



For Sale on Market

**\$4,500,000**

Call 7138840322 Today!

## GENERAL DESCRIPTION

**Property Type:** Residential Lots

**Lotsize:** 12,668,000

**MLS# / Area:** SMABOR-601633

## RESIDENTIAL LOTS

Exceptional Mixed-Use Development Opportunity 290 +/- Acres Near IH-35 | Temple-Waco Corridor This 290 +/- acre mixed-use development property is strategically located less than half a mile from Interstate 35 in the high-growth Temple-Waco I-35 corridor, one of Central Texas<sup>11</sup> fastest-growing economic regions. The area is experiencing strong and sustained job growth driven by healthcare, life sciences, logistics and distribution, manufacturing, retail, and emerging technology sectors, making it an ideal location for residential, commercial, or mixed-use development. Ongoing industrial investment, large-scale facility expansions, and recent city infrastructure improvements continue to fuel long-term economic growth, creating a diverse workforce and increasing demand for housing, retail, and services. The property offers excellent access and visibility with frontage on CR 459 (Blevins Road) and FM 1239, and is further enhanced by the recently opened travel center at the IH-35 and CR 459 intersection, adding commercial momentum to the area. Call today for additional information and a private tour of the property.



Presented By  
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Visit <https://www.har.com/SMABOR-601633> for more information