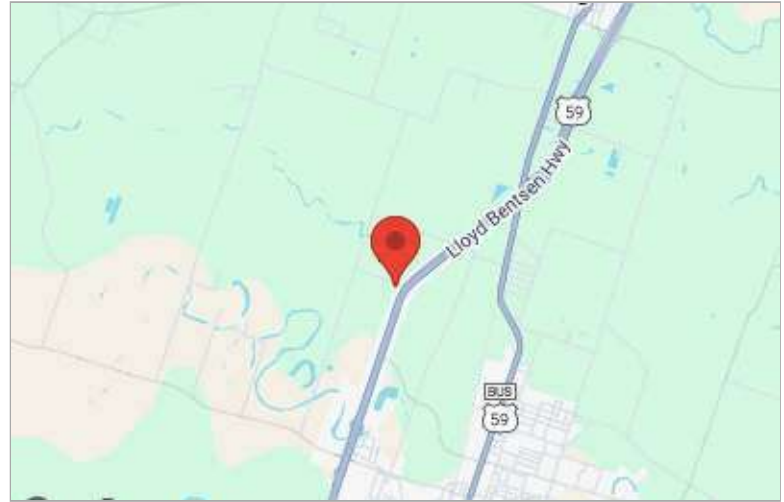


84 Acre Hwy Commercial Property

201 Country Road 224, Wharton, Texas 77488 - Wharton County



Property Details

Latitude/Longitude: 29.3529, -96.1126

Type of space: Vacant Land

Min Size: 84 acres

Max Size: 84 acres

Last Updated: 4/1/2025

Contact Information

Company: Wharton Economic Development Corporation

Contact Name: Courtland Holman

Address: 1944 North Fulton St.

Phone: 979-532-0999

Cell: 979-531-9015

Email: execdirector@whartonedc.com

Website: www.whartonedc.com

Documents

[Broker Flyer.pdf](#)

Availability

Date Available: 03/31/2025

For Sale: Yes

Sale Price: ~~\$5,045,000.00~~ = **\$1,946,000.00**

Sale Terms: Contact Broker

PropID: 61761,10868, 18357, missing ID

Description

Located within the City of Wharton's ETJ and adjacent to the I-69 freeway are 84 acres currently used as farmland. An additional 20 acres may be available for purchase for an overall 100 acre plus rectangular property with frontage on CR 224, CR 225 and I-69.

Interstate 69 is anticipated to be completed in this section in 18 months. The southbound offramp from I-69 is 3500 feet from the site making this property ripe for a COMMERCIAL RETAIL CENTER before you get to Walmart and Buckee's.

A 14 in sewer line runs along the frontage road from CR 231 to FM 102. The Water main line is 4300 feet to the south along the frontage road. Fiber and natural gas should be within the frontage road. High Power transmission line is located at CR 231 at the offramp.

This property is located within an Opportunity Zone, a Severely Distressed New Market Tax Credit Zone, HUB Zone, and TX Property Assessed Clean Energy (PACE).

Wharton County is an Attainment for Air Quality allowing industrial uses to locate here easier.

Traffic volume at this location on the highway is 29,200 VPD per Retail Strategies information.

The City will consider incentives to assist in the type of developments the city desires.

Realtor Flyer Attached in documents.

Site Details

Contiguous Acres Available for Development: 84 acres

Current Use: AG

Parcel: 61761, 10868, 18357, missing ID

Total Acres: 84 acres

Property Description: This property surrounds about 20 acres that front CR 224 that may be acquired to create a 100 plus acre master development. Del Campo Properties (a real estate investment company) owns about an 8 acre tract that fronts the frontage road (140' x 1950'). Some of this property was acquired by TxDot for the freeway expansion. The site is generally flat with areas of trees and shrubs. To obtain city utility service the property would require self-annexation.

Incentives

HUB Zone: Qualified

New Market Tax Credit (NMTC): Severely Distressed

Opportunity Zone: Yes

Utilities

Electric Service: Yes

Electric Service Provider: Centerpoint

Phase: 3

Natural Gas Service: Yes

Natural Gas Provider: Centerpoint

Sewer Service: Yes

Sewer Provider: City

Sewer Line Size: 14 in

Water Service Provider: City

Water Line Size: 16 in

Broadband: Yes

Other

Flood Plain: AE

Zoning: None

Contacts

Company: Texas Power Real Estate

Name: Diana Power

Phone: 932-612-7077

Email: diana@fortbendrealestate.info

Address: 3 Sugar Creek Blvd Suite 100

City: Sugar Land

Title: Broker



Aerial 1.jpg



Gournd.jpg