



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE

**FOR SALE**

**±111 ACRES AVAILABLE**

**TX-95 FRONTAGE | HOLLAND, TEXAS**



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE

**CONTACT:**

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## AVAILABLE

### ±111 Acres

- » 3,500+ ft of frontage on TX-95
- » City of Holland and Bell County ETJ
- » Out of the FEMA floodplain
- » Predominantly improved pasture with stock ponds and native tree lines

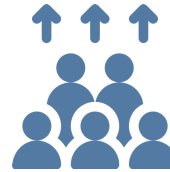
## HIGHLIGHTS

- » **TX-95 Frontage:** High-visibility arterial access; collector street entry points achievable along extended frontage
- » **Holland ISD:** All three campuses (Elementary, Middle, High School) within the community; tightly-knit district with a strong local reputation in Bell County (see note below)
- » **Adjacent to Holland Estates:** Established residential neighborhood to the west creates immediate subdivision context & market comparables
- » **Out of the FEMA Floodplain:** Clean platting; no floodplain encumbrances on the developable acreage
- » **Gently Rolling Pasture Terrain:** Improved bermuda/ native grass base; minimal cut/fill requirements anticipated
- » **Stock Ponds On-Site:** Natural amenity features for open space/HOA programming or stormwater detention integration
- » **Utilities:**
  - » Water: Armstrong Water Supply Corporation (active provider)
  - » Sewer: City sewer available (line extension may be required)
  - » Power: Oncor/ERCOT — reliable grid service with adjacent substation infrastructure
- » City of Holland and Bell County ETJ
- » Price: Call for Pricing



### TOTAL POPULATION

|        |       |
|--------|-------|
| 1 MILE | 898   |
| 3 MILE | 1,766 |
| 5 MILE | 2,629 |



### 2030 POPULATION

|        |       |
|--------|-------|
| 1 MILE | 916   |
| 3 MILE | 1,893 |
| 5 MILE | 2,871 |



### TOTAL HOUSEHOLDS

|        |       |
|--------|-------|
| 1 MILE | 346   |
| 3 MILE | 670   |
| 5 MILE | 1,018 |



### AVERAGE HH INCOME

|        |           |
|--------|-----------|
| 1 MILE | \$99,808  |
| 3 MILE | \$106,637 |
| 5 MILE | \$113,400 |

±111 ACRES AVAILABLE | PROPERTY OVERVIEW



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## BUILT FOR FAMILIES

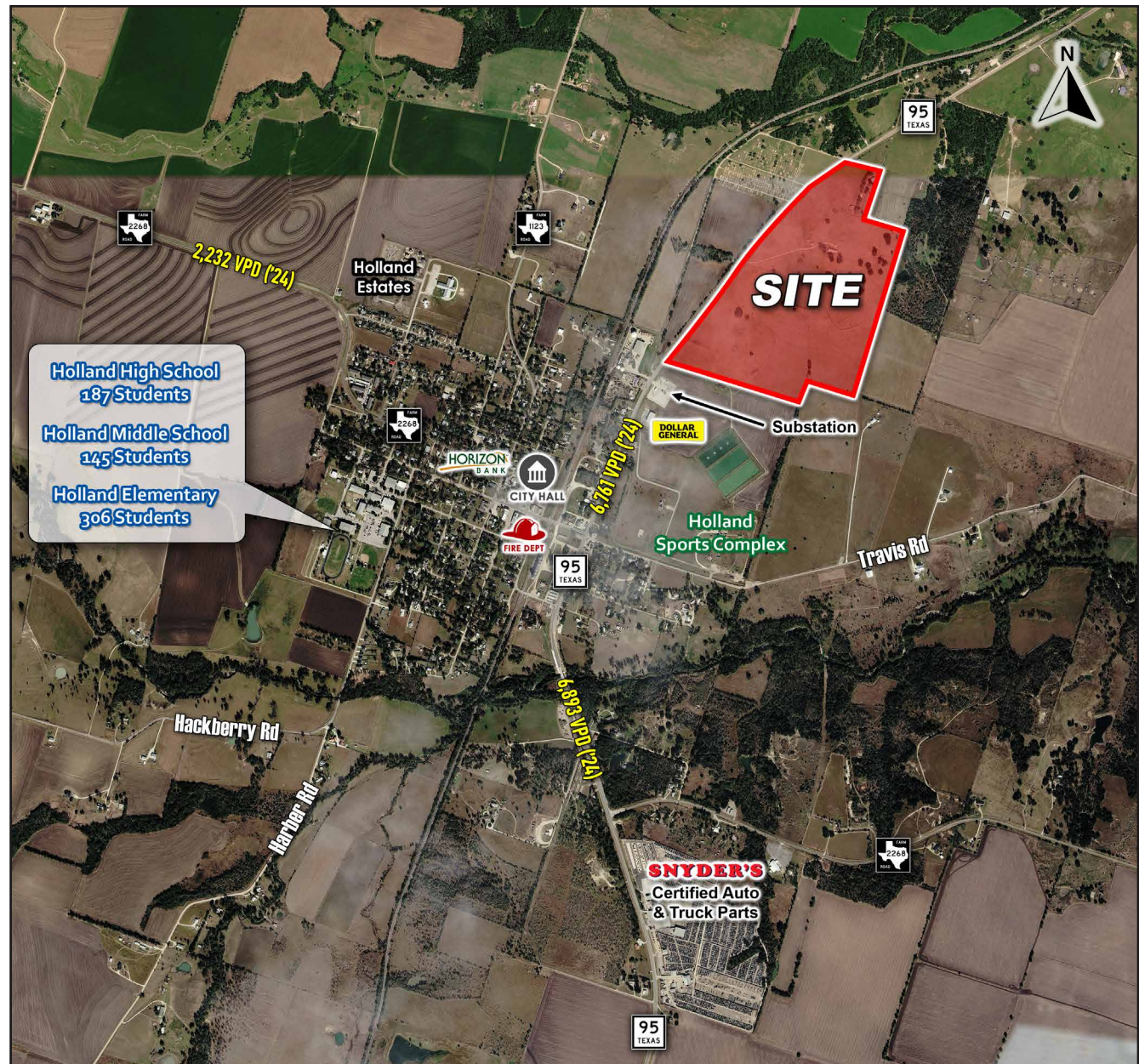
- » Holland ISD Elementary, Middle, and High School all within the community — a rare walk-to-school opportunity in Central Texas
- » 187-student high school, 145-student middle school, 306-student elementary — small class sizes and community engagement
- » Adjacent Holland Sports Complex supports active lifestyle programming

## BUILT FOR DEVELOPERS

- » 111± gross acres supports a range of product types — from traditional SF lots (60'–80' wide) to larger estate lots depending on market positioning
- » Phased platting well-suited to the tract's geometry; TX-95 frontage can anchor a commercial or mixed-use entry node
- » Stock ponds and tree lines offer natural open space corridors, HOA amenity potential, and detention basin integration
- » Flat to gently rolling topography minimizes earthwork costs; improved pasture eliminates most vegetation clearing expense

## WHY THIS SITE

- » Bedroom community sweet spot: ~15 min to Salado, ~22 min to Temple, ~40 min to Georgetown/Round Rock
- » City of Holland and Bell County ETJ
- » Growing submarket: 5-mile average HH income over \$113K; population projected to grow ~9% by 2030
- » Subdividable for phased build-out — enter the market in stages to match absorption



±111 ACRES AVAILABLE | SITE AERIAL



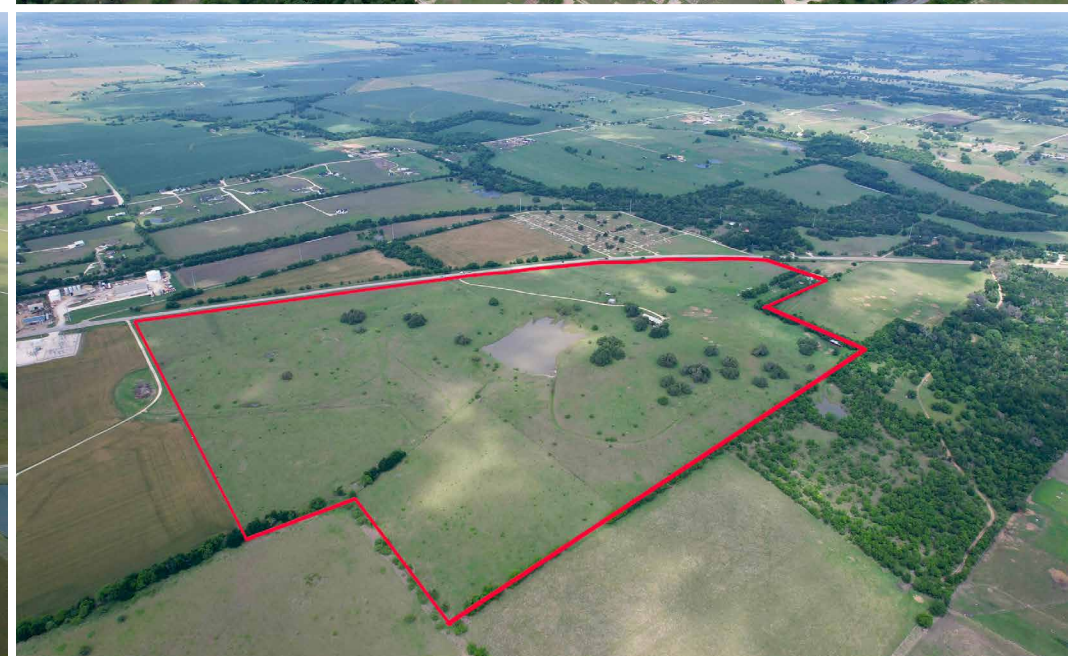
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**±111 ACRES AVAILABLE | PROPERTY PHOTOS**



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