



475 ft.

695 ft.

2,500 ft.

840 ft.

2,070 ft.

4,315 ft.

4,300 ft.

4,600 ft.

**Hwy. 77**

566 ft.

2,900 ft.

1,200 ft.






**Bus. Hwy. 77**

**Railroad Line**

**Weeden Property 2**  
PropID# 115885  
50.0 Ac

**Weeden Property 1**  
Prop ID# 55278 & 52271  
286.00 Ac.

## Legend

-  Water\_Service\_Lines
-  Wastewater\_Service\_Lines
-  Sinton City Limits
-  Parcels
-  RailroadLines

**Weeden Property**  
**Hwy. 77 & Bus. Hwy. 77**  
**San Patricio County**

**Site Profile**

Total Acres	286.0 Ac.
Developable Acres	286.0 Ac.
Zoning	N/A
Broker Price Option	N/A
Owner	Dennis Weeden Etal
San Patricio County ID	55271 & 55278
Physical Address	Bus. Hwy. 77

**Community Information**

MSA Population	442,600
Fire Station	3 miles
Police Station	3 miles
Hospitals	29 miles
Building Codes	County
Living Cost Index	N/A
Sales Tax	8.25%
2021 Prop. Tax Rate	N/A

**Transportation**

Street Access	Bus. Hwy. 77
Street Classification	Hwy.
Interstate Near By	I-37
Airport Access	22 miles
Rail Access	Near Site

**Site Physical Description**

Flood Zone Acres	85 Ac. AE Zone
Topographic Info	N/A
Surface Soil Type	Clay Loam

**Utilities**

Water	Yes
Wastewater	Yes
Gas	Yes
Electric	AEP
Fiber Optics	N/A
Buried Cable	N/A
Overhead Cable	N/A
Landfill	N/A

**Environmental**

ESA Phase 1	N/A
ESA Phase 2	N/A
Wetland Delineation	N/A
Endangered Species	N/A
Archeological Findings	N/A
MS 4 Compliance	N/A