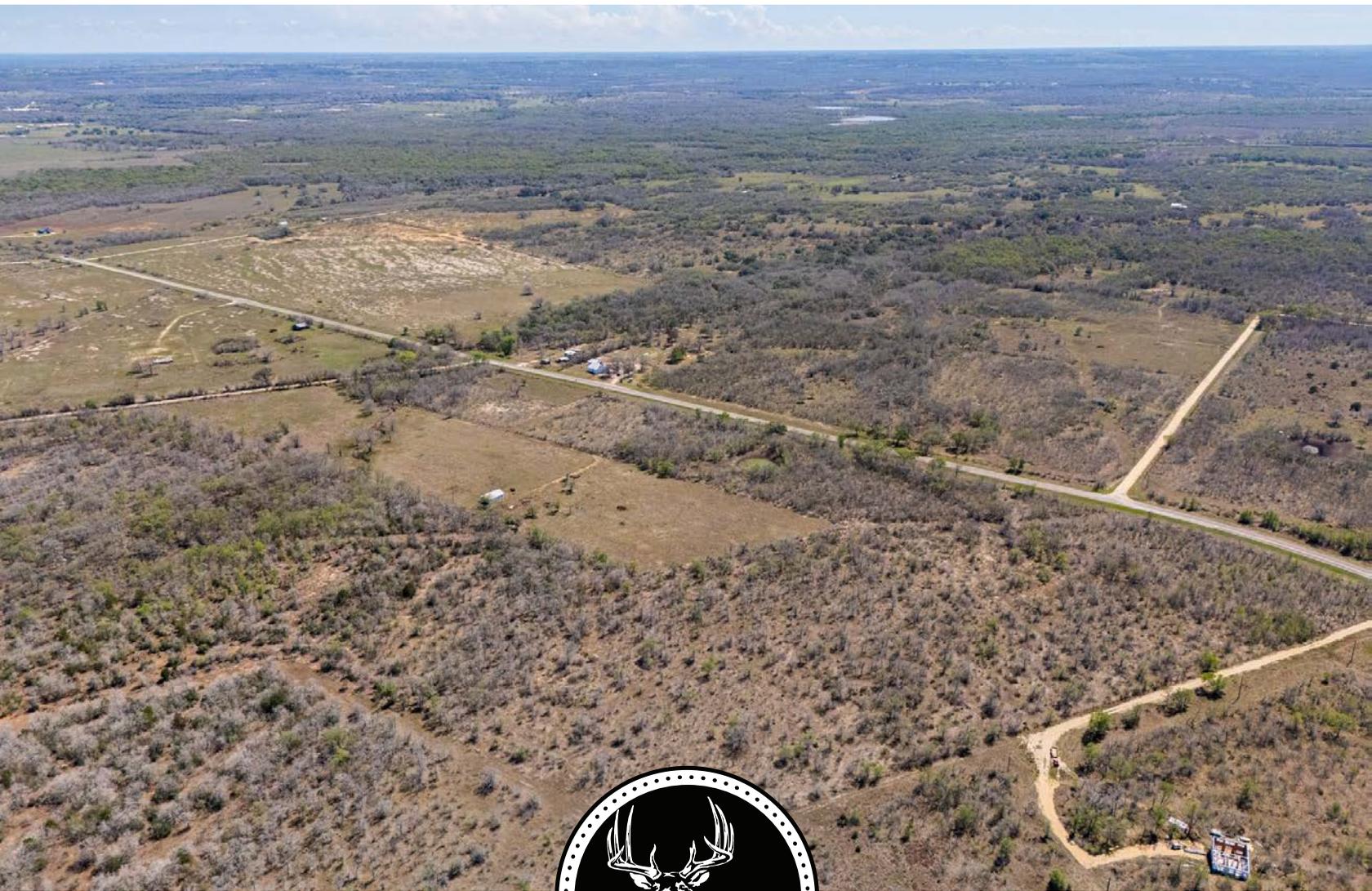


MIDWEST LAND GROUP PRESENTS

38.5 ACRES IN

GONZALES COUNTY TEXAS

FM 2814, WAELDER, TX 78959



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

38.5 +/- ACRES WITH TREMENDOUS FM FRONTAGE

Tucked away in the countryside of Gonzales County, Texas, this wooded property offers a peaceful setting with excellent accessibility. Located just 90 minutes from Austin and San Antonio and approximately two hours from Houston, it's a convenient escape from the city while still within easy driving distance. The tract sits along a quiet paved FM road with electricity available, providing a great balance of privacy and practicality. With less than 6 miles to I-10, travel to nearby towns and major highways is quick and simple.

One of the standout features of the property is its over 1,700 feet of paved FM road frontage, offering strong access and flexibility for a variety of potential uses. The land is heavily wooded, creating a natural,

secluded atmosphere and excellent habitat for wildlife. A wet-weather creek crosses the eastern portion of the property, adding character to the landscape. A stock tank also provides a dependable water source that can draw wildlife.

This tract is well-suited for those looking to enjoy the outdoors or create a private place in the country. Whether you envision clearing a homesite beneath the trees, building a weekend cabin, hunting, or simply owning a quiet piece of Texas land, the property offers plenty of possibilities. With its dense tree cover, water features, and convenient location, it provides an ideal setting for recreation, country living, or a long-term land investment.



PROPERTY FEATURES

COUNTY: **GONZALES** | STATE: **TEXAS** | ACRES: **38.5**

- Centrally located, 90 minutes to Austin and San Antonio
- 2 hours to Houston
- Over 1,700 feet of paved FM frontage
- Wet-weather creek crosses the east side of the property
- Privacy and seclusion right off of a paved FM road
- Location to build your dream homesite or weekend getaway
- Heavily wooded
- One stock tank provides a source of water
- Unlimited potential for recreation, ranching, or country living
- Less than 6 miles from I-10

WET-WEATHER CREEK ON THE EAST SIDE



HEAVILY WOODED

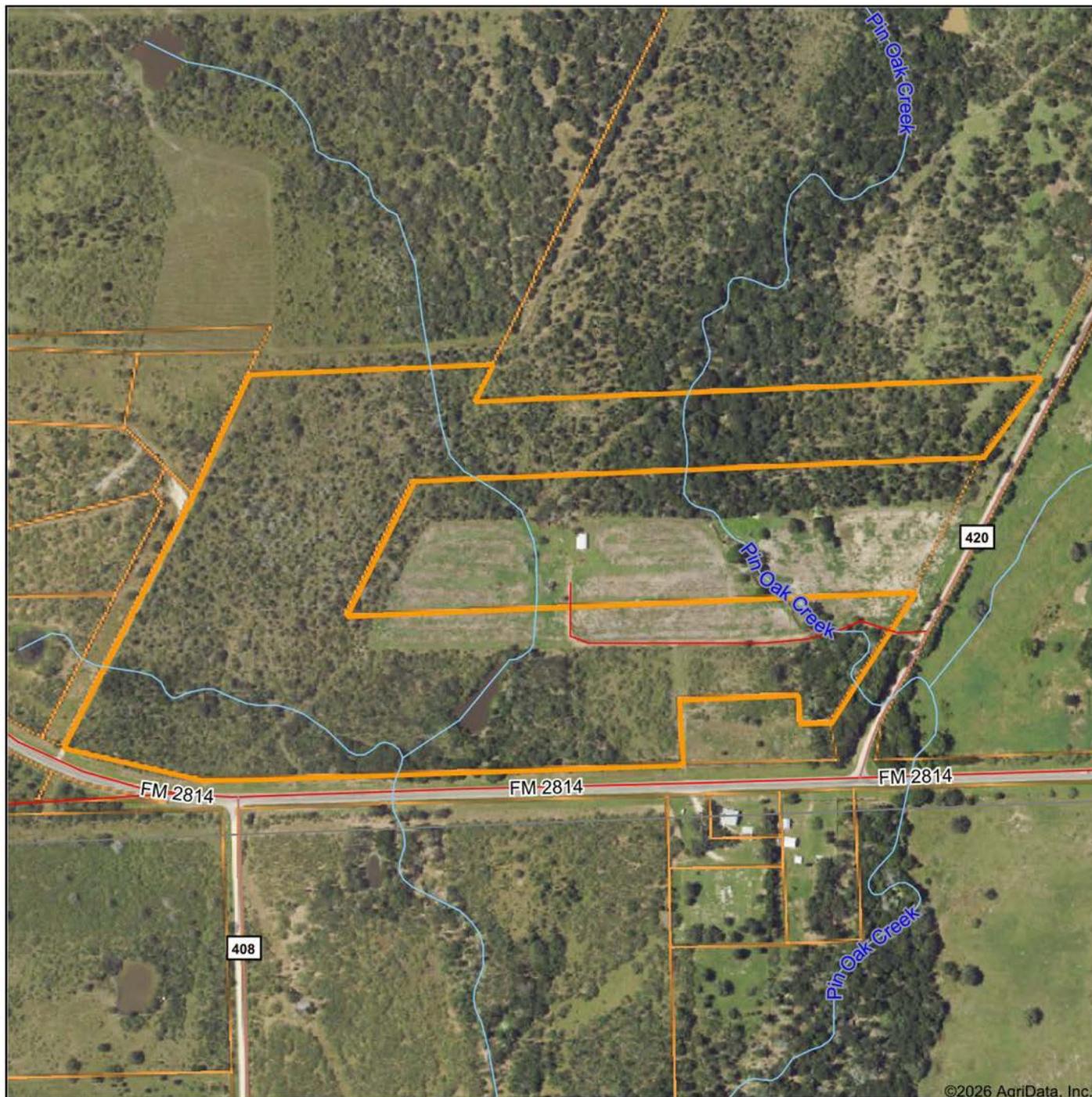


BUILD YOUR DREAM HOME

Whether you envision clearing a homesite beneath the trees, building a weekend cabin, hunting, or simply owning a quiet piece of Texas land, the property offers plenty of possibilities.



AERIAL MAP



Boundary Center: 29° 36' 16.88, -97° 16' 38.6



Maps Provided By:



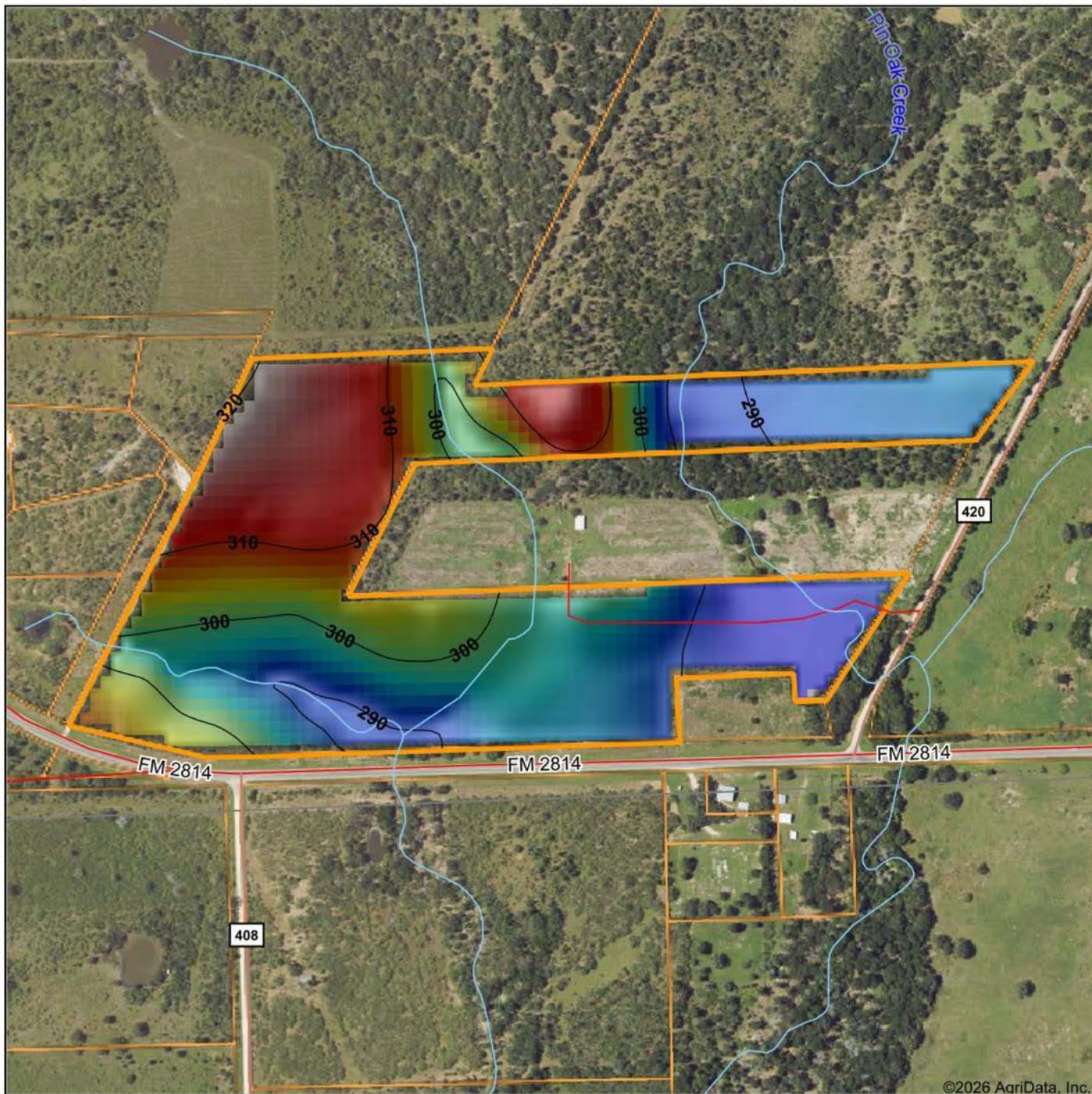
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Gonzales County
Texas



1/29/2026

HILLSHADE MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 287.8
 Max: 319.9
 Range: 32.1
 Average: 299.6
 Standard Deviation: 8.99 ft

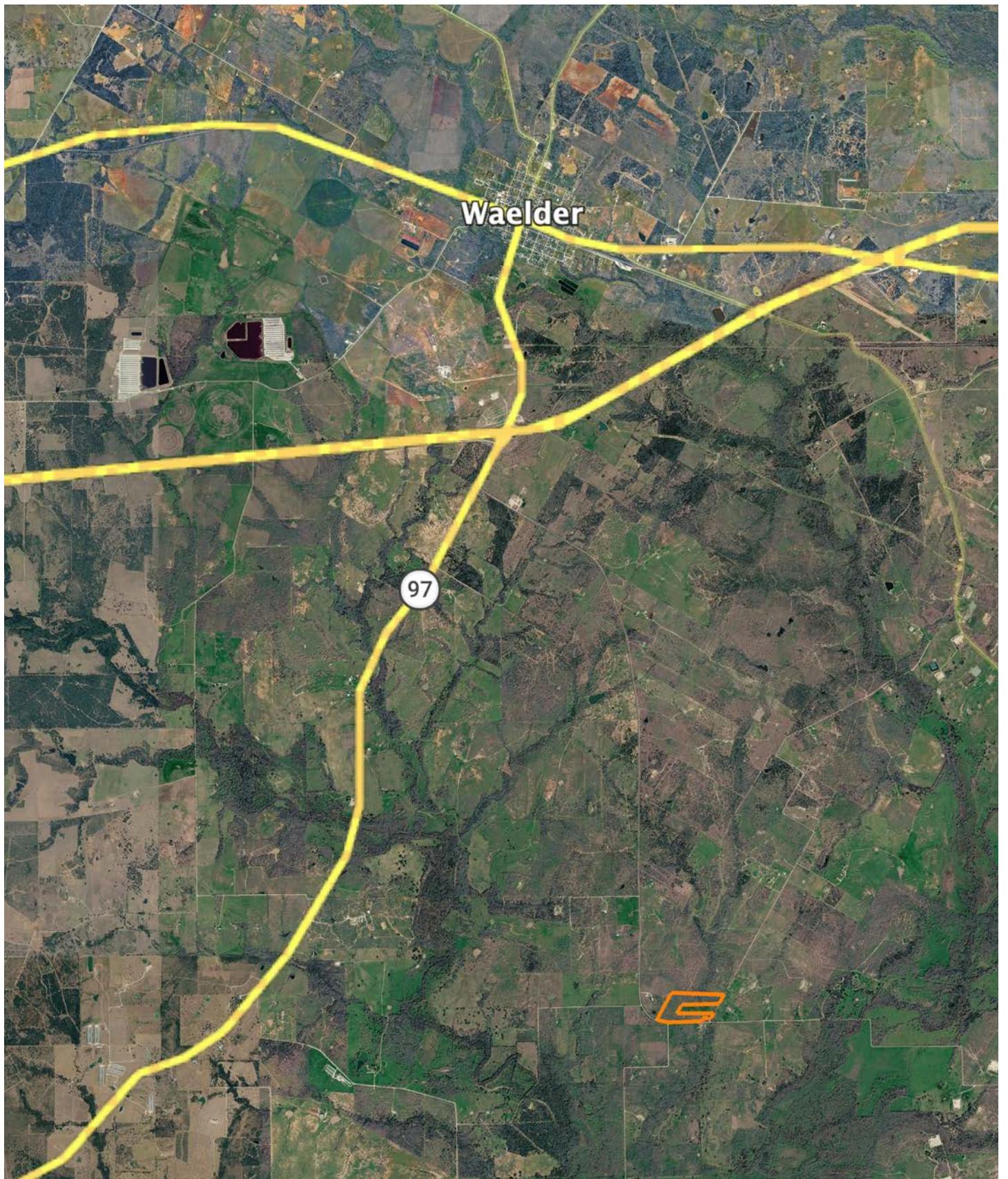


1/29/2026

**Gonzales County
 Texas**

Boundary Center: 29° 36' 16.88, -97° 16' 38.6

OVERVIEW MAP



AGENT CONTACT

Based in Kyle, Texas, and proudly serving the Central Texas and Hill Country region, Stephen Mauzy brings a lifelong connection to the outdoors, a deep respect for rural values, and a tireless work ethic to every land transaction. Born in Houston and a graduate of Texas A&M University with a degree in Industrial Distribution, Stephen grew up fishing the Texas Gulf Coast and exploring the woods of Southeast Texas. His passion for bird hunting began in college and deepened while working on a small horse ranch and preparing family land in East Texas for hunting with his brothers.

Before joining Midwest Land Group, Stephen helped build a \$40 million business in the construction materials industry, helping clients overcome the challenges of hard manual work to build their livelihoods. Now, he applies that same drive and business acumen to helping landowners and buyers succeed through land ownership.

Stephen's commitment to conservation and community runs deep. He's actively involved with organizations like Ducks Unlimited, Coastal Conservation Association, Habitat for Humanity, and Food for the Hungry. Clients trust Stephen for his honesty, dedication, and ability to work as hard for them as they do for themselves. If you're looking to buy or sell land in Texas, Stephen Mauzy is the agent who will get it done right.



STEPHEN MAUZY

LAND AGENT

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