

For Sale on Market

**\$2,200,000**

Call 7133771022 Today!

I-35

## LAND / UNIMPROVED LAND

This 76.63± acre tract in Bell County, Texas offers an exciting opportunity to create something special in the heart of Central Texas. With approximately 2,500 feet of frontage along the I-35 access road and an additional 2,200± feet along Old Highway 81, the property provides outstanding visibility and easy access from two sides. This makes it especially attractive for future development. The land features gently rolling terrain with approximately 30 feet of elevation change, giving it character while still being highly usable. Its natural layout offers flexibility for a variety of possibilities, whether you're considering a residential community, commercial venture, or long-term investment. Conveniently located near Temple, Belton, and Salado, this property strikes a great balance between accessibility and a more relaxed, open setting. With quick access to Interstate 35, you're within comfortable reach of larger markets like Austin and Waco, positioning this tract right in the path of continued regional growth. Currently undeveloped, the property is a blank canvas ready for your vision. The combination of size, road frontage, and location makes it a standout option for those looking to invest in the future of this growing area.

### GENERAL DESCRIPTION

**Subdivision:** Hughes

**Property Type:** Land / Unimproved Land

**Lotsize:** 3,326,070

**MLS# / Area:** NTREIS-21231941



Presented By  
**Chad Sayles**

Walzel Properties - Spring 7133771022

Listing Broker  
Whitetail Properties Real Estate

UNK Interstate 35, Troy, TX 76579

Visit <https://www.har.com/NTREIS-21231941> for more information