

# LAND/DEVELOPMENT OPPORTUNITY IN SALADO TX

20949 Firefly Rd, Salado TX 76571 – Bell County



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**EXP REALTY LLC**

9600 GREAT HILLS TRL, #150W

AUSTIN, TX 78759



# SALADO TX LAND/DEVELOPMENT – OVERVIEW

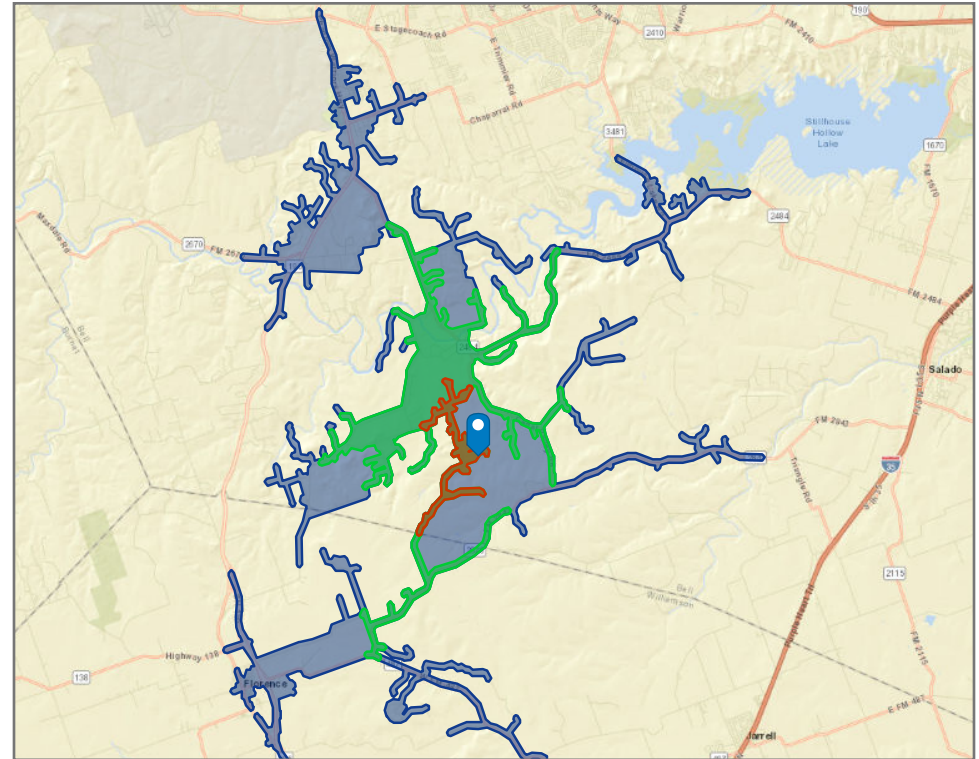
## Overview

This 167.11 AC Land Plot in the Salado Countryside is the perfect opportunity to start a lovely farm or ranch lifestyle with massive pastures ideal for livestock roaming and flourishing. It is also an excellent opportunity to create a development project. Located a little over 10 miles from downtown Salado and less than 9 miles from TX-195, anyone will find this land a peaceful and serene place to set down their roots for whatever project they desire.

The Property comes with many inclusions to get a kickstart on the farm lifestyle, and in addition, offers exciting potential for development due to Dell Webb's newly planned Disney Development project happening nearby. Don't miss out on owning this fantastic slice of Texas real estate!

## Property Details & Highlights

- Price: \$8,500,000
- Lot Size: 167.11 AC
- Property Type: Ranch/Lifestyle Development
- Property Subtype: Development Project
- Property Includes: Two Dwellings, a Home Constructed in 1950, a mobile home, portable buildings, game feeders, hunting blinds, livestock feeders and troughs.
- Agricultural Uses: Livestock
- Property Tax Exemption: No
- Present Use: Agriculture/Residential Single



## Demographic Snapshot – Drive Times

Firefly Rd: 840 VPD (TXDOT 2021)

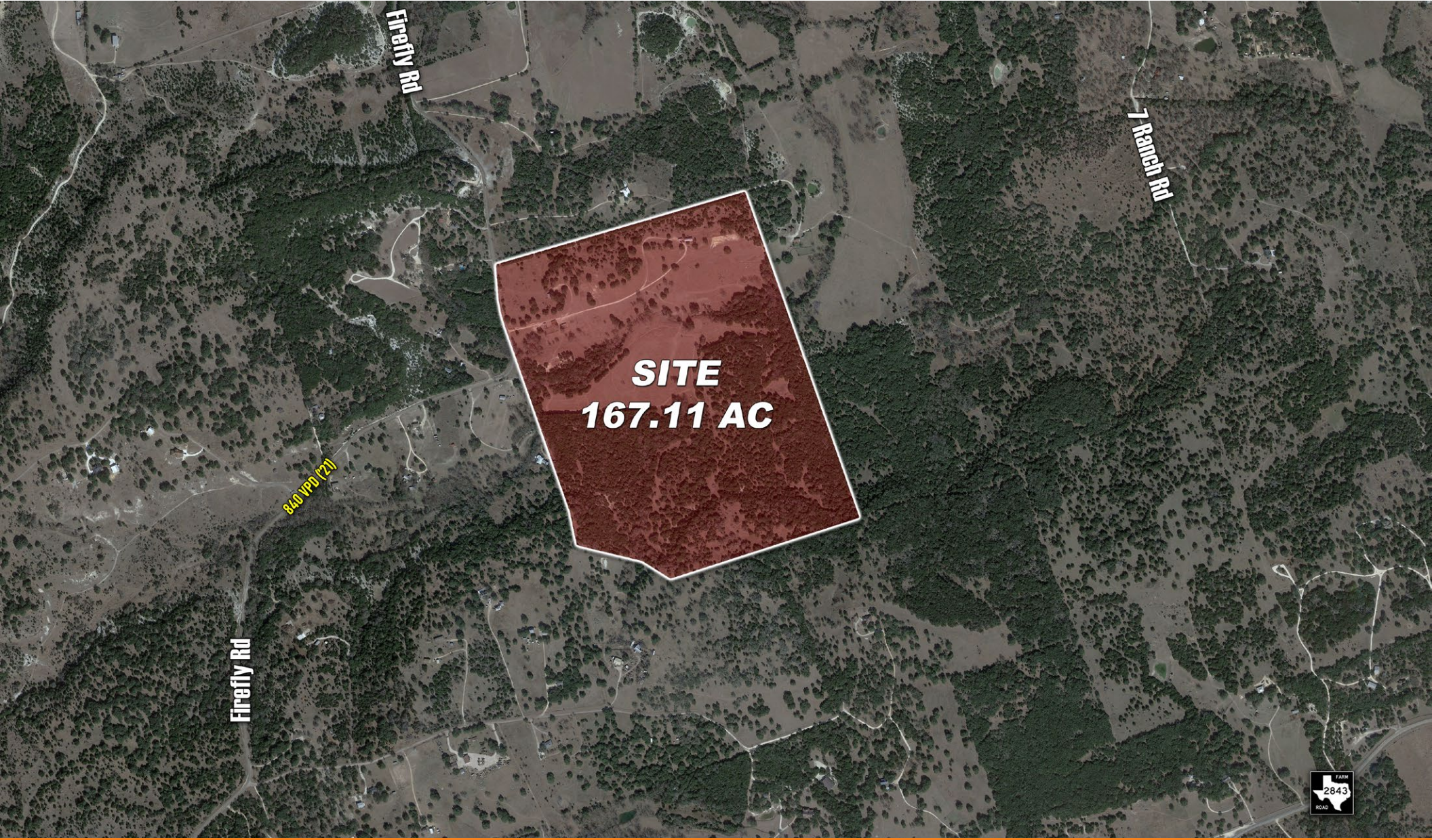
TX-195: 15,574 VPD (TXDOT 2021)

## Demographic Snapshot – Drive Times

2022 POPULATION	DAYTIME POP.	AVG HH INCOME
5-min: 79	5-min: 46	5-min: \$150,365
10-min: 295	10-min: 206	10-min: \$138,789
15-min: 3,023	15-min: 2,377	15-min: \$116,277



# SITE AERIAL



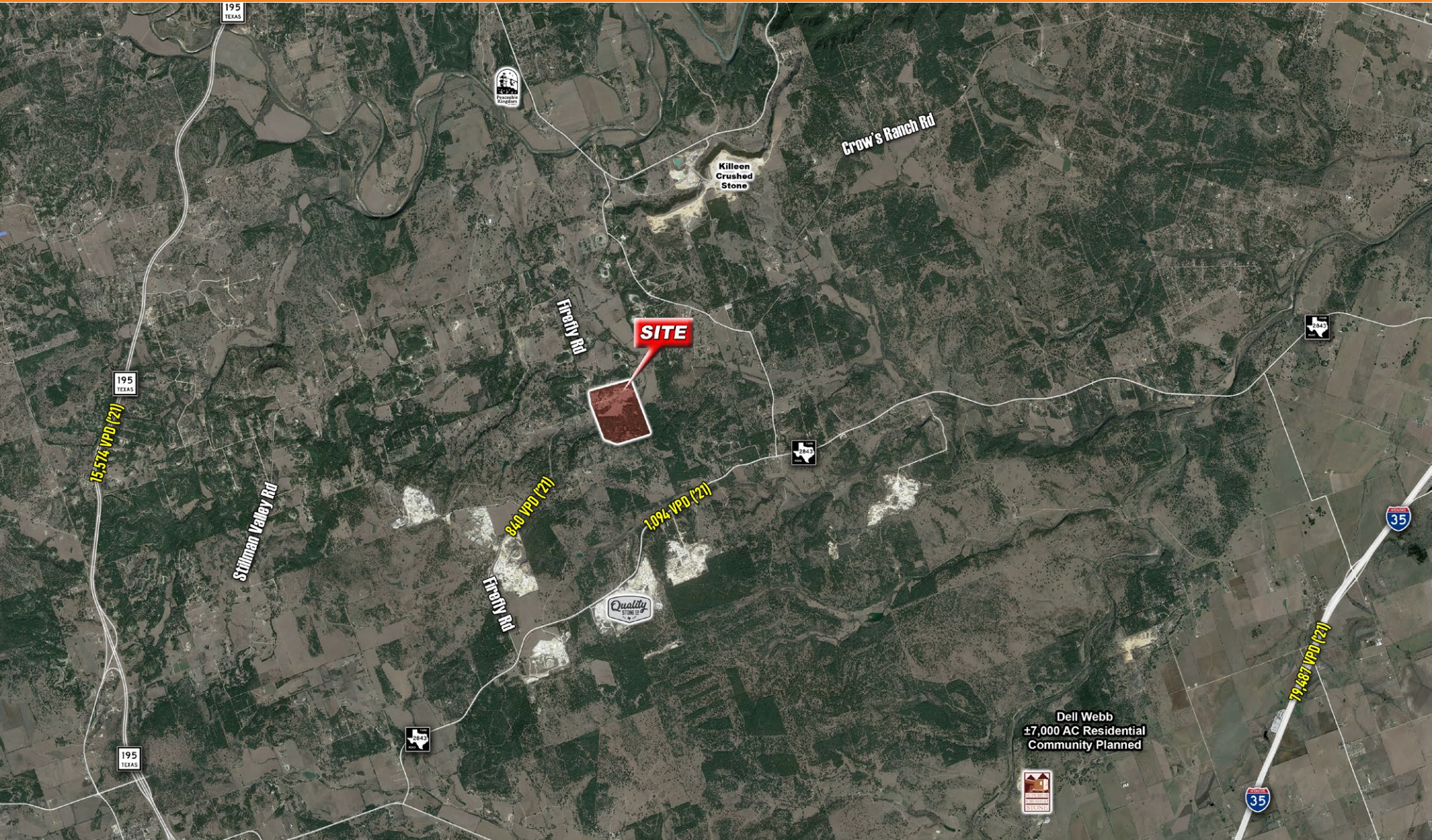
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# WIDE AERIAL



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# PHOTOS



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