

# \$8,500,000 - E I 10 E, Marion

MLS® #1568061

## \$8,500,000

Bedroom, Bathroom, 2,381,686 sqft  
Commercial on 54.68 Acres

N/A, Marion, TX

Great Location! Perfect for large Truck Stop.  
54.676 total acres of which there are 40  
Buildable acres on IH 10 E with over 3,000'  
frontage. Schertz ETJ. Property corners on NE  
Trainer Hale Rd and IH 10 Access Rd. Future  
project to connect IH 35 thru Farm Rd 3009 to  
IH 10 E. thru Trainer Hale (See Documents).  
Tremendous growth in the area with  
Residential and Retail nearby. Predominately  
level with slight sloping toward Cibolo Creek.  
Water, Electric and Sewer access available.  
Great access from IH 10 East and West.  
Approximately 12 miles east from 410 and 7  
miles east from 1604.

## Essential Information

MLS® #	1568061
Price	\$8,500,000
Square Footage	2,381,686
Acres	54.68
Type	Commercial
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	E I 10 E
Area	1700
Subdivision	N/A
City	Marion
County	Bexar



State	TX
Zip Code	78124

### **Amenities**

Utilities	None
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### **Additional Information**

Date Listed	October 26th, 2021
Days on Market	930
Zoning	C

### **Listing Details**

Listing Office	Lifestyle Properties of Texas
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