

\$390,000 - 1160 Hwy 85 W, Dilley

MLS® #1893386

\$390,000

3 Bedroom, 2.00 Bathroom, 2,496 sqft
Residential on 9.35 Acres

NA, Dilley, TX

Extraordinary Development or Investment Opportunity | 10+/- Unrestricted Acres off IH-35 & Hwy 85. Unlock the full potential of this rare 10-acre gem, ideally located just off Interstate 35 and West Highway 85. Double Wide Mobile on property offers versatility for residence and commercial development. With no zoning restrictions and situated outside city limits, this versatile property offers an unparalleled opportunity for developers, investors, commercial agricultural buyers, or those looking to build a private ranch estate.

Property Highlights: Prime Location with exceptional accessibility from both IH-35 and Hwy 85. Unrestricted Use - perfect for residential, agricultural, or commercial development. Immaculate and Well-Maintained Land with level terrain and open views. Includes 5 barns/sheds, horse stables, livestock pens, and existing mobile homes. Hunting is permitted, making it a sportsman's dream. Ample room for expansion, RV park, mobile home community, commercial farming, or custom home builds. Whether you're envisioning a high-yield agricultural operation, a serene private ranch, or a bold development project, this property is a blank canvas ready to bring your vision to life. Opportunities like this-unrestricted acreage in a high-growth corridor.

Built in 1999

Essential Information



MLS® #	1893386
Price	\$390,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,496
Acres	9.35
Year Built	1999
Type	Residential
Sub-Type	Manufactured
Style	One Story, Manufactured Home - Double Wide
Status	Active

Community Information

Address	1160 Hwy 85 W
Area	3100
Subdivision	NA
City	Dilley
County	Frio
State	TX
Zip Code	78017

Amenities

Amenities	Other - See Remarks
Parking	None/Not Applicable
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Breakfast Bar
Appliances	Ceiling Fans, Chandelier
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Vinyl
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Lot Description	County Vlew, 5 - 14 Acres, Mature Trees (ext feat), Ag Exempt, Hunting Permitted, Wooded
Roof	Metal
Construction	Pre-Owned
Foundation	Other

School Information

District	Dilley
Elementary	Dilley
Middle	Dilley
High	Dilley

Additional Information

Date Listed	August 17th, 2025
Days on Market	75
HOA Fees	0.00

Listing Details

Listing Agent	Maria Elena Alcala
Listing Office	Phyllis Browning Company

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