

TBD STONE RD  
**TBD STONE RD**

TEMPLE, TX 76501

LAND FOR SALE



*Presented by:*

**WILL MORRIS**

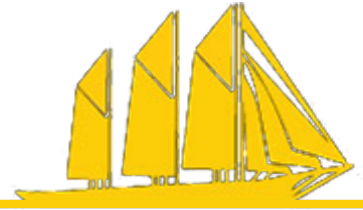
254.778.6675

[will@charterres.com](mailto:will@charterres.com)



**CHARTER REAL ESTATE**  
DEVELOPMENT • BROKERAGE • MANAGEMENT • CONSTRUCTION • INVESTMENTS

EXECUTIVE SUMMARY



**OFFERING SUMMARY**

Sale Price:	\$567,960
Available SF:	
Lot Size:	47.33 Acres
Price / Acre:	\$12,000

**PROPERTY OVERVIEW**

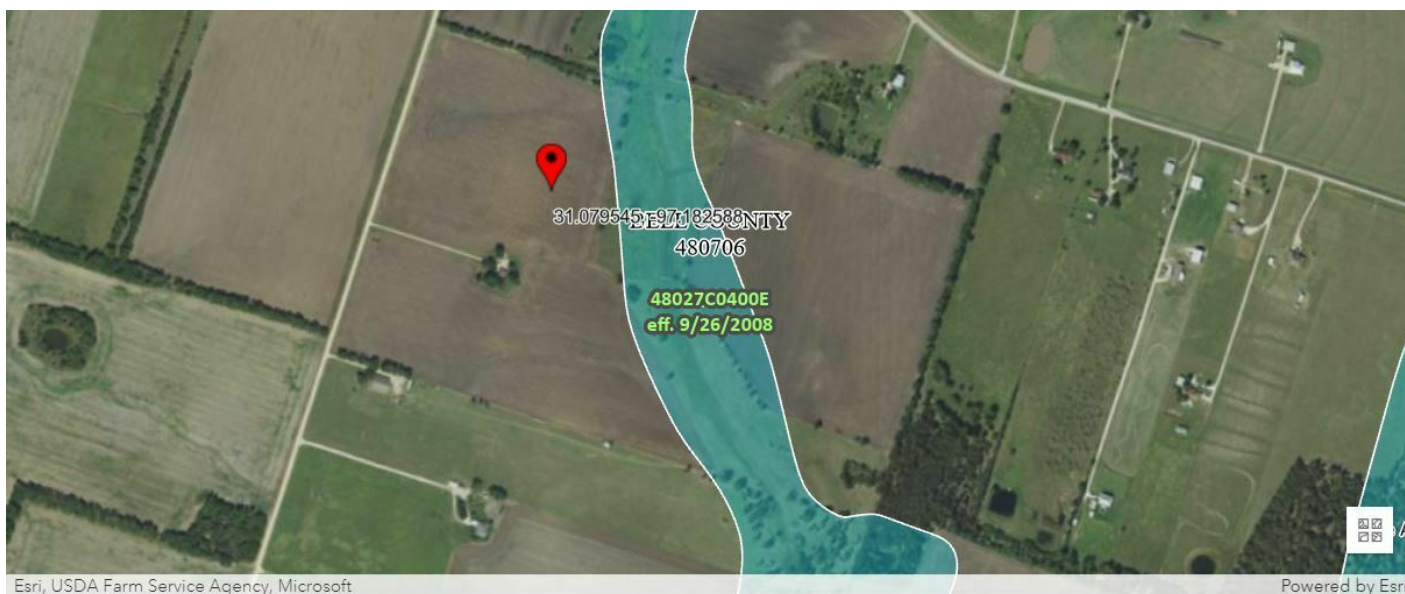
47.33 acre of prime farm land conveniently located outside of city limits in east Bell county. With a small spring fed tank and a seasonal creek, having your own fishing hole or water for your crops is helpful in todays dry weather. Build your own custom ranchette or increase your crop yield with a new parcel of land. Enjoy the life outside of the city limts with your own 47+ acres of land.

**PROPERTY HIGHLIGHTS**

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ADDITIONAL PHOTOS



- PIN** Approximate location based on user input and does not represent an authoritative property location
- Selected FloodMap Boundary
- Digital Data Available

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average

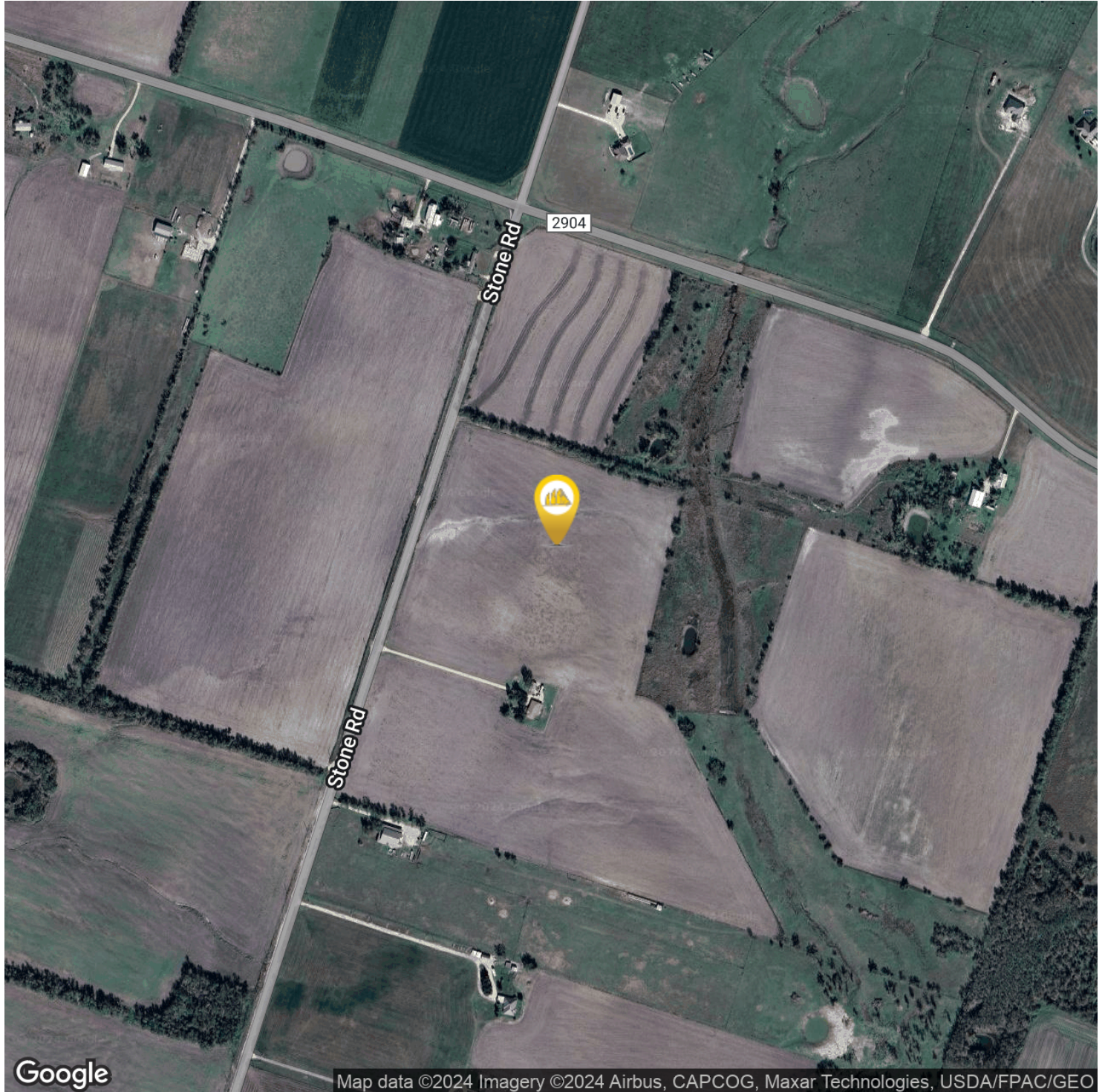
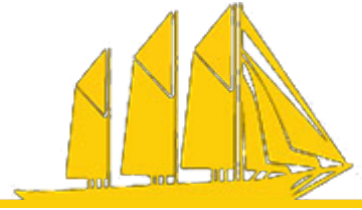
- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.2 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

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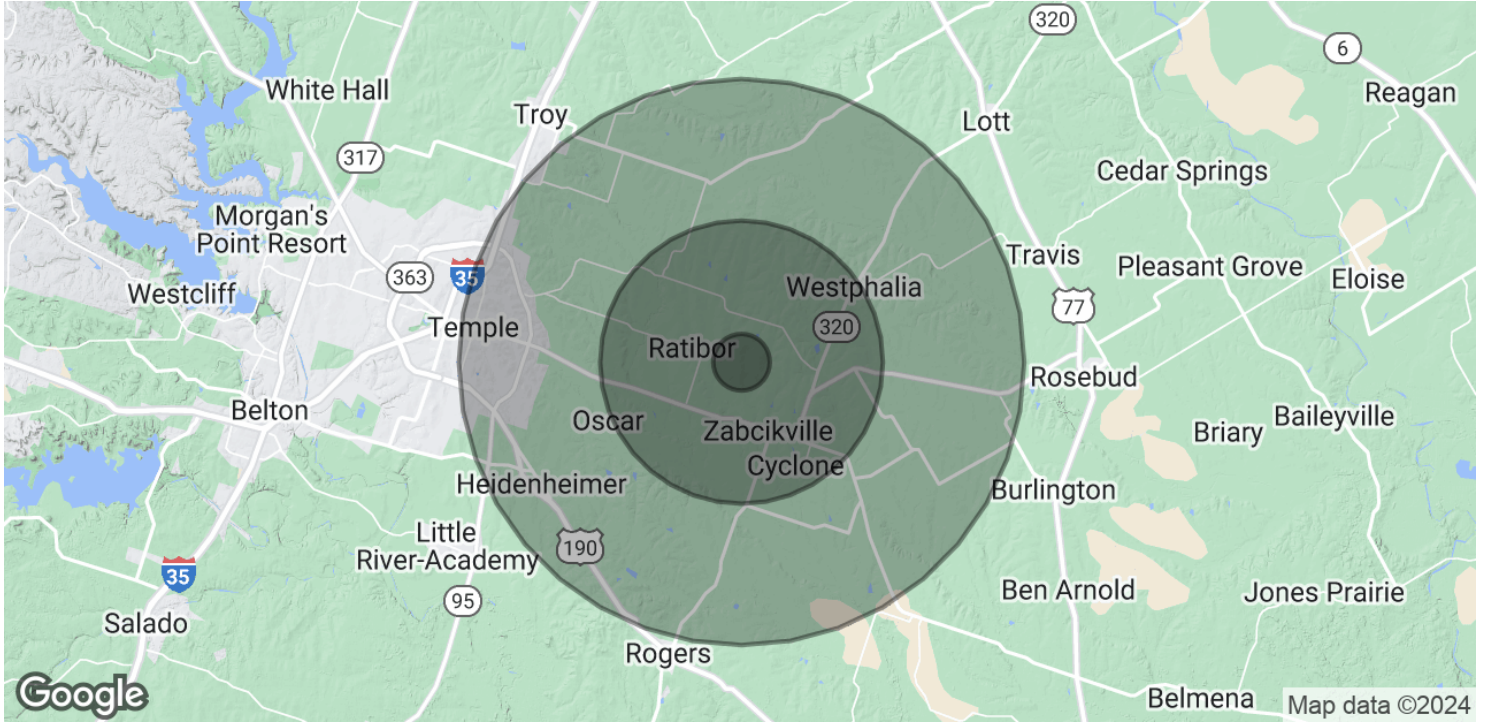
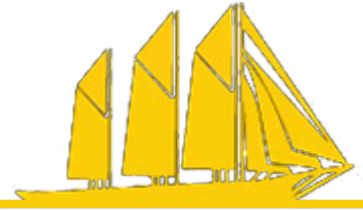
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	45	1,521	24,870
Average Age	49.8	45.8	38.8
Average Age (Male)	48.4	43.9	35.9
Average Age (Female)	58.3	48.5	39.7

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	20	689	10,121
# of Persons per HH	2.3	2.2	2.5
Average HH Income	\$75,009	\$61,565	\$50,432
Average House Value	\$211,474	\$165,680	\$120,526

\* Demographic data derived from 2020 ACS - US Census