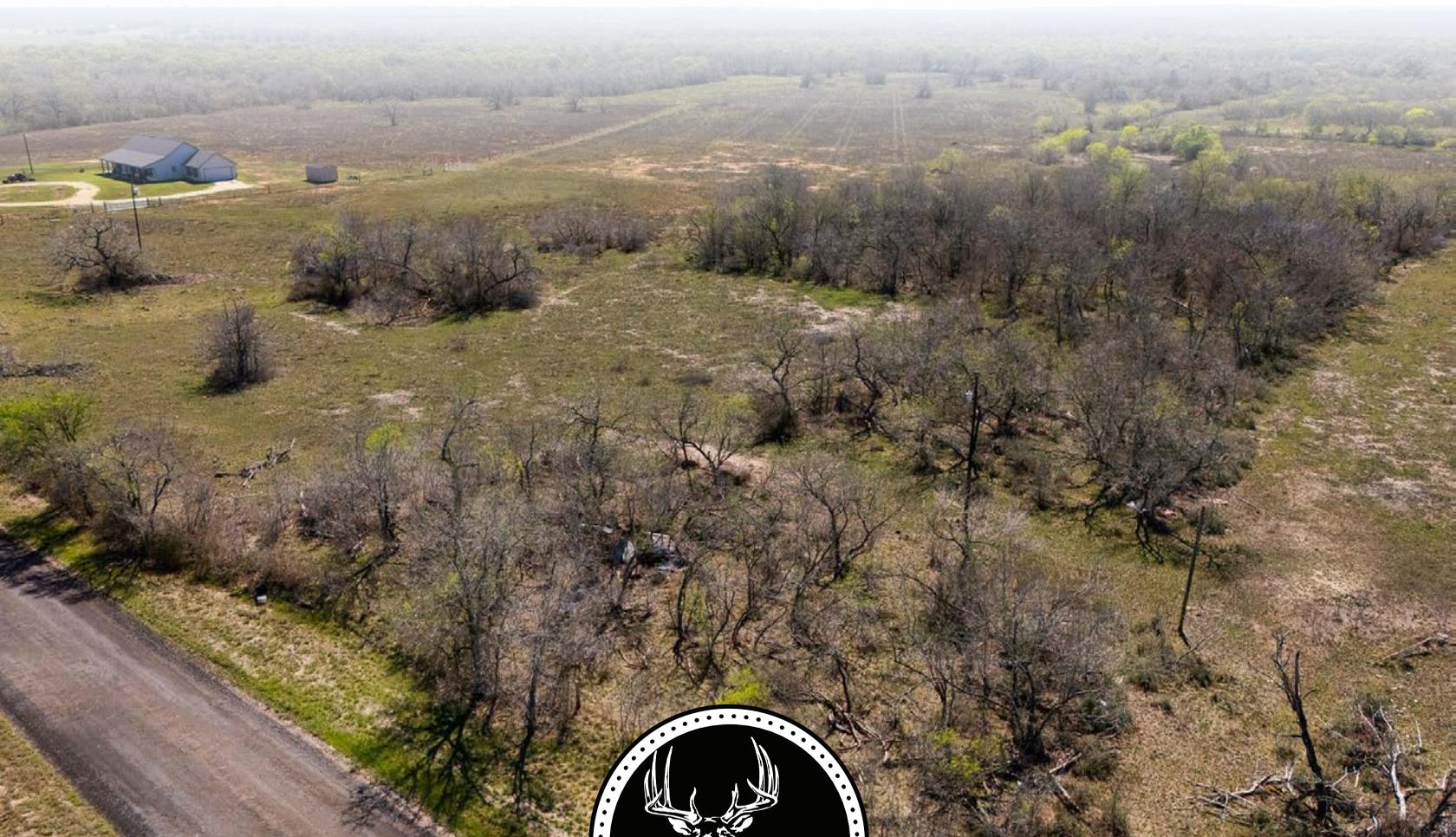


MIDWEST LAND GROUP PRESENTS

34.5 ACRES IN

GONZALES COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

34.5 +/- ACRES WITH BUILD POTENTIAL IN GONZALES COUNTY

Set in the rolling countryside of Gonzales County, Texas, this beautiful 34.5 +/- acre tract offers the perfect blend of privacy, natural character, and convenient access to nearby cities. The property is centrally located, just 90 minutes from Austin and San Antonio and about two hours from Houston, making it ideal for a full-time residence or a relaxing weekend retreat. With county road access on a quiet road and only 6 miles from I-10, you can enjoy peaceful country living without sacrificing accessibility. Electricity is available, making it even easier to bring your vision to life.

The land features a gentle slope with more than 50 feet of elevation change, creating scenic views and several

excellent potential homesites. A wet-weather creek winds through the back corner of the property, while a stock tank provides an additional water source that can attract wildlife. The landscape consists of brushy pasture dotted with mature oak and mesquite patches, offering a balance of open space and natural cover.

Whether you're looking for a place to build your dream home, create a private weekend getaway, start a small ranch, or simply enjoy outdoor recreation, this versatile property offers unlimited potential. With its combination of seclusion, natural beauty, and convenient location, this Gonzales County acreage is ready for you to make it your own.

PROPERTY FEATURES

COUNTY: **GONZALES** | STATE: **TEXAS** | ACRES: **34.5**

- Centrally located, 90 minutes to Austin and San Antonio
- 2 hours to Houston
- Gentle slope with over 50' of elevation change
- Wet-weather creek in the back corner of the property
- Privacy and seclusion right off of a paved FM road
- Location to build your dream homesite or weekend getaway
- Brushy pasture with oak and mesquite patches
- One stock tank provides a source of water
- Unlimited potential for recreation, ranching, or country living
- County road access while only 6 miles from I-10



BUILD YOUR DREAM HOMESITE



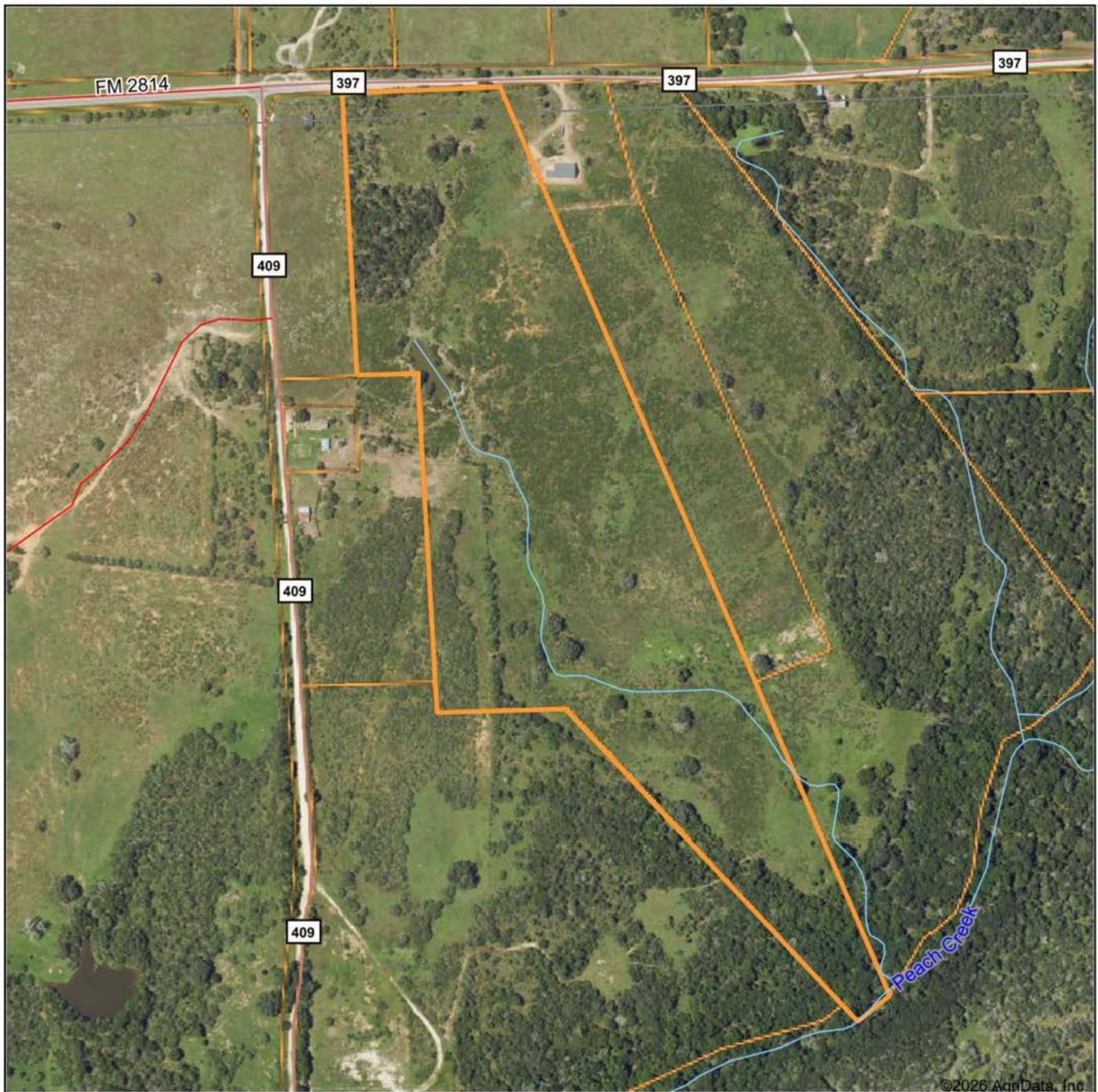
WET-WEATHER CREEK



BRUSHY PASTURE



AERIAL MAP



Boundary Center: 29° 35' 58.44, -97° 15' 52.97



Maps Provided By:



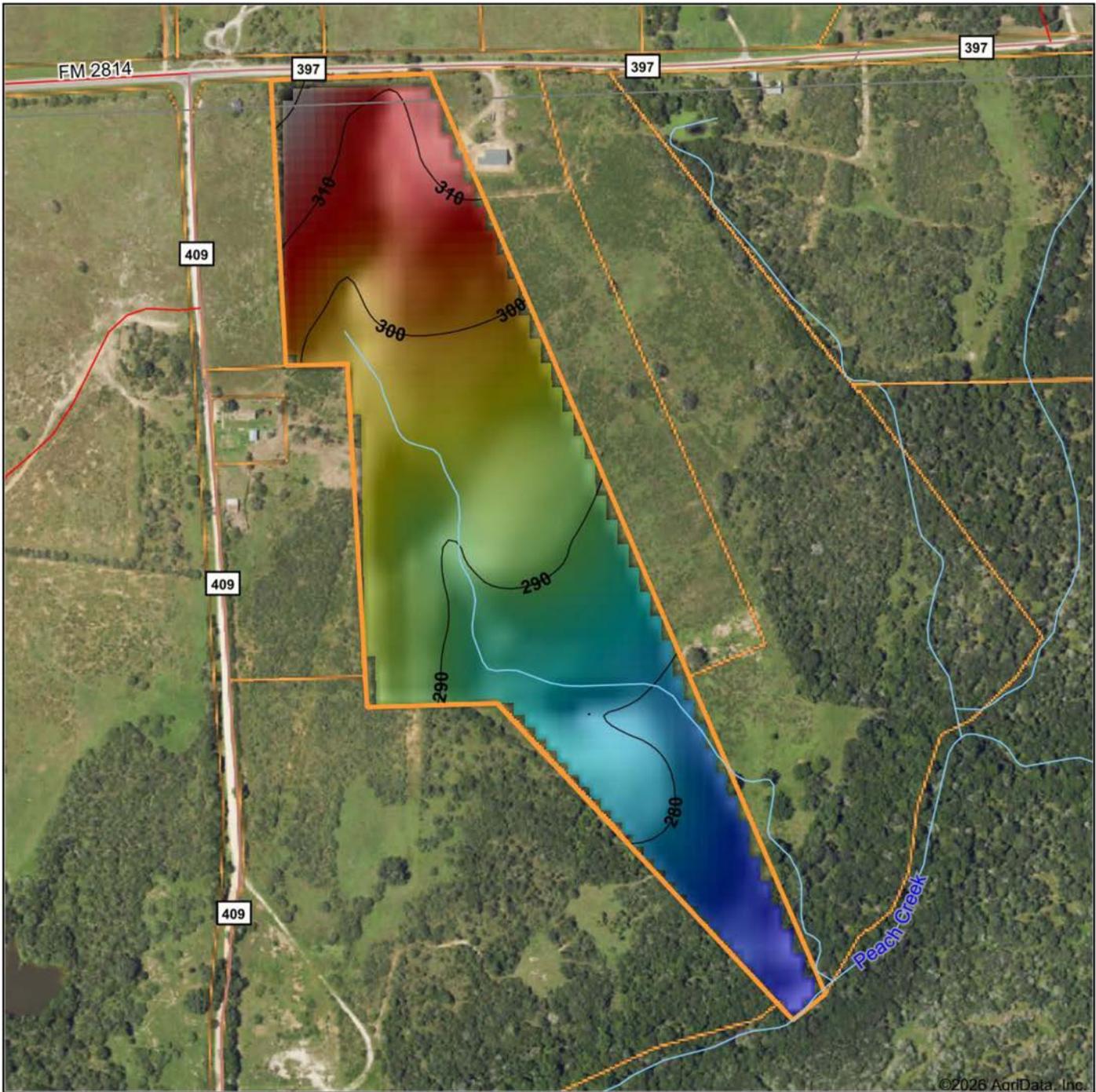
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Gonzales County
Texas



3/5/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 270.1
Max: 321.8
Range: 51.7
Average: 292.9
Standard Deviation: 11.35 ft



3/5/2026

Gonzales County
Texas

Boundary Center: 29° 35' 58.44, -97° 15' 52.97

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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