

For Sale on Market

\$2,150,000

Call 7133771022 Today!

GENERAL DESCRIPTION

Subdivision: Hughes

Property Type: Farm

Lotsize: 1,237,190

MLS# / Area: ABORTX-6392689

FARM

Located just north of Temple, this 28+ acre tract presents an exceptional development opportunity in one of Central Texas' fastest-growing communities. The property is development-ready with city water, wastewater, electric, and natural gas available on-site or in close proximity. Zoned Multiple Family Dwelling District 1 (MF-1), the site offers excellent potential for residential or mixed-density development, with the ability to accommodate up to 100 duplex lots or 140 new home lots (buyer to verify). The property is ideally positioned adjacent to Troy Elementary School at 808 E. Austin Street and features dual access from both E. Austin Street and East Main Street, providing strong visibility and convenient ingress/egress. Growth is already underway, with new developments currently under construction directly across the street, as well as in front of and behind the property—further reinforcing the area's momentum and long-term value. Strategically located just 0.7 miles (approximately two minutes) from I-35, the property offers quick and easy access to Temple, Belton, and Waco, making it highly attractive for future residents and developers alike. Proximity to major employers, schools, and transportation corridors positions this site as a standout opportunity for development in a rapidly expanding market.



Presented By
Chad Sayles

Walzel Properties - Spring

7133771022

1015 E Main St, Troy, TX 76579

Visit <https://www.har.com/ABORTX-6392689> for more information

Listing Broker
Coldwell Banker Realty