

FOR SALE

10821 & 10827 Camino Real, Uhlund, Texas 78640

20.08 Acres

SUBJECT PROPERTY

Image Landsat / Copernicus

13 Miles to San Marcos

22 Miles to Austin Bergstrom International Airport

22 Miles to Tesla

27 Miles to the State Capital

62 Miles to San Antonio

SITE DETAILS

- **LOCATION:** 10821 & 10827 Camino Real, Umland, Texas 78640
- **SIZE:** Approx. 20.08 Acres (874,685 SqFt)
- **FRONTAGE:** Camino Real (State highway 21) Approximately 1060 feet
- **LEGAL DESCRIPTION(s):**
 1. UHLAND ESTATES SEC 1, LOT 1, AND PTS LOTS 2 & 5, ACRES 6.76
 2. UHLAND ESTATES SEC 2, Lot 5, SERIAL # 12400740A, TITLE # 00522631, LABEL # PFS0558118, MODEL GLENDALE
 3. UHLAND ESTATES SEC 2, PTS OF LTS 5 & 2, ACRES 13.242(0.50 AC MH)
- **UTILITIES:**
 1. Electric – PEC (Pedernales Electric Company)
 2. Sewer – Septic
 3. Water – County Line Special Utility District (4 Inch to site)
- **ZONING:** 7 Acres (Frontage) – General Business // 13 Acres – No Zoning
- **JURISDICTION:** 7 Acres – City of Umland // 13 Acres – City of Umland ETJ
- **VEHICLES PER DAY:** State Highway 21 – 13,926 (2021)
- **PRICE:** Contact Broker



Mike Pruett – 512.825.5470 – mike@matexas.com
201 Barton Springs Road
Austin, TX 78704

The information herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.
Any information of special interest should be obtained through independent verification

10821 and 10827 Camino Real
R60193, R46179, R141344



The information herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.
Any information of special interest should be obtained through independent verification



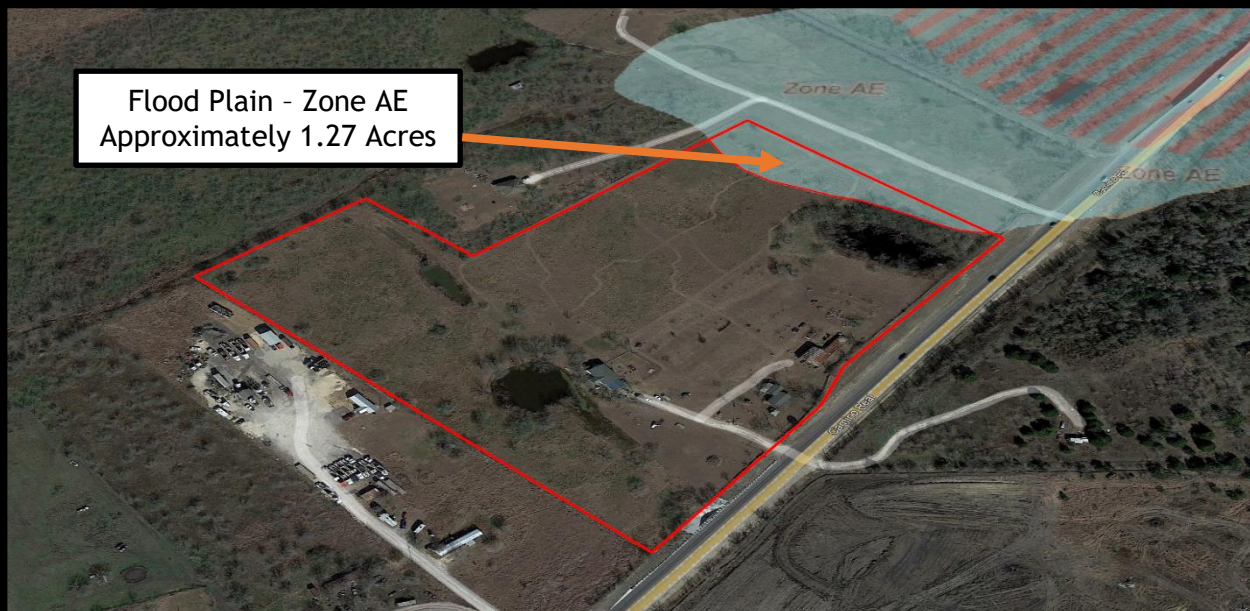
The information herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.
Any information of special interest should be obtained through independent verification



Elevation Profile



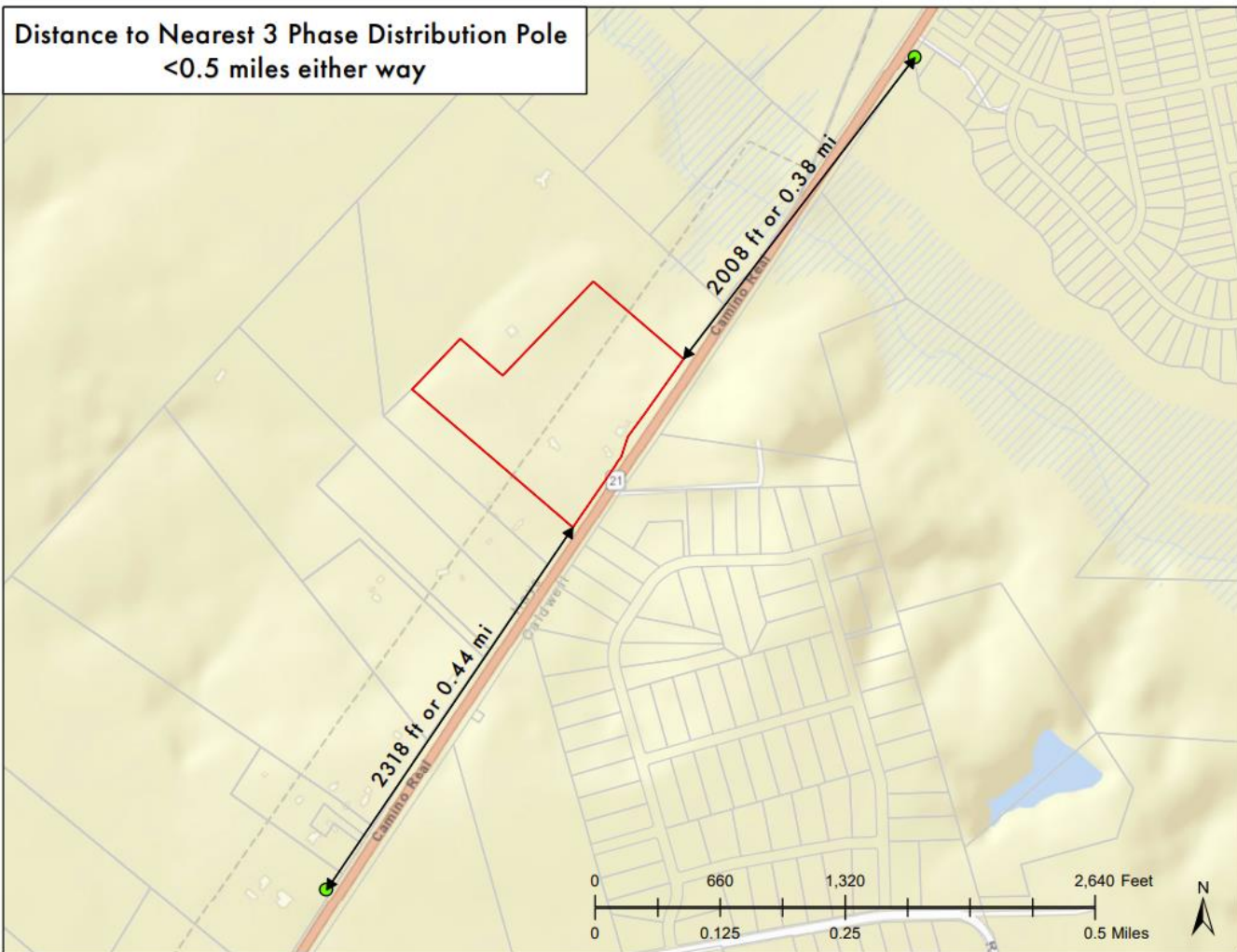
Elevation Profile



Flood Plain - Zone AE
Approximately 1.27 Acres

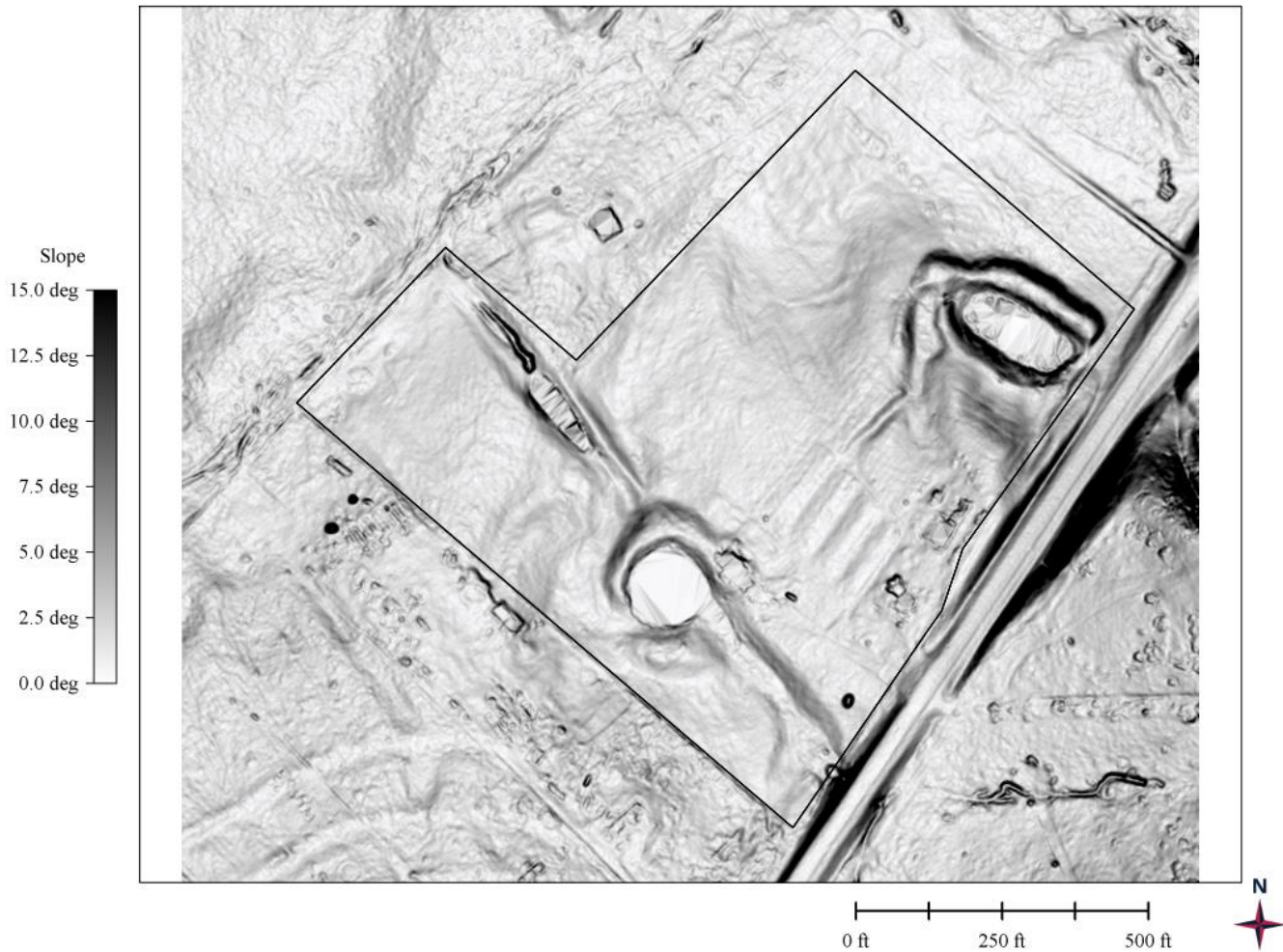
The information herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification

Distance to Nearest 3 Phase Distribution Pole
<0.5 miles either way



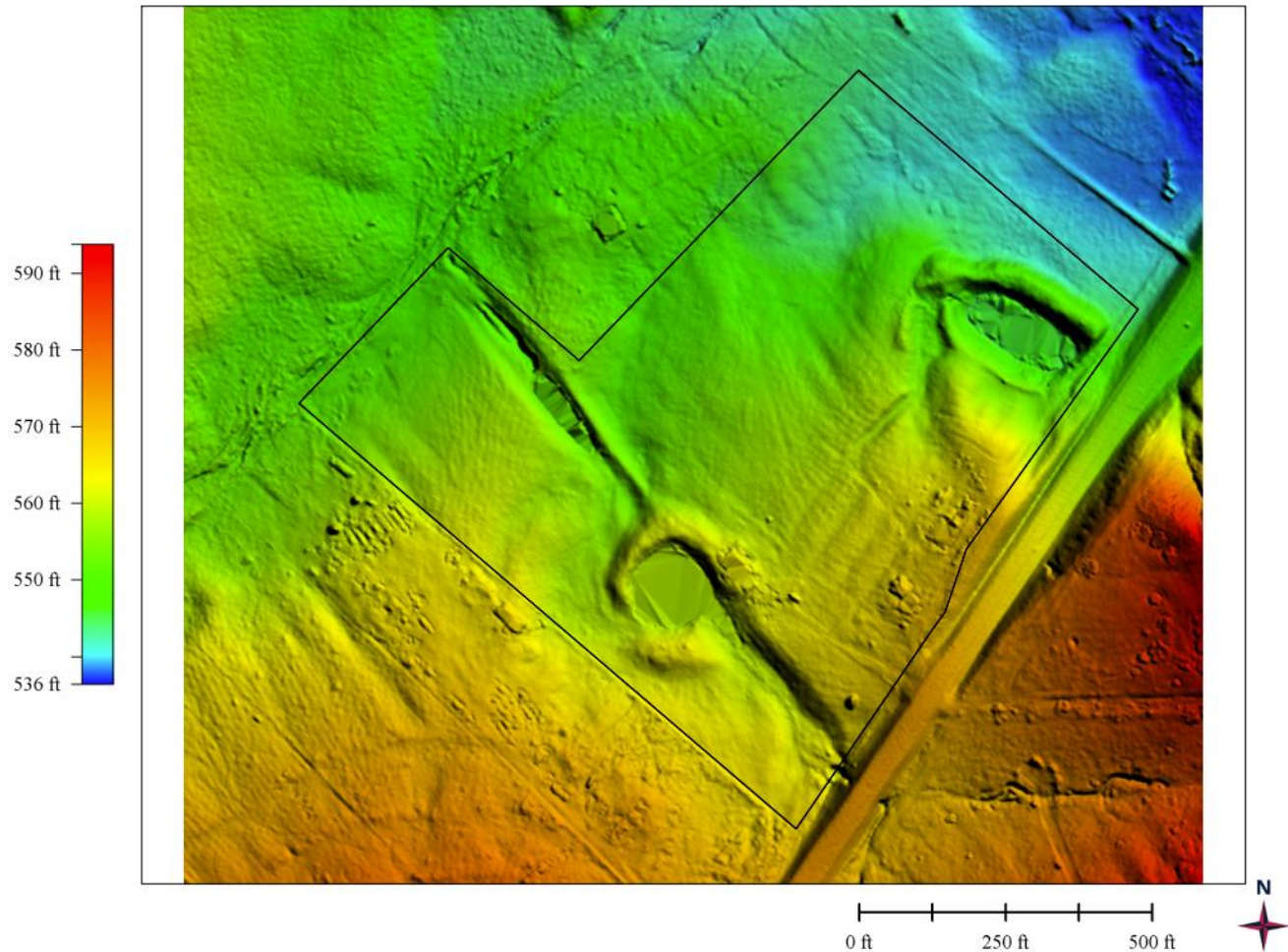
The information herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.
Any information of special interest should be obtained through independent verification

Slope



The information herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.
Any information of special interest should be obtained through independent verification

Elevation



The information herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.
Any information of special interest should be obtained through independent verification