



For Sale on Market

# \$9,000,000

Call 7133771022 Today!

## LAND - SINGLE LOT

41.5 AC Adj to Convention Center & Future School Build Excellent for Retail Center or Mixed Use No Flood Zone -586' Street Frontage Located in Texas, an Income Tax-free State \$99,500 Household Income Traffic Count: 188,000 VPD I-35 98,000 VPD | On I-14 82,000 VPD | On Loop 121 8,023 VPD Utilities Electric onsite 10" water line, see map 12' gravity sewer line, see map Situated of Expanding Fort to Port I-35 and I-14 Junction with 208,000 VPD Projected by TXDOT <https://www.txdot.gov/projects/hearings-meetings/waco/2024/i14-extension-i35-from-loop121-in-belton-to-loop363us-190sh-36-in-temple.html>

### GENERAL DESCRIPTION

- Subdivision:** Wallace
- Property Type:** Land - Single Lot
- Lotsize:** 1,808,180
- MLS# / Area:** ABORTX-7002089



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring 7133771022

**Listing Broker**  
**Pete & Larry**

703 W Loop 121 Loop, Belton, TX 76513

Visit <https://www.har.com/ABORTX-7002089> for more information