



For Sale on Market

**\$40,000**

Call 7133771022 Today!

## INTERSTATE 35, EDDY, TX 76524

This exceptional lot in Bruceville, Texas is strategically located along the bustling I35 corridor which presents a unique opportunity for both commercial and residential development. Encompassing a generous expanse of land, it boasts excellent visibility and accessibility to one of the region's primary thoroughfares, facilitating seamless transportation and significant foot traffic. The site benefits from proximity to key amenities including retail establishments, dining options and recreational facilities enhancing its attractiveness for potential investors and developers seeking to capitalize on the growing demand in Central Texas. Additionally, Bruceville's favorable economic environment and burgeoning population underscore the long-term viability of investment in this area. With ongoing infrastructure improvements and an expanding local economy, securing this lot represents not only a strategic business decision, but also an opportunity to contribute positively to the community's growth narrative.

### GENERAL DESCRIPTION

**Subdivision:** Williams H B -B/Ville  
**Property Type:** Residential Lots  
**Lotsize:** 21,736  
**MLS# / Area:** SMABOR-598834



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
RE/MAX Temple-Belton

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Visit <https://www.har.com/SMABOR-598834> for more information