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Building Your Legacy
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COMMERCIAL OFFERING MEMORANDUM

±116 ACRES

FM 116 & Old Pidcocke Road
Gatesville, Coryell County, Texas 76528

City-Annexed | Commercial Frontage + Ag Suburban Homesites | AG-Exempt

OFFERED AT \$3,988,293

Available whole or in divisions to suit the buyer



Executive Summary

This is a rare opportunity to acquire approximately 116 acres of city-annexed development land in Gatesville, Texas: a single, contiguous master-planned tract positioned for commercial, industrial, mixed-use, logistics, distribution, and employment-driven residential development. The property carries frontage and access along Texas FM 116 and Old Pidcoke Road, giving a developer excellent visibility, multiple points of ingress, and the ability to separate uses and traffic patterns across the site.

The land is well suited to a phased, multi-user program. The FM 116 frontage is zoned Business Commercial and lends itself to anchor retail, service commercial, or light industrial; the balance of the tract is zoned Ag Suburban Homesites, ideally positioned behind the frontage for residential, workforce housing, or flex development. City water and sewer are available along the FM 116 and Old Pidcoke Road frontage, the entire tract has been annexed into the City of Gatesville, simplifying entitlement and development planning, and the property currently maintains AG tax status, allowing favorable holding costs during planning, entitlement, and phased build-out.

A defining advantage is location. The site sits directly across FM 116 from Laerdal Medical's manufacturing campus and the Gatesville Municipal Airport, providing an established corporate/industrial neighbor and immediate regional air access for corporate users, contractors, government agencies, defense-adjacent operations, and logistics support. It is located near Fort Hood (Fort Cavazos), one of the largest military installations in the United States, which continues to drive sustained demand for housing, retail services, logistics, medical, and industrial uses. The broader region benefits from Central Texas aerospace and advanced manufacturing activity, including SpaceX operations, supporting long-term employment growth.

Investment Highlights

- **±116 acres** of contiguous, city-annexed development land under a single ownership, offered whole or in flexible divisions.
- **Dual road frontage** along Texas FM 116, a state highway, plus additional access via Old Pidcoke Road, enabling use and traffic separation.
- **Two complementary zonings** in place: Business Commercial along the FM 116 frontage and Ag Suburban Homesites behind, a ready-made master-plan structure.
- **Laerdal Medical** directly across FM 116, plus the Gatesville Municipal Airport, an established corporate neighbor and regional air access at the doorstep.
- **City water & sewer** along the frontage and annexation already complete, a materially shorter runway to entitlement than raw, unannexed county land.
- **AG tax status** maintained during the holding and planning period, reducing carrying costs.
- **Convenient access** to Waco, Temple, and Killeen, with reasonable drive times to Austin, Dallas–Fort Worth, and Houston, demand without major-metro land cost or congestion.

Property Overview

Offering Price	\$3,988,293
Price Per Acre	\$34,382 (blended, whole tract)
Total Acreage	±116 acres
Address	201 FM 116, Gatesville, TX 76528
County	Coryell
MLS #	602160 (whole-tract offering)
Subdivision	Airport Annex
Property Type	Land / Acreage — Development
Zoning	Business Commercial (FM 116 frontage) + Ag Suburban Homesites (balance)
In City Limits	Yes — fully annexed, City of Gatesville
ETJ	N/A (within city limits)
School District	Gatesville ISD
Tax Status	Agricultural exemption in place
Utilities	City water & sewer along frontage; electricity available
Road Frontage	State Highway (FM 116) + County Road (Old Pidcoke Rd)
Road Surface	Paved
Topography	Rolling
Water Features	Pond / stock tank
Adjacent Uses	Laerdal Medical (mfg.) & Gatesville Municipal Airport across FM 116
Possession	At closing & funding
Terms	Cash or conventional

Deed Restrictions

The following restrictions apply to the property and are to be acknowledged by buyer and seller:

- No mobile home or trailer park.
- No garbage dump.

Directions

From US-84 (W Main Street) on the west side of Gatesville, turn south onto FM 116. The property is approximately one mile south, on the east side of FM 116, directly opposite Laerdal Medical and the Gatesville Municipal Airport. Additional frontage and gated access are available along Old Pidcoke Road, which intersects FM 116 at the southwest corner of the tract.

Offering Structure — Whole or in Divisions

The property is a single ±116-acre parent tract under one ownership. To accommodate a range of buyers, the seller will consider a sale of the entire tract or a division into smaller configurations. The scenarios below illustrate how the land can be conveyed; acreage and boundary lines are approximate and subject to survey, and the divisions shown draw from the same parent tract rather than representing separate or additional land.

Offering Scenario	Approx. Acres	List Price	Price / Acre	Zoning / Best-Fit Use
Entire tract	±116	\$3,988,293	\$34,382	Master-planned / mixed-use
FM 116 commercial frontage	±42.76	\$2,200,000	\$51,450	Business Commercial — retail / industrial
Balance / rear acreage	±73.25	\$1,788,293	\$24,414	Ag Suburban — residential / flex
Residential carve-out	±24	\$624,000	\$26,000	Ag Suburban — sub-development
Whole tract (total)	±116	\$3,988,293	—	—

Pricing reflects the character of each portion. The FM 116 frontage carries a premium consistent with prime, highly visible, commercially zoned highway frontage, while the rear Ag Suburban Homesite acreage is priced for residential, flex, and logistics use. A buyer purchasing the entire tract acquires the full assemblage at the blended whole-tract price.

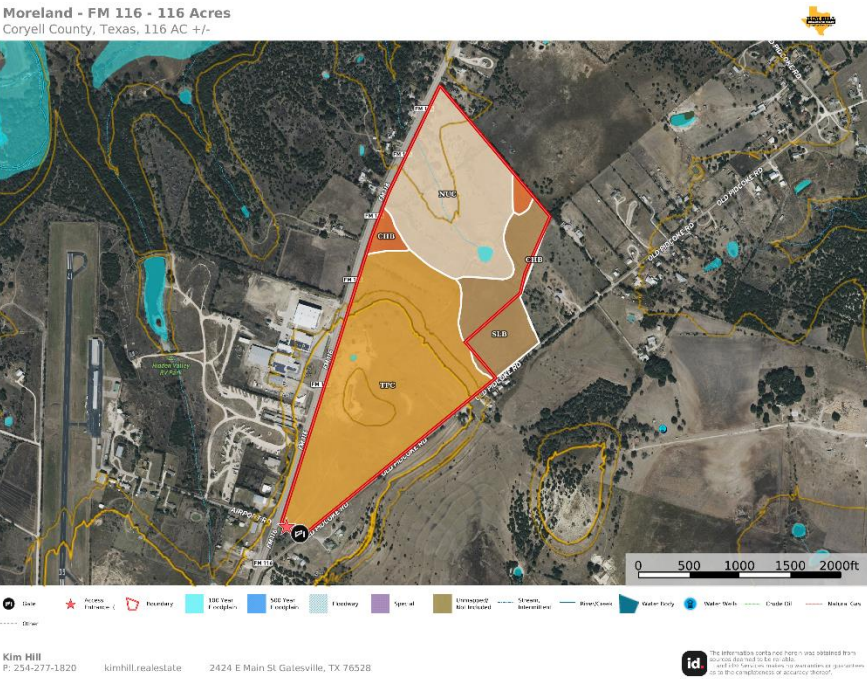
Please note: *The scenarios above describe alternative configurations of one ±116-acre property. They are marketing options, not separate or additional parcels. Any division is subject to survey and approval, and boundary lines may be adjusted to suit the transaction.*

Location & Zoning Map



The Business Commercial zoning (red outline) fronts FM 116; the balance is zoned Ag Suburban Homesites. Site sits across FM 116 from Laerdal Medical and the Gatesville Municipal Airport, with direct connections to US-84 (Waco / Gatesville / Evant) and FM 116 south to Copperas Cove, Killeen, and Fort Cavazos.

Soil Report



Boundary 123.46 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TpC	Topsey-Pidcock clay loams association, 2 to 8 percent slopes	65.33	52.92	0	37	4e
NuC	Nuff very stony silty clay loam, 2 to 6 percent slopes	36.51	29.57	0	28	6s
SIB	Slidell silty clay, 0 to 2 percent slopes	18.09	14.65	0	42	3e
ChB	Cho clay loam, 1 to 3 percent slopes	3.53	2.86	0	20	4s
TOTALS		123.46(*)	100%	-	34.59	4.44

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

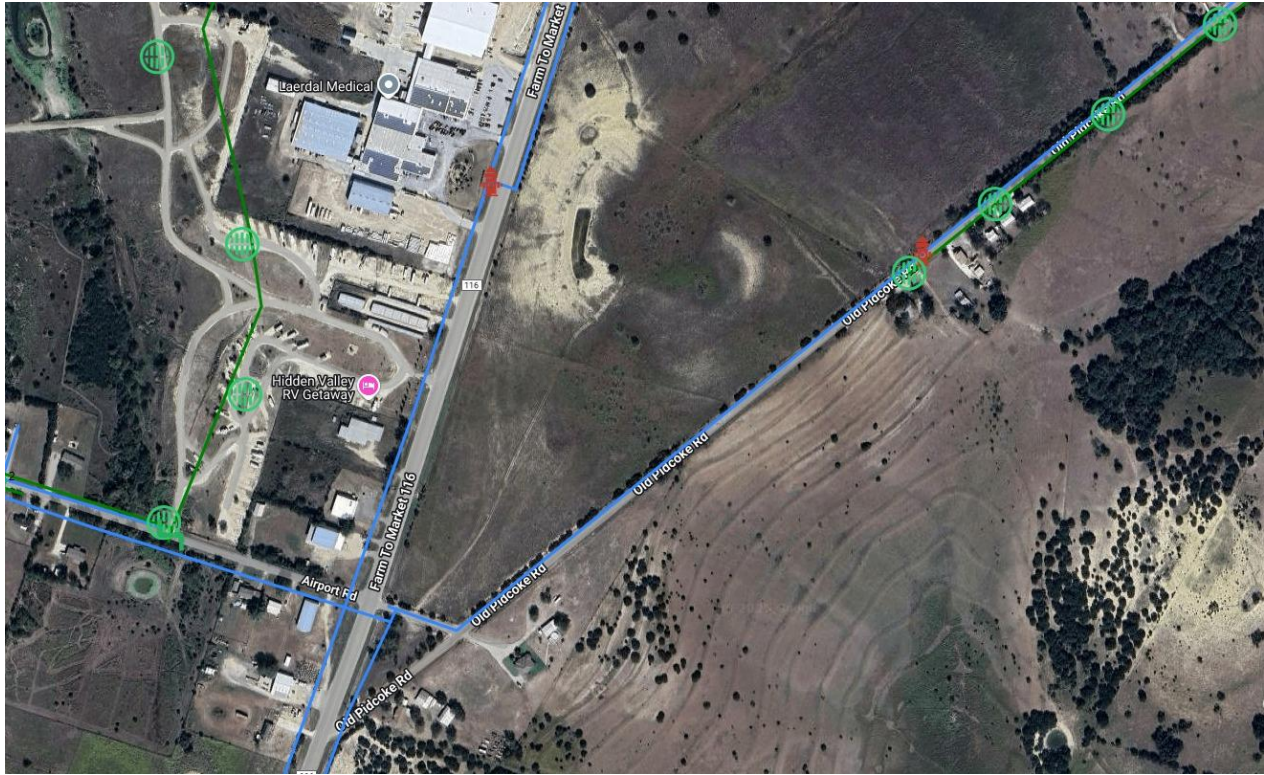
Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•	•

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water

±116-acre boundary with FM 116 frontage and Old Pidcock Road access. Additional acreage configurations available.

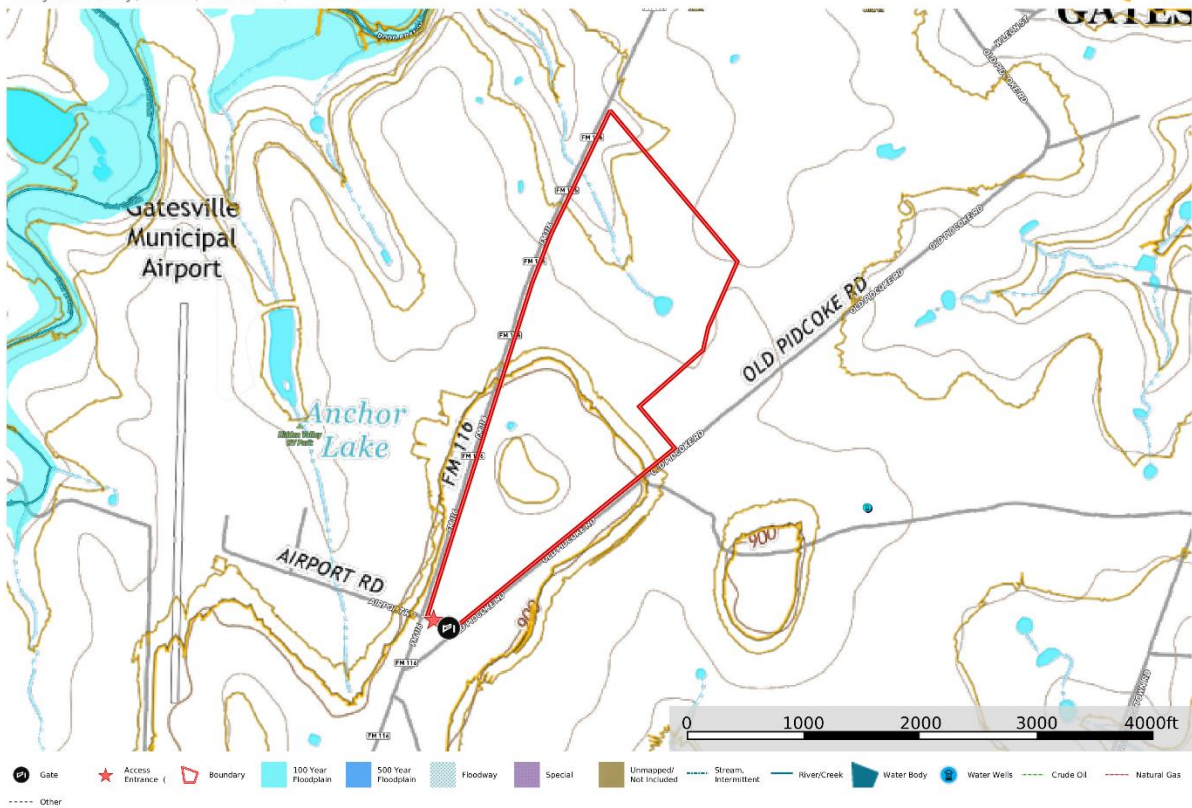
City Water & Sewer



City water lines (blue) and sewer lines (green) run along the FM 116 and Old Pidcocke Road frontage, with hydrants and access points shown. Utility availability should be independently verified with the City of Gatesville.

Topography

Moreland - FM 116 - 116 Acres
Coryell County, Texas, 116 AC +/-



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id The information contained herein was obtained from sources deemed to be reliable. Land IDB Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Topographic overlay of the tract. Contours and drainage should be confirmed by survey.

Location & Economic Drivers

Laerdal Medical & Gatesville Municipal Airport — Directly Across

The property fronts FM 116 directly opposite Laerdal Medical's manufacturing campus and the Gatesville Municipal Airport. Laerdal is an established corporate/industrial neighbor and a signal of the corridor's suitability for manufacturing and employment uses; the airport provides immediate regional air access, a meaningful differentiator for corporate users, logistics operators, government agencies, defense contractors, and executive travel.

Fort Hood (Fort Cavazos) / Central Texas Defense Corridor

The site is located near Fort Hood, one of the largest military installations in the United States. That installation drives durable, structural demand for housing, logistics, medical, industrial, and defense-adjacent services in the surrounding communities, a demand base comparatively insulated from ordinary market cycles.

Aerospace & Advanced Manufacturing

The region benefits from Central Texas aerospace and advanced-manufacturing activity, including SpaceX operations, supporting long-term employment growth tied to military, defense, manufacturing, and transportation sectors.

Market Access

Gatesville offers a business-friendly environment, a low crime rate, a stable workforce, and a favorable tax climate. The property has convenient access to Waco, Temple, and Killeen, with reasonable drive times to Austin, Dallas–Fort Worth, and Houston, letting a developer capture regional demand without major-metro land cost or congestion.

Market Snapshot — Gatesville Trade Area

The following figures summarize the Gatesville trade area and Coryell County. Sources: U.S. Census / American Community Survey via Esri (2024), Bureau of Labor Statistics, and RPR (Realtors Property Resource), January 2026.

Population & Households

Metric	Gatesville	Coryell County	Texas
Total population (2024)	16,742	86,570	30.86M
Projected population (2029)	17,090	89,120	32.58M
Pop. change since 2020	3.76%	4.19%	5.87%
Median age	38.9	32.23	36.3
Avg. household size	2.55	2.70	2.70
Median household income	\$59,206	\$69,920	\$77,170
Avg. household income	\$82,380	\$90,450	\$109,810

Employment & Economy

Gatesville's employment base is anchored by the public sector. The town is a significant Texas Department of Criminal Justice (TDCJ) corrections hub, home to a cluster of state prison units, which is the primary reason Public Administration is the single largest employment category in the trade area. Combined with Fort Hood, health care, construction, and manufacturing, this creates a stable, recession-resistant payroll base and a steady daytime population that supports commercial, retail, and workforce-housing demand.

Employment Category	Jobs (trade area)
Public Administration (incl. TDCJ corrections)	680
Construction	526
Health Care & Social Assistance	315
Manufacturing	292
Retail Trade	283
Accommodation & Food	238
Education	235

Housing

Metric	Gatesville	Coryell County	Texas
Median estimated home value	\$224,950	\$222,950	\$335,330
Median listing price	\$315,000	\$255,390	\$355,990
12-mo. change, est. value	+1.48%	+0.47%	+0.39%

Gatesville is the county seat of Coryell County and a stable, growing Central Texas community. The dominant consumer segment is “Manufacturing Traditions” (25.6% of households), hardworking, family-oriented consumers, consistent with the commercial, industrial, and workforce-housing uses this property supports.

Traffic & Access

The property's own frontage is on FM 116, a paved state highway. A short distance north, FM 116 meets US-84 (W Main Street), Gatesville's primary retail and commercial corridor, which carries substantially higher regional volumes. The two are shown separately below so the property's frontage count is not confused with the downtown corridor.

FM 116 — Property Frontage

Roadway	Location	Daily Volume	Source
FM 116	At the property (TxDOT count station 50H56)	±7,048	TxDOT (2024)

US-84 / E Main St Corridor — Nearby (Regional Retail)

These counts are on Gatesville's main commercial corridor a short distance north of the property, illustrating the regional traffic the site can draw from, not the volume directly in front of the land.

Roadway	Cross Street	Est. Daily Count (2025)
E Main St / US-84	Main St	19,469
E Main St / US-84	E Main St	19,021
E Main St / US-84	N Lutterloh Ave	18,221
E Main St / US-84	S 14th St	17,226
E Main St / US-84	N 14th St	17,101

AADT = Annual Average Daily Traffic. Counts are a mixture of actual counts and estimates. Sources: TxDOT Transportation Planning & Programming Division; RPR Traffic Counts.

Why This Site

- **Scale + readiness.** A city-annexed, utility-served, ±116-acre canvas is uncommon in the Central Texas corridor — and rarer still with a manufacturing neighbor and a runway across the road.
- **Zoning fits the plan.** Business Commercial frontage plus Ag Suburban Homesite acreage behind lets a developer place retail up front, flex/industrial in the middle, and housing behind, a clean master-plan already reflected in the zoning.
- **Demand drivers.** Fort Hood, Laerdal Medical, the airport, and regional aerospace/advanced manufacturing supply demand that is structural, not speculative. TDCJ and public-sector payroll add a recession-resistant base.
- **Favorable economics.** AG exemption and completed annexation reduce carry cost and shorten the entitlement runway, protecting returns during planning and phasing.
- **Multiple exit strategies.** Buy the whole assemblage or a single use-specific portion, the seller will work with a buyer's program.

Contact

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Disclaimer

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