

BELL
COUNTY
R • 707 • S
RANCH

MIXED-USE MASTER PLAN OPPORTUNITY
TEMPLE, TEXAS



W Adams Ave

TX-317

YOUNGER
PARTNERS

TEMPLE, TX

Location

Nestled in northeastern Bell County, Temple, TX, sits at the crossroads of Interstate Highway 35 and State Highways 53 and 95. Just thirty-six miles south of Waco and sixty-seven miles north of Austin, Temple's strategic location makes it a vital hub within the Texas landscape. Initially known as Temple Junction, the city was established in 1881 when Jonathan E. Moore sold land to the Gulf, Colorado and Santa Fe Railway for a construction camp. Renamed in honor of Bernard Moore Temple, the chief engineer of the railway, Temple quickly grew from a railroad outpost to a bustling community.

The city's development was propelled by the arrival of the Missouri, Kansas and Texas line in 1882, solidifying Temple as a division point for the Santa Fe Railway. Incorporated in 1882, Temple rapidly expanded, boasting a population of 3,000 by 1884. Its growth was further accelerated by the establishment of medical facilities such as the Santa Fe Hospital in 1891 and Scott and White Hospital in 1904, making Temple a leading medical center in the Southwest. Despite economic challenges during the Great Depression, Temple continued to thrive, attracting new residents and industries. By the 2000s, Temple's population had surpassed 50,000, reflecting its status as a vibrant and growing city within the Killeen-Temple metropolitan statistical area. With its rich history, diverse economy, and strategic location, Temple remains a dynamic community poised for continued growth and prosperity.



POPULATION

96.2K



ANNUAL
GROWTH RATE

3.67%



UNEMPLOYMENT
RATE

8.4%



AVG. HH INCOME

\$74,303



PRIVATE
INVESTMENTS

\$2B



POP. GROWTH
SINCE 2010

34.7%



HOUSEHOLD

23,698



Crawford

Waco

Gatesville



Hewitt



Marlin



Killeen

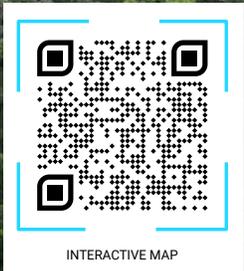
Temple

Rosebud

Belton

Cameron

Jarrell



INTERACTIVE MAP



BELL COUNTY RANCH 707

Bell County Ranch 707, positioned about 20 miles southwest of Temple, Texas, presents an enticing prospect for potential buyers in search of a tranquil escape with mixed-use development to upside. Surrounded by the serene beauty of the Texas countryside, this property offers one of the last largest land opportunity in west Temple. Its strategic location strikes a perfect balance between seclusion and accessibility within reach of Temple's amenities.

The recent growth in Temple has created a continued demand for residential and commercial development in west Temple.



BELL COUNTY RANCH 707

Property Highlights



- The property spans an impressive 707 acres, offering ample space for various activities and opportunities.
- Approximately 460 acres of the land remain unencumbered, suitable for agricultural use, providing plenty of room for farming endeavors.
- Another portion, approximately 247 acres, is currently leased out for a quarry operation, ensuring a steady source of income.
- On-site amenities include a fully functional horse ranch and a cozy homestead, providing essential facilities for comfortable living and ranching activities.
- The homestead features a charming 4,000 square foot stone house, dating back to 1840 and constructed using stones sourced from the property itself, adding historical charm to the site.
- Natural springs are scattered throughout the property, enhancing its appeal and providing a reliable source of fresh water.
- The ownership will not subdivide the land; it is to be sold in its entirety, offering a cohesive and comprehensive opportunity for prospective purchasers.
- Minerals to be retained by the seller.



-  Subject
-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway
-  Special
-  Unmapped/ Not Included





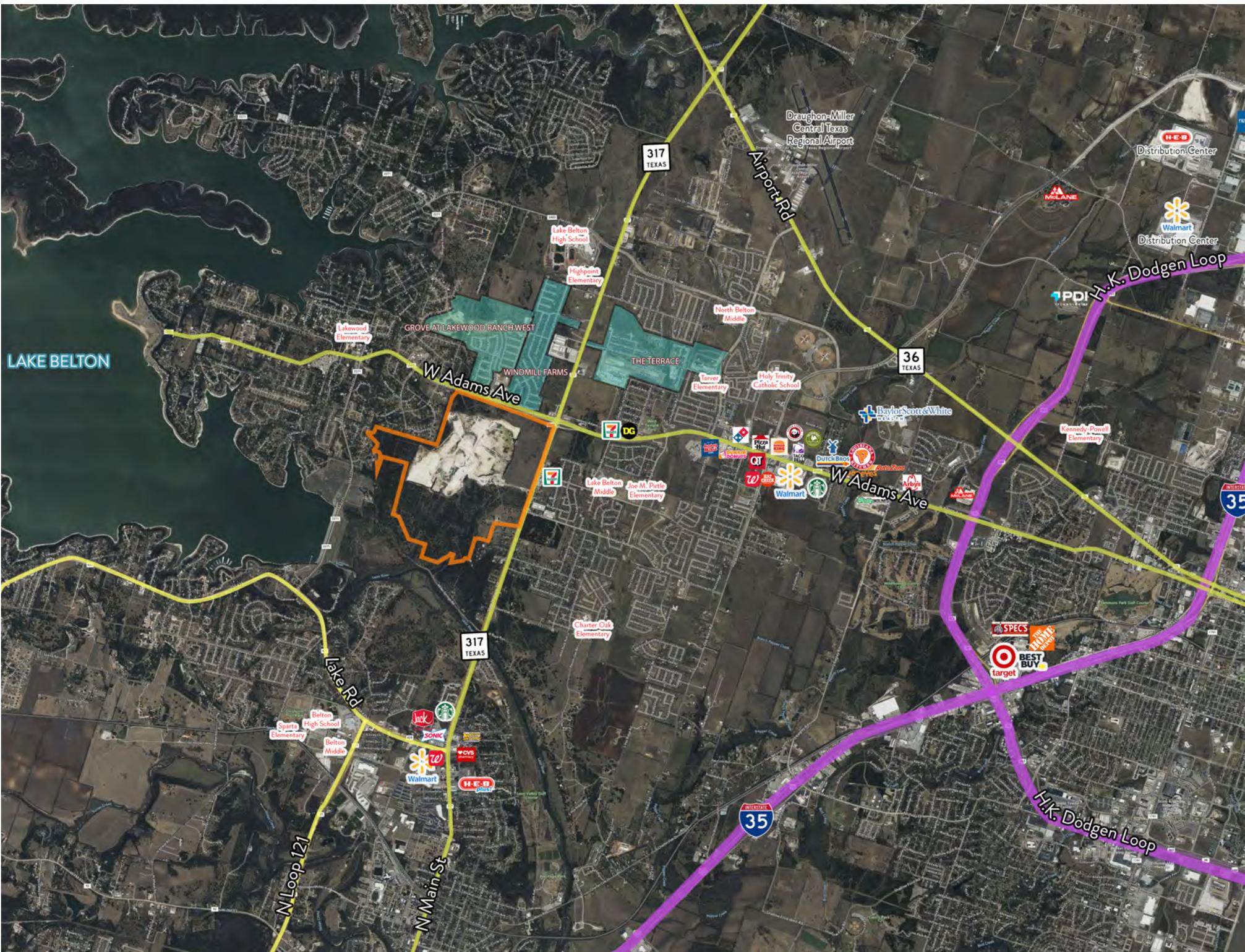
Home Base

- The property features a captivating three-story structure, consisting of two above-ground stories and an underground basement level, providing ample space for living, entertainment, and storage needs.
- Each level offers unique features and amenities catering to various lifestyle preferences and requirements.
- Modernized 2010-2014, the residence seamlessly blends contemporary comforts with timeless charm, offering a harmonious balance between modern convenience and historical authenticity.
- Renovation efforts have not only enhanced functionality and efficiency but also preserved architectural integrity and character.
- A separate garage, thoughtfully constructed to match the original architecture of the home, enhances the property's aesthetic appeal while providing secure parking and additional storage space for vehicles and equipment.
- This addition ensures both practicality and visual harmony within the property's landscape.



South of Property Facing North





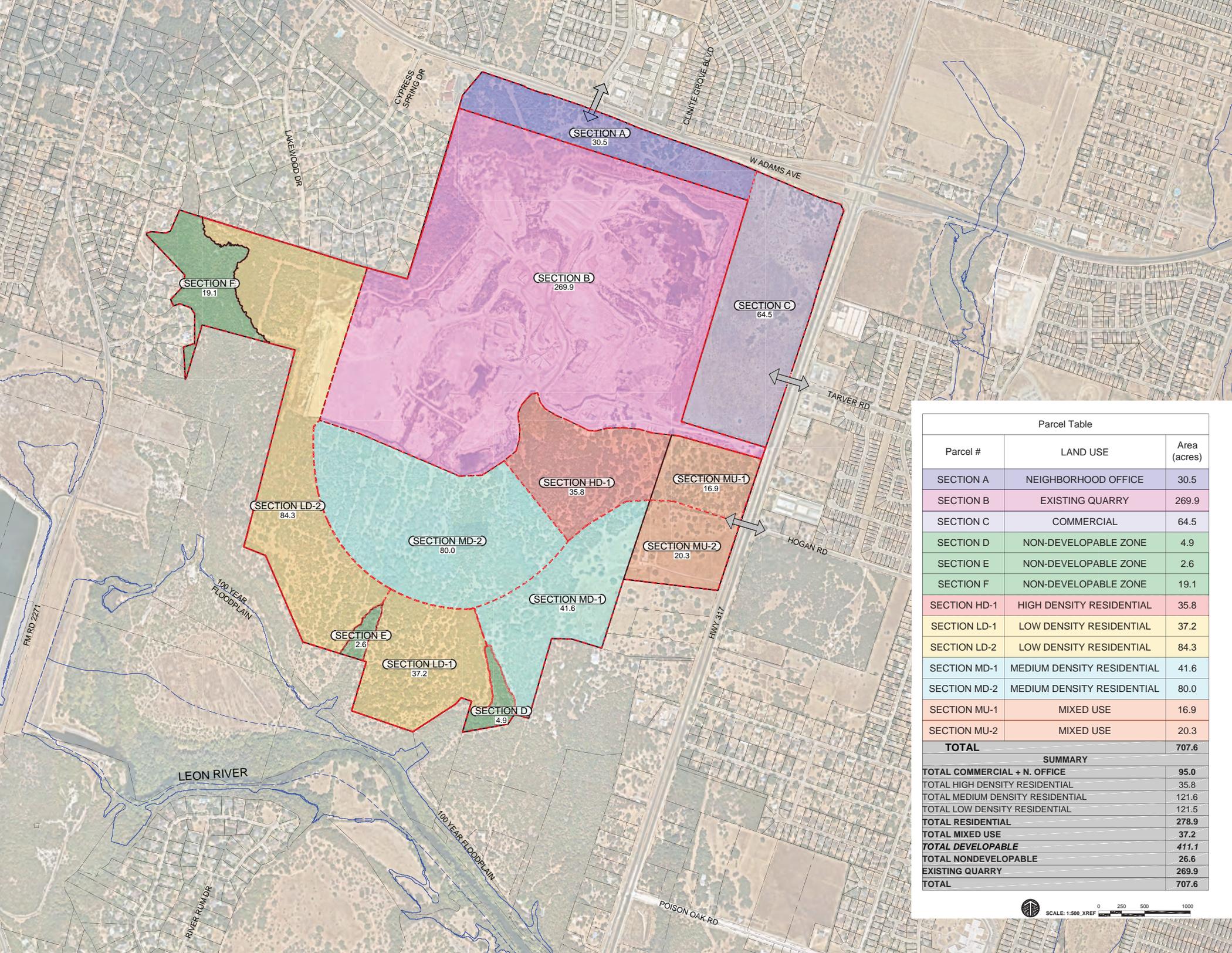
BELL COUNTY RANCH 707

Accessibility and Development

Bell County Ranch 707 enjoys a strategic position at the crossroads of W Adams Ave and SH 317, offering effortless access just minutes from the bustling I-35 to the west. This prime location has become a focal point for burgeoning development, with a dynamic range of new retail outlets and educational institutions emerging to cater to the expanding needs of the community. W Adams Ave serves as more than just a thoroughfare; it represents the gateway to opportunity in this rapidly growing area, providing a direct route to major transportation arteries and signaling the potential for continued prosperity.

Amidst this flurry of growth and activity, Bell County Ranch 707 shines as a symbol of accessibility and opportunity. Its close proximity to essential infrastructure, combined with the vibrant developments unfolding nearby, highlights its importance as a coveted destination. As the landscape continues to transform, this location stays at the forefront of progress, presenting limitless possibilities for those who opt to settle down or invest here.





Parcel Table		
Parcel #	LAND USE	Area (acres)
SECTION A	NEIGHBORHOOD OFFICE	30.5
SECTION B	EXISTING QUARRY	269.9
SECTION C	COMMERCIAL	64.5
SECTION D	NON-DEVELOPABLE ZONE	4.9
SECTION E	NON-DEVELOPABLE ZONE	2.6
SECTION F	NON-DEVELOPABLE ZONE	19.1
SECTION HD-1	HIGH DENSITY RESIDENTIAL	35.8
SECTION LD-1	LOW DENSITY RESIDENTIAL	37.2
SECTION LD-2	LOW DENSITY RESIDENTIAL	84.3
SECTION MD-1	MEDIUM DENSITY RESIDENTIAL	41.6
SECTION MD-2	MEDIUM DENSITY RESIDENTIAL	80.0
SECTION MU-1	MIXED USE	16.9
SECTION MU-2	MIXED USE	20.3
TOTAL		707.6
SUMMARY		
TOTAL COMMERCIAL + N. OFFICE		95.0
TOTAL HIGH DENSITY RESIDENTIAL		35.8
TOTAL MEDIUM DENSITY RESIDENTIAL		121.6
TOTAL LOW DENSITY RESIDENTIAL		121.5
TOTAL RESIDENTIAL		278.9
TOTAL MIXED USE		37.2
TOTAL DEVELOPABLE		411.1
TOTAL NONDEVELOPABLE		26.6
EXISTING QUARRY		269.9
TOTAL		707.6

**BELL
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