

STRATEGIC LOCATION, READY FOR DEVELOPMENT!

490 ACRES PROPERTY ON I-35 IN TEMPLE MSA

NEQ of I-35 & Bottoms East Rd, Troy, Texas 76579



CONTACT

Shrini Neshangi | Shrini@ShriniGroup.com | 512.850.9854

The information contained in this flyer is based on sources deemed reliable but is not guaranteed. The buyer is advised to independently verify all information and conduct their own due diligence, including obtaining professional advice. The seller, listing agent, and/or brokerage make no representations or warranties, express or implied, regarding the accuracy, completeness, or reliability of the information provided.

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Phone : 512.850.9854



PROPERTY DESCRIPTION

490 Acres Property on I-35 in Temple MSA – Strategic Location, ready for Development!

Prime development property in Troy, Texas, ideally located along the heavily trafficked Interstate 35 corridor between Austin and Waco offering exceptional visibility and accessibility for any industrial or residential venture. With direct access to both the **Interstate** and a nearby **Railroad**, this property presents a unique opportunity for **Logistics, Manufacturing, Distribution facility, Truck stop, Service stations** or **Residential subdivision**.



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KEY PROPERTY ATTRIBUTES

Property Size:

490.3 acres, will subdivide 100+ acres

Property Access:

Lely Dr, Bottoms East Rd, Lower Troy Rd and Railroad line along the IH 35 frontage. Property has a 100 foot easement from Lely Drive to the NorthWest corner.

Jurisdiction:

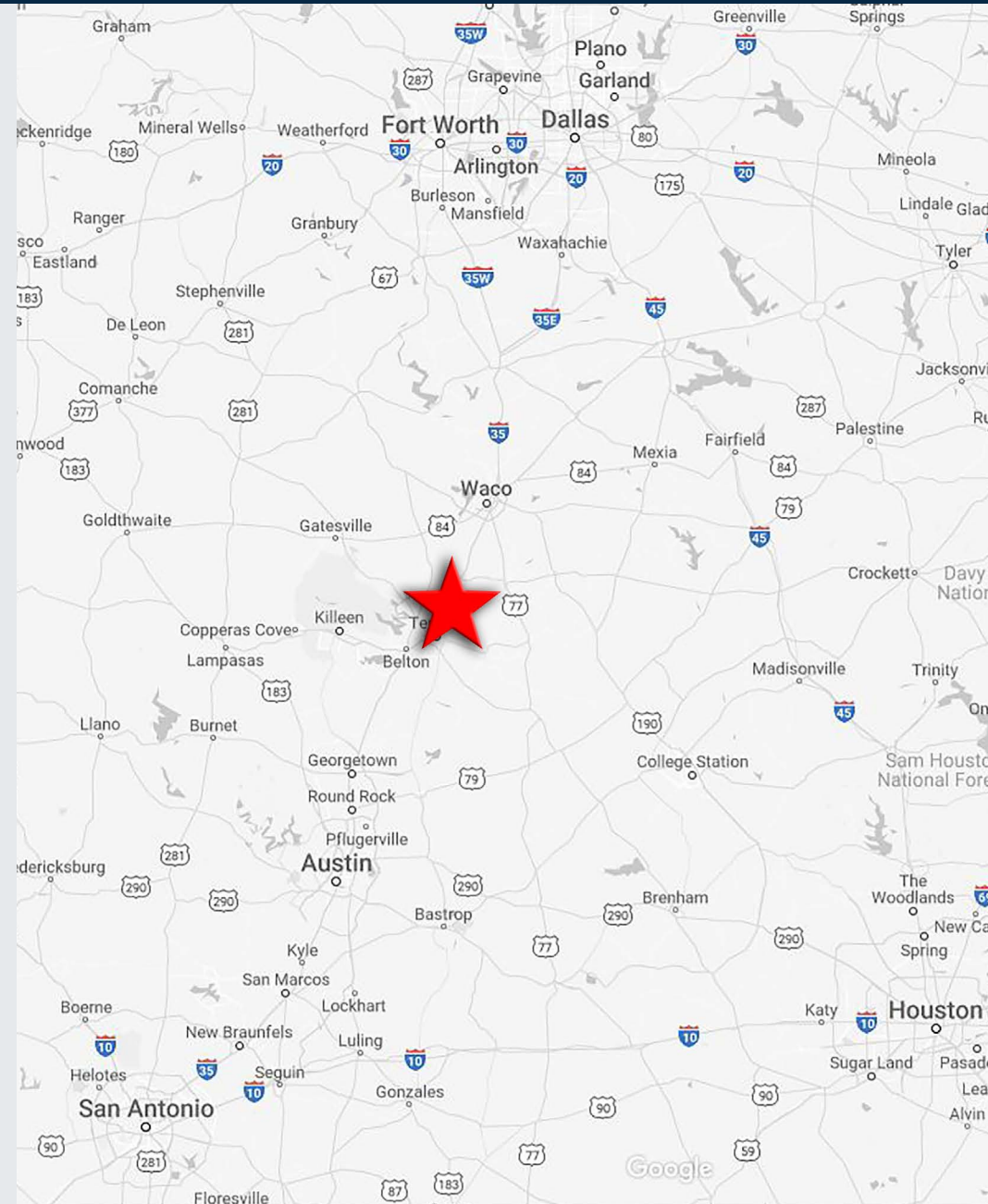
City of Troy

Zoning:

Heavy Industrial, Light Industrial, Multifamily, Agriculture

Utilities :

- **Electricity:** On Site
- **Water:** 10-inch water line from City of Troy
another waterline from Little Elm Valley WSC
- **Waste Water:** 8-inch waste water line from City of Troy
- **Natural Gas:** Atmos Energy



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PRIME DEVELOPMENT OPPORTUNITY

ESTIMATE PROPERTY LINES ARE NOT EXACT

Strategic Location: Situated right off the high traffic IH 35 corridor, this property offers outstanding visibility and easy access to one of Texas' busiest highways, making it an ideal location for retail, distribution centers, truck stops, or other large-scale developments. Perfect for those looking to tap into the Central Texas market.

Expansive Lot: A total of **490 acres (divisible 100 + acres)** provides ample space for commercial or industrial development, parking lots, warehouses, manufacturing facilities, or even a mixed-use development. The potential for subdividing the land for smaller projects is also possible.

Zoning & Development Potential: This property is zoned for both **industrial/commercial & residential** use. Offering great potential for a variety of business types, from storage, logistics hub, large industrial complex or a residential subdivision, this property has the flexibility to meet your needs. This is the **largest contiguous tract in the city limits**.

Proximity to Major Cities: Troy is a vibrant, rapidly growing community, and the property is located just minutes from **Temple, Waco** both regional hubs that attracts significant commercial activity and residential growth.

Its location along one of Texas' most significant highways between **Austin and Dallas MSA's** ensures consistent exposure to thousands of vehicles daily, driving customer traffic and business opportunities.

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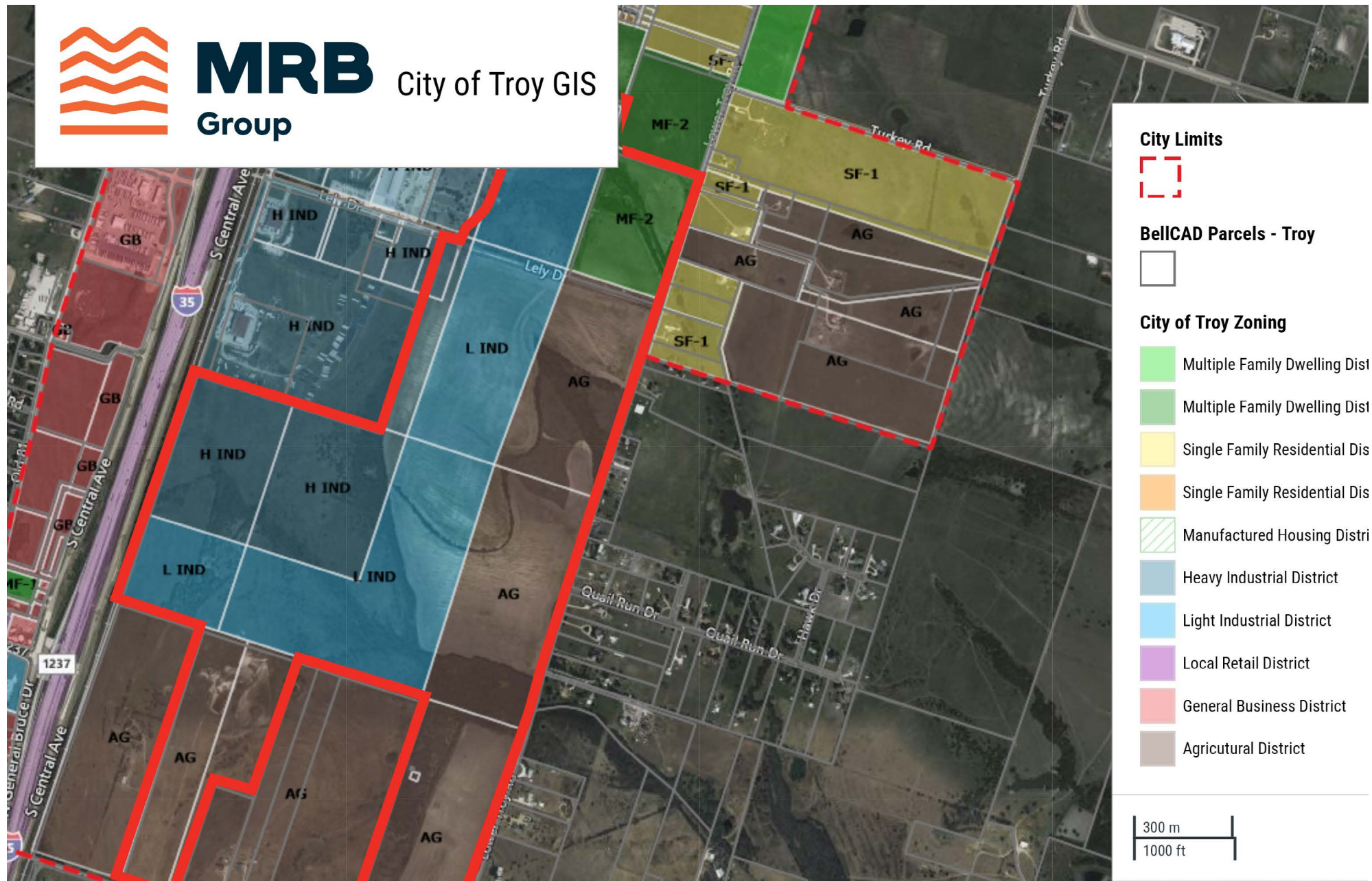


ZONING MAP



MRB
Group

City of Troy GIS



City Limits



BellCAD Parcels - Troy



City of Troy Zoning

- Multiple Family Dwelling Dist
- Multiple Family Dwelling Dist
- Single Family Residential Dis
- Single Family Residential Dis
- Manufactured Housing Distri
- Heavy Industrial District
- Light Industrial District
- Local Retail District
- General Business District
- Agricultural District

300 m
1000 ft

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WHY TROY, TX?

Troy, TX, is positioned at the crossroads of major Central Texas route between Austin and Waco, making it an attractive location for businesses seeking to tap into the region's growing economy. With a welcoming community, low tax rates, and proximity to key transportation networks, Troy is an excellent choice for businesses looking to expand or relocate.

Situated along the IH 35 corridor between the cities of Temple and Waco, Troy is a quiet bedroom community of approximately 1800 of the friendliest folks in Texas. Troy is just minutes from state of the art medical facilities and known industry giants such as Scott and White, McLane Food Service, Professional Food Group, Acer Computers, Toyota, Walmart Distribution Center, and much more.



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DEMOGRAPHICS - 10 MILE RADIUS

DEMOGRAPHIC SUMMARY

Troy, Texas
Ring of 10 miles

KEY FACTS

109,963

Population



43,389

Households

37.5

Median Age

\$54,426

Median Disposable Income

EDUCATION

9.6%

No High School Diploma



27.1%

High School Graduate



32.1%

Some College/
Associate's Degree



31.3%

Bachelor's/Grad/Prof Degree

INCOME



\$63,652

Median Household Income



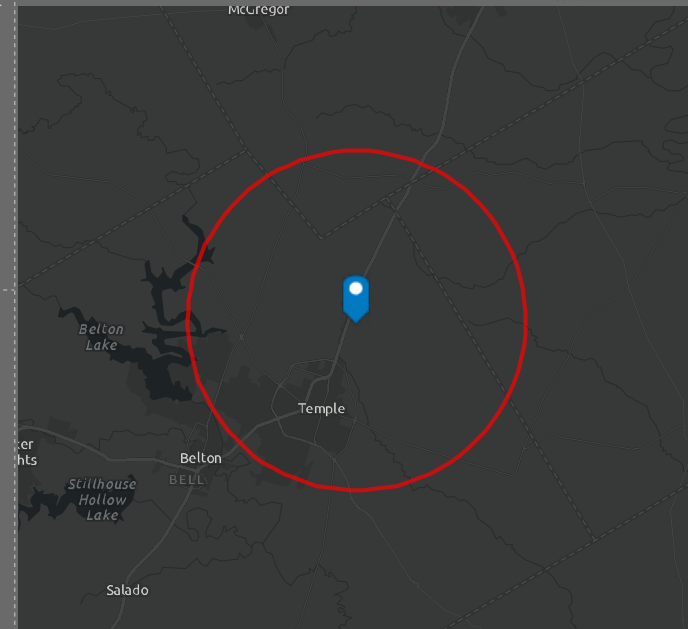
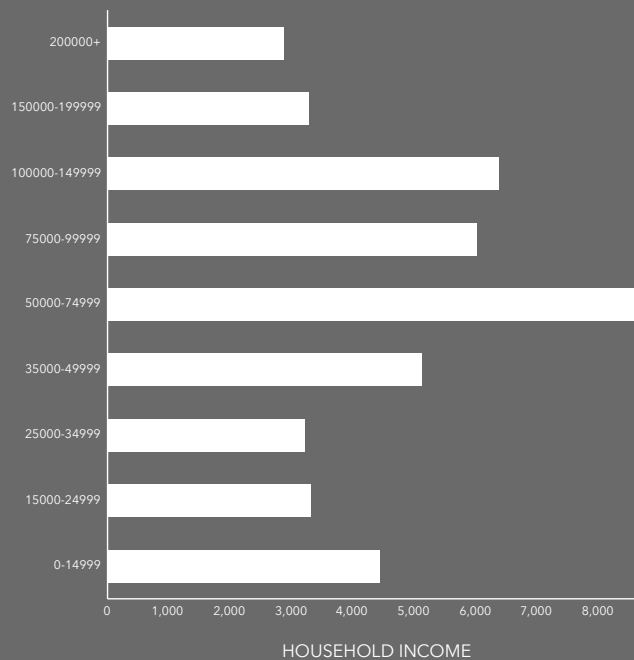
\$34,957

Per Capita Income



\$141,897

Median Net Worth



EMPLOYMENT



White Collar

62.0%



Blue Collar

23.5%



Services

17.3%

4.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

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Information About Brokerage Services

2-10-2025



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

TEXAS PARTNERS REALTY, LLC

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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