



For Sale on Market

\$1,885,500

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COUNTY ROAD AA, TURKEY, TX 79261

419 contiguous acres located directly across County Road AA from recently acquired acreage for a proposed data infrastructure project in Hall County, Texas. This tract offers immediate expansion capability, workforce housing potential, laydown yard space, utility staging, or long-term land control in direct proximity to a developing commercial corridor. Offered at \$4,500 per acre. Strategic Positioning Directly adjacent (across county road) to recently acquired development acreage County Road AA frontage Large contiguous footprint (419 acres) Predominantly flat, buildable terrain on southern and central portions Electricity available in multiple locations No mineral, wind, or solar reservations Existing well (~20 GPM, per seller) This property provides an opportunity to secure expansion acreage before infrastructure build-out accelerates surrounding land values. Physical Characteristics Topography Majority level to gently sloping ground suitable for construction Northern portion contains canyon terrain providing natural visual buffering and elevation variation Elevation variance enhances drainage and site separation potential Soils Strong sandy loam and loam-based soil profile across majority of tract Historically utilized for dryland wheat production Suitable for continued agricultural lease income or site preparation Utilities & Infrastructure Electricity present in more than one location on the property County road frontage provides ease of access for heavy equipment One existing water well (approx. 20 GPM per seller; buyer to verify) Utility capacity,

GENERAL DESCRIPTION

Property Type: Residential Lots

Lotsize: 18,251,600

MLS# / Area: LAORTX-202602363



Presented By
Chad Sayles

Walzel Properties - Spring

7133771022

Listing Broker
Western Heritage Realty/Invest

County Road AA, Turkey, TX 79261

Visit <https://www.har.com/LAORTX-202602363> for more information