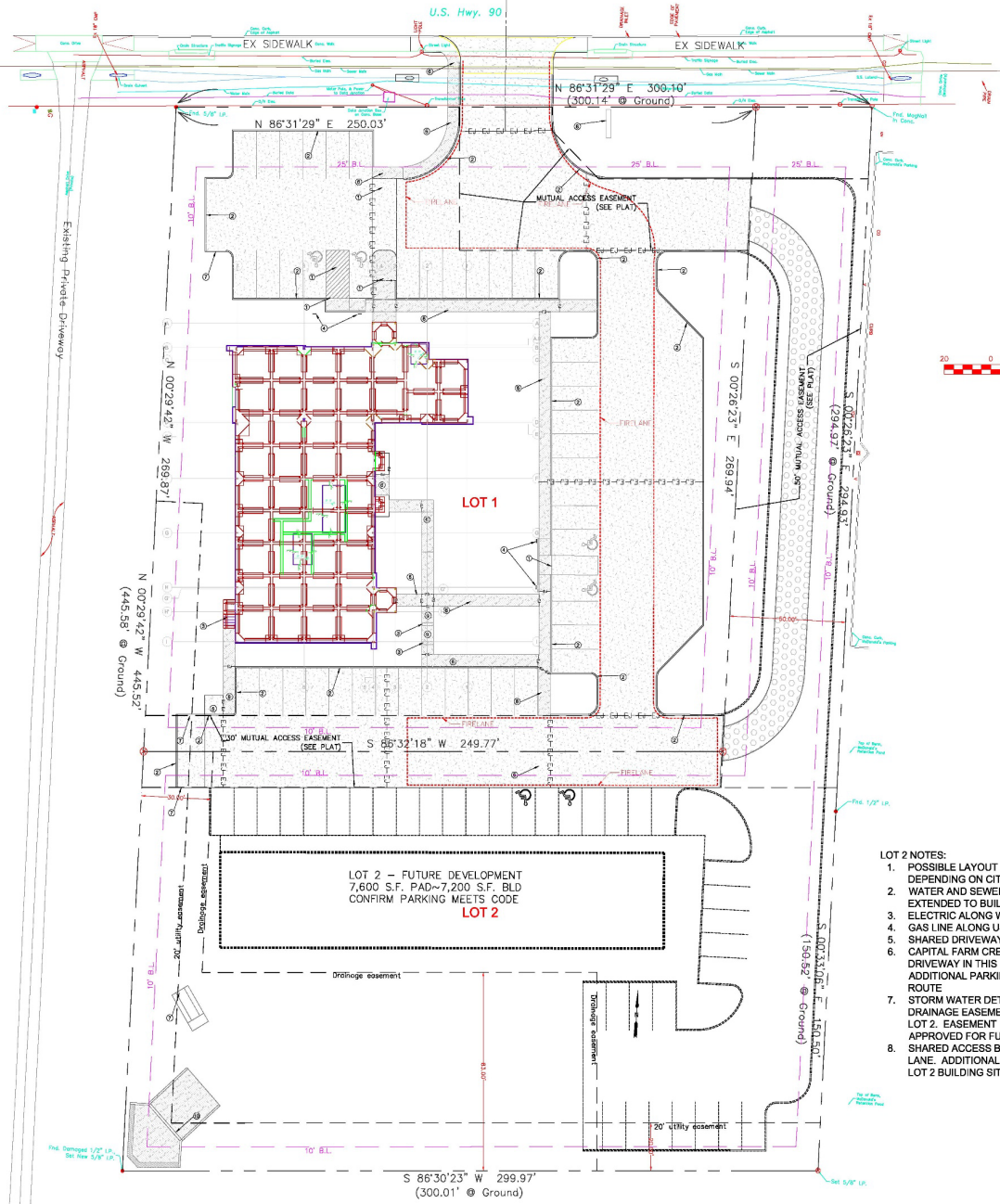
Fnd. Damaged 1/2"  
I.P.; Set 5/8" I.P.

Shirley J. Knecht, individually  
to

S&G Ranch, Ltd.  
Inst. No. 2022000571  
December 29, 2021



- KEYED NOTES FOR SITE PLAN**
- 1 ADA ROUTE
  - 2 2" INTEGRAL CURB
  - 3 STEPS - 5" HEIGHT, 14" TREAD
  - 4 ACCESSIBLE SIGNAGE
  - 5 DUMPSTER PAD
  - 6 SIDEWALK - ACCESSIBLE ROUTE
  - 7 DRAINAGE FLUME / CURB OPENING
  - 8 GROUND SIGN FOR CAPITAL FARM CREDIT
  - 9 SIDEWALK
  - 10 DETENTION POND CONTROL STRUCTURE



- LOT 2 NOTES:**
1. POSSIBLE LAYOUT SHOWN FOR 7200 S.F. BUILDING DEPENDING ON CITY CODES FOR USAGE.
  2. WATER AND SEWER ALONG US 90 AND NEED TO BE EXTENDED TO BUILDING
  3. ELECTRIC ALONG WEST LINE
  4. GAS LINE ALONG US 90
  5. SHARED DRIVEWAY AS CONSTRUCTED
  6. CAPITAL FARM CREDIT HAS TEMPORARY LOOP DRIVEWAY IN THIS PROPERTY TO BE RECONSTRUCTED. ADDITIONAL PARKING POTENTIALLY ALONG DRIVEWAY ROUTE
  7. STORM WATER DETENTION POND IS ON LOT 2 WITHIN DRAINAGE EASEMENT AND SERVES BOTH LOT 1 AND LOT 2. EASEMENT HAS BEEN DESIGNED AND APPROVED FOR FULL DEVELOPMENT OF LOT 2.
  8. SHARED ACCESS BETWEEN LOT 1 AND LOT 2 WITH FIRE LANE. ADDITIONAL FIRE LANE LIKELY NEEDED AROUND LOT 2 BUILDING SITE.





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