



DEVELOPMENT / OPPORTUNITIES

TRACT DETAILS

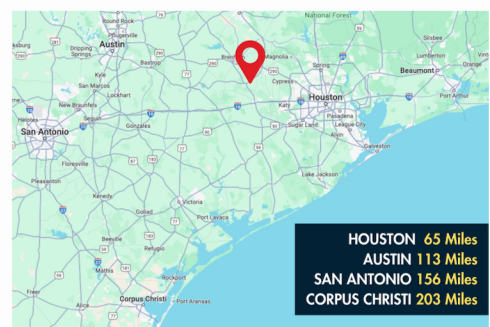
Tract	Acres	Price
Lot 1	1.22	\$85,400
Lot 2	1.33	\$93,100
Lot 3	1.21	\$84,700
Lot 4	1.26	\$88,200
Lot 5	1.3	\$91,000
Lot 6	1.26	\$88,200
Lot 7	1.79	\$125,300
Lot 8	1.7	\$119,000
Lot 9	1.62	\$113,400
Lot 10	1.67	\$116,900
Lot 11	1.7	\$119,000
Lot 12	2.37	\$165,900
Lot 13	2.35	\$164,500
Lot 14	2.12	\$148,400
Lot 15	2.96	\$207,200
Lot 16	2.57	\$179,900
Lot 17	2.6	\$182,000
Lot 18	2.17	\$151,900
Lot 19	1.63	\$114,100
Lot 20	1.74	\$121,800
Lot 21	1.81	\$126,700
Lot 22	1.72	\$120,400
Lot 23	1.78	\$124,600

Welcome to this picturesque piece of Bellville Texas!

Saddleback Ranch Estates is a Rare find- small acreage BRAND NEW development just on the outskirts of town, offering open space and adjoining lots for those seeking a peaceful yet communal living experience. TRACTS 1-6 features county road frontage! Light restrictions to preserve your investment; Mobile homes ALLOWED! No time frame for building. NO Floodplain, NO HOA, with Paved roads, waterfront lots as well as tracts fronting the county road AVAILABLE. Livestock and Animals welcome! Electricity is available and a well and septic system will be needed. Several great HOMESITES to choose from ready for your personal touch with endless possibilities! Conveniently located about an hour's drive from the Houston Metro area with Austin, San Antonio, and College Station within easy reach! True beauty and the charm of Texas living.

HIGHLIGHTS

- County Road Frontage
- Adjoining lots for more acreage
- Convenient location to major cities
- Light restrictions
- Electricity available
- No Floodplain, no HOA
- Paved roads
- Livestock and animals welcome



HOUSTON 65 Miles
AUSTIN 113 Miles
SAN ANTONIO 156 Miles
CORPUS CHRISTI 203 Miles

