

SWQ Hartrick Bluff & FM 93

1301 E FM 93, Temple, TX 76502

Presented By:
Jirasek Realty

122 Ac, FM 93
Bell County, Texas, 122 AC +/-

Jirasek Realty



Google

Boundary

Jirasek Realty
P: (254)770-0996

www.jirasekrealty.com

510 South 1st Street, Temple, Bell County, Texas 76504

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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Property Details

Description: Approx. ±122.653 Acres of Development Land.

Land Use: Single-Family Residential (Residential Estate Lots). Some Potential For Neighborhood Service at Frontage.

Location: SWQ of FM 93 and Hartrick Bluff Road.

Frontage/Access: Approx. ±1,224' of Road Frontage on FM 93, a Major Arterial. 1 Existing Ingress/Egress Point on FM 93.

Utilities: City Water & Sewer along FM 93 & Hartrick Bluff. City of Temple is in the Process of Making Upgrades Presently.

Zoning: Currently Zoned AG-Agriculture. Future Land Use Map shows Rural-Estate.

Topography: Flat to Sharply Sloping Contours with 0% to 8% Slopes. Outstanding Views Overlooking the Leon Valley along Hartrick's Bluff. Approx. ±130' of Elevation Change from ±470' to 600' above sea level.

Hydrology: Appears to be located outside of any FEMA Floodplain.

Taxes: No Open Space or Special Use Valuation. Not Ag Exempt. Academy ISD.

Remarks: In the direct path residential growth. Several new estate-type single family subdivisions have been developed in the immediate area over the last several years.

Price: \$4.9M (\$40,000/acre).

Price: \$4,906,120

- Path of Growth
- 1,200+ Feet of Road Frontage
- Great Views
- Utilities Nearby
- Academy ISD
- Mature Hardwoods

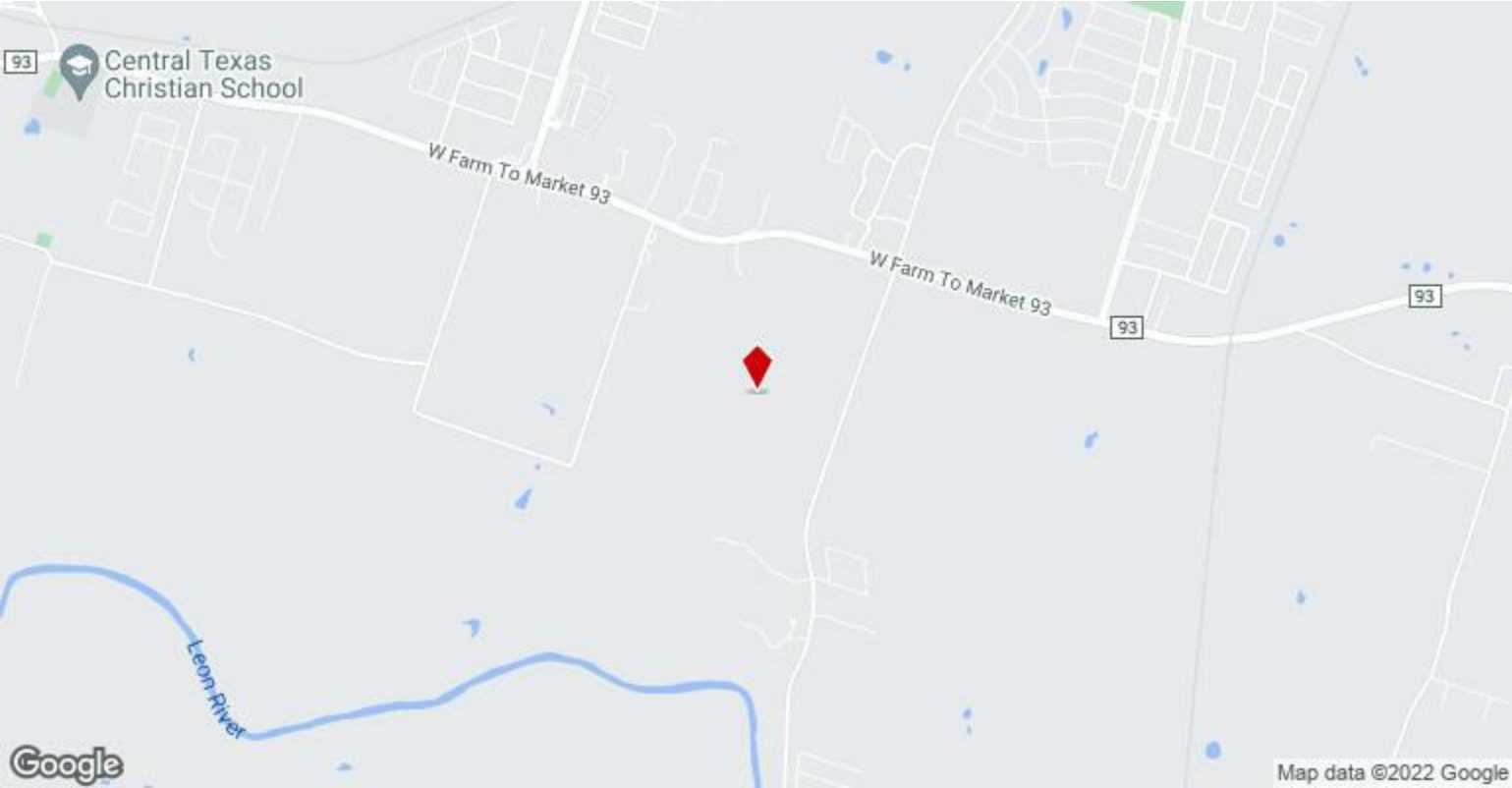
View the full listing here: <https://www.loopnet.com/Listing/1301-E-FM-93-Temple-TX/25643080/>

Price:	\$4,906,120
Property Type:	Land
Property Subtype:	Residential
Proposed Use:	Mixed Use
Sale Type:	Owner User
Total Lot Size:	122.65 AC
No. Lots:	1
Zoning Description:	AG

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Location



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Property Photos

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0 1000 2000 3000 4000ft

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Aerial

122 Ac, FM 93
Bell County, Texas, 122 AC +/-

0 500 1000 1500 2000ft

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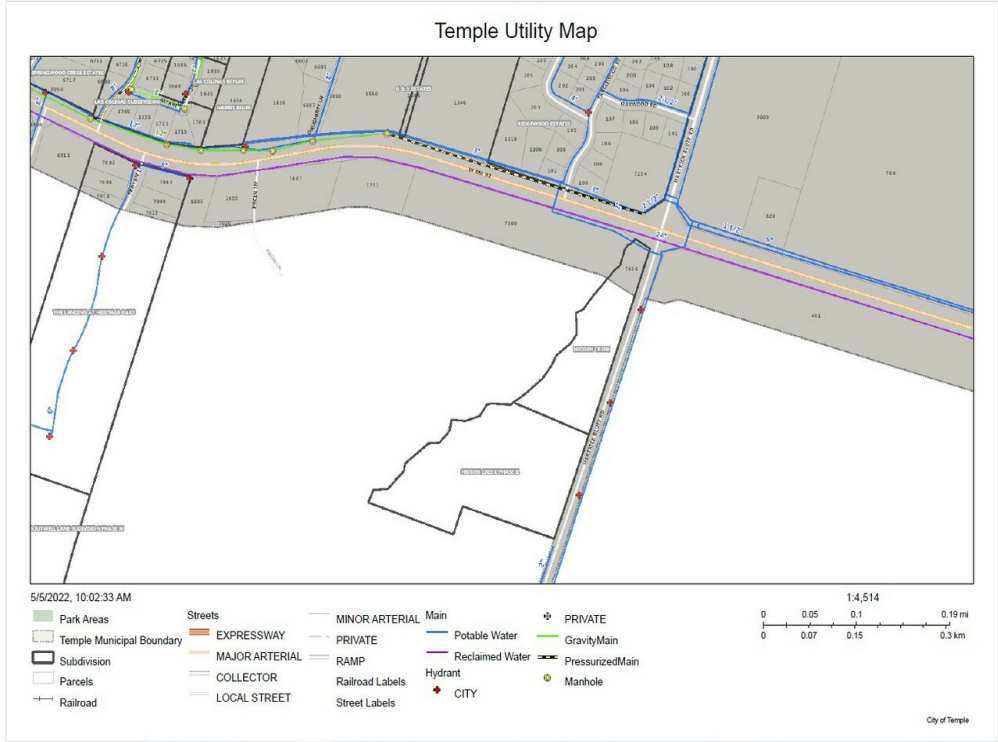
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Topographical Map

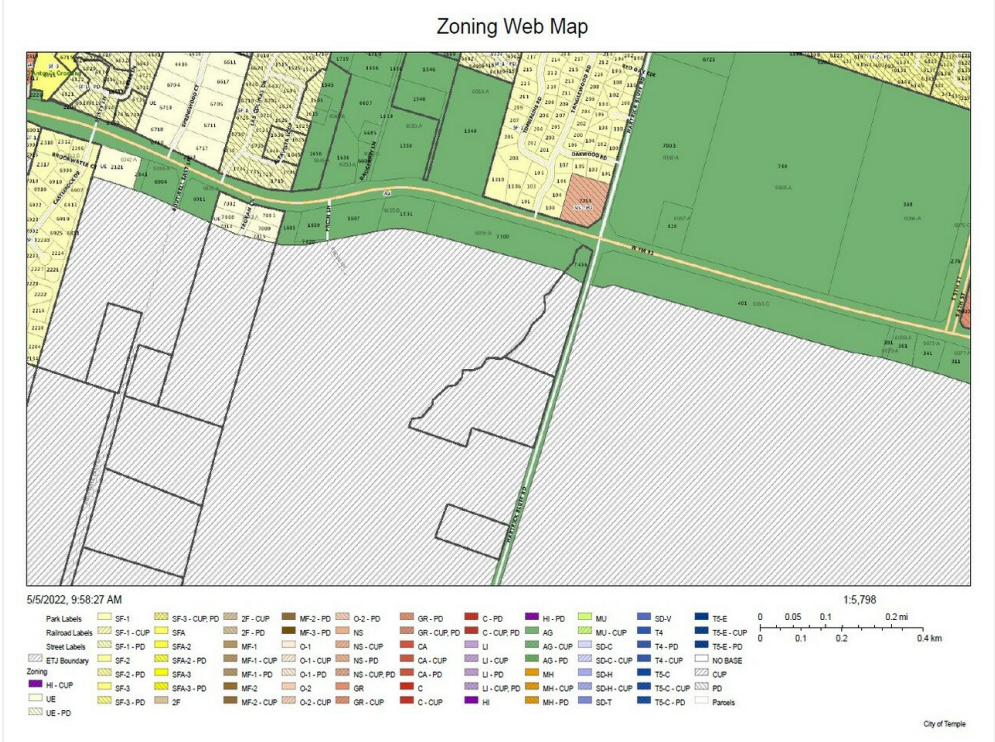
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Property Photos



Utility Map

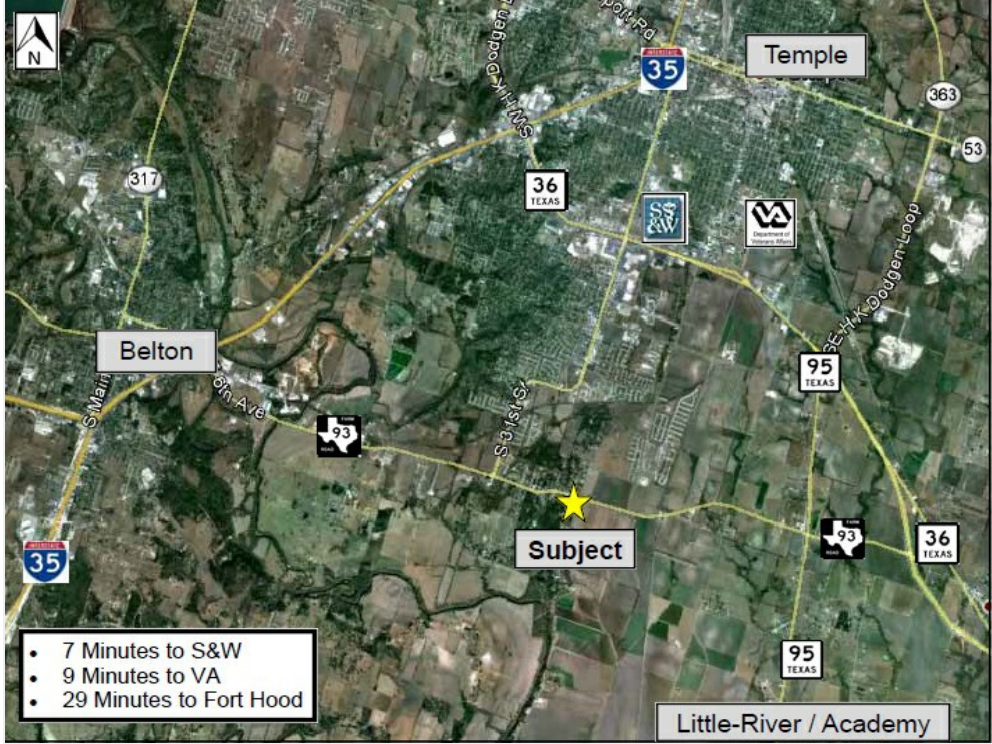


Zoning Map

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Property Photos



Location



Front Gate

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Property Photos



View East



View West

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David Jirasek

djirasek@ccim.net

(254) 770-0996 Ext: 1

Jirasek Realty

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