

\$465,000 - 000 County Road 7610, Devine

MLS® #1860909

\$465,000

0 Bedroom, 0.00 Bathroom,
Farm Ranch on 17.00 Acres

N/A, Devine, TX

Prime 17+- Acre Opportunity in Devine, TX
Unlock the potential of this exceptional 17+- acre property located in the heart of Devine, Texas. Perfectly positioned just off Highway 173 and only 1.75 miles from IH 35, this land offers unmatched access and visibility for a variety of commercial, residential or agricultural enterprises. Strategic Location: Benefit from prime positioning with easy access to major highways, ideal for commercial, residential, or agricultural development. Utility-Ready Infrastructure: City water and sewer lines border the property, easing integration for your business, residential needs. A water well with storage tanks is also available, providing additional resources. Versatile Use: Currently under an agricultural exemption, this property offers an excellent opportunity for continued agricultural use, including cattle operations, thanks to existing cattle pens. Keep the ag exemption and hold onto this property for future development while keeping the taxes low. Excellent Accessibility: Benefit from multiple access points from three different roads, enhancing traffic flow and accessibility. Endless Commercial Potential: Whether you're considering a commercial enterprise, residential development, or continuing agricultural pursuits, this land is a canvas of opportunity waiting to be transformed. Invest in a future of limitless possibilities with this prime property in Devine, TX-where location, resources, and potential meet to create a truly



unique opportunity. Secure your piece of Texas real estate today!

Essential Information

MLS® #	1860909
Price	\$465,000
Bathrooms	0.00
Acres	17.00
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Price Change

Community Information

Address	000 County Road 7610
Area	3000
Subdivision	N/A
City	Devine
County	Medina
State	TX
Zip Code	78016

Amenities

Utilities	Electricity, Water
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Exterior

Exterior Features	Fenced, Holding Pen
Lot Description	Ag Exempt, Cleared

School Information

District	Devine
Elementary	Devine
Middle	Devine
High	Devine

Additional Information

Days on Market	191
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Listing Details

Listing Agent Kari Menchaca
Listing Office Galm Real Estate, LLC

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