

231 Acres in Troy, TX

Offering Memorandum (OM)



**CITY OF
TROY**

Disclaimer

This presentation has been prepared solely for informational purposes to assist prospective investors or interested parties in evaluating the potential acquisition of the property described herein. All information contained in this offering memorandum is believed to be approximate and illustrative in nature, and should not be relied upon for legal, engineering, surveying, or financial decision-making.

No warranties or representations, express or implied, are made by the property owner, its agents, affiliates, or representatives as to the accuracy, completeness, or reliability of the information presented. Maps, boundaries, property lines, government jurisdictions, and any other depictions are conceptual and for illustrative purposes only. This material does not constitute a representation, guarantee, or warranty of any kind, nor does it serve as a substitute for a professional, on-site survey or legal verification.

All interested parties are strongly advised to conduct their own independent investigations and retain appropriately licensed professionals, including but not limited to a real estate broker, land planner, civil engineer, attorney, and accountant, to verify all information and evaluate the property according to their specific needs.

The property owner and presenter disclaim any liability for omissions, inaccuracies, or misrepresentations, and shall bear no legal responsibility whatsoever for any decisions made based on the contents of this presentation.

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Troy, TX – 231 Acres

SUMMARY:

- Address: [E Main St, Troy, TX 76579;](#)
- Google Map Link:
<https://goo.gl/maps/i8hEviSzvZmP7Sgk6>
- Bell CAD Property ID: 24527
- Bell CAD Link:
<https://gis.bisclient.com/bellcad/index.html?find=24527>
<https://app.regrid.com/us/tx/bell/east-bell/281832>
- No Deed Restrictions
- No Zone Restrictions
- Troy City ; Bell County
- AG Exemption with Farming
- Troy ISD
- Total 231.11 Acres
- Mostly Level Land - No Hills, Valleys, Rocks
- City Utilities Right Across



FEMA Floodplain

Partial Floodplain



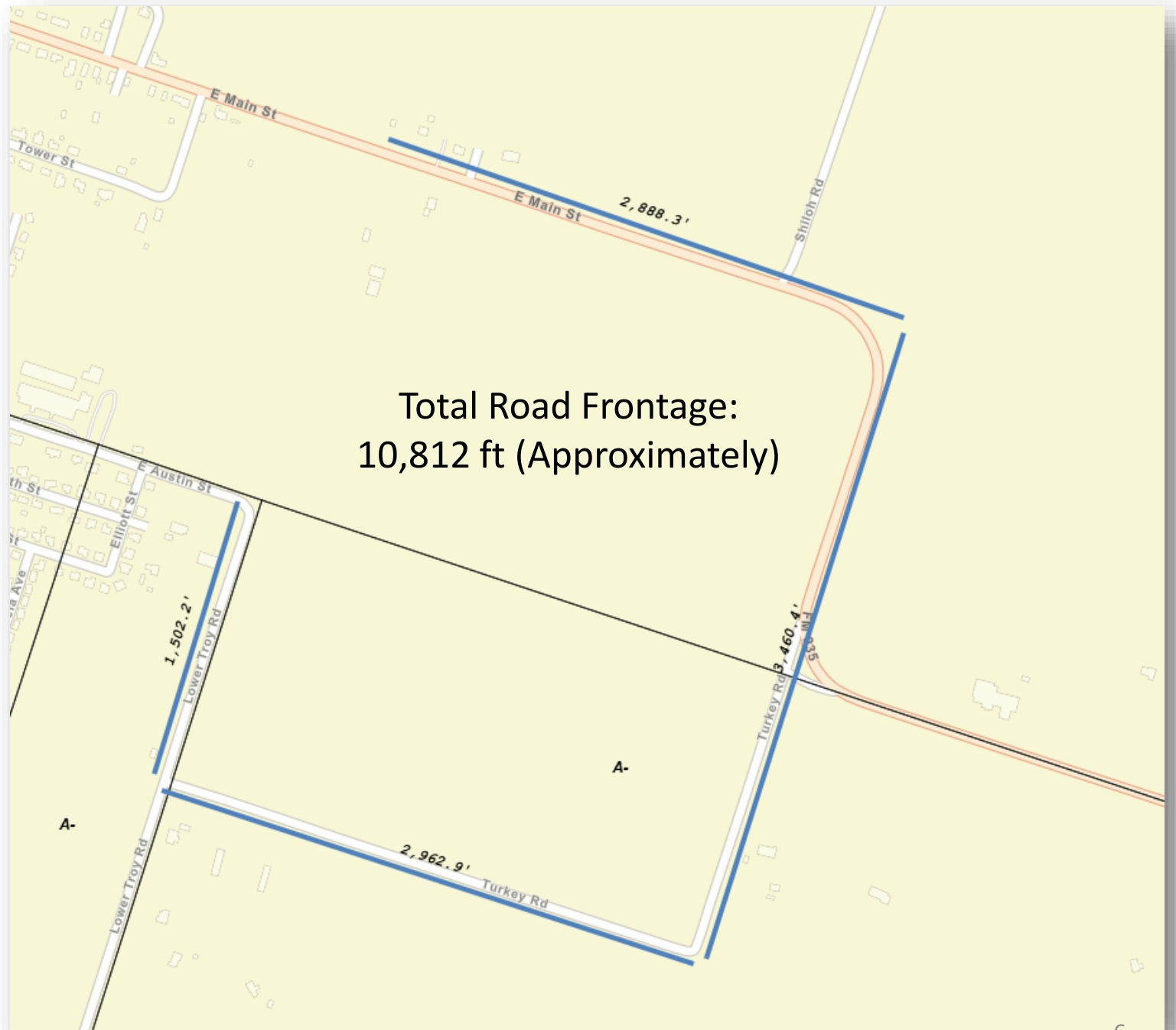
Drone Video

- Drone Video Of the Land. YouTube Link:
<https://youtu.be/8UaQDmoP8ic>

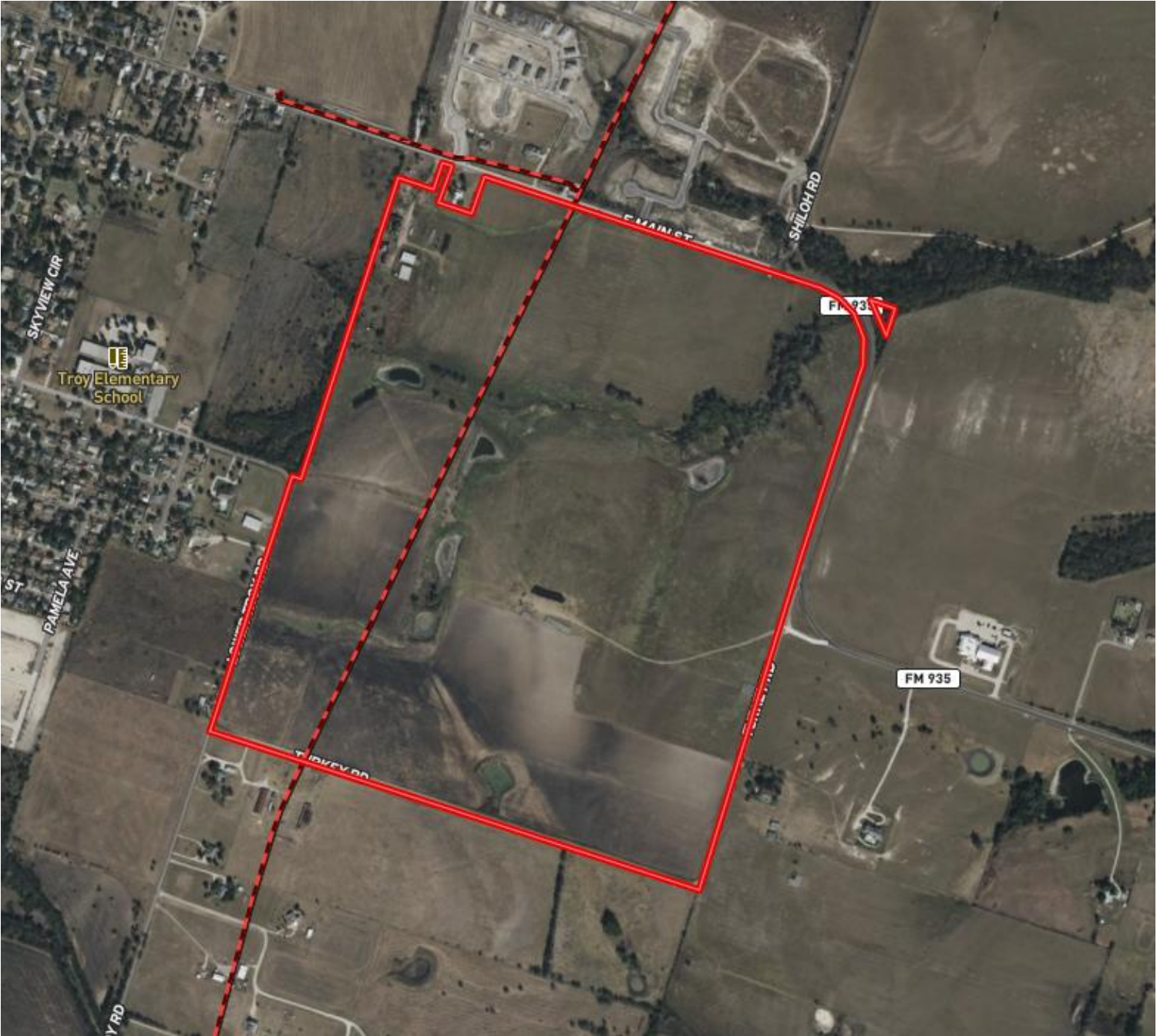


Road Frontage

- Total Road Frontage: 10,812 Ft (Approx.)
- North Side (E Main Rd): 2,888 Ft
- East Side (FM935 + Turkey Rd.) : 3,460 Ft
- South Side (Turkey Rd) : 2,962 Ft
- West Side (Lower Troy Rd.) : 1,502 Ft



Pipelines



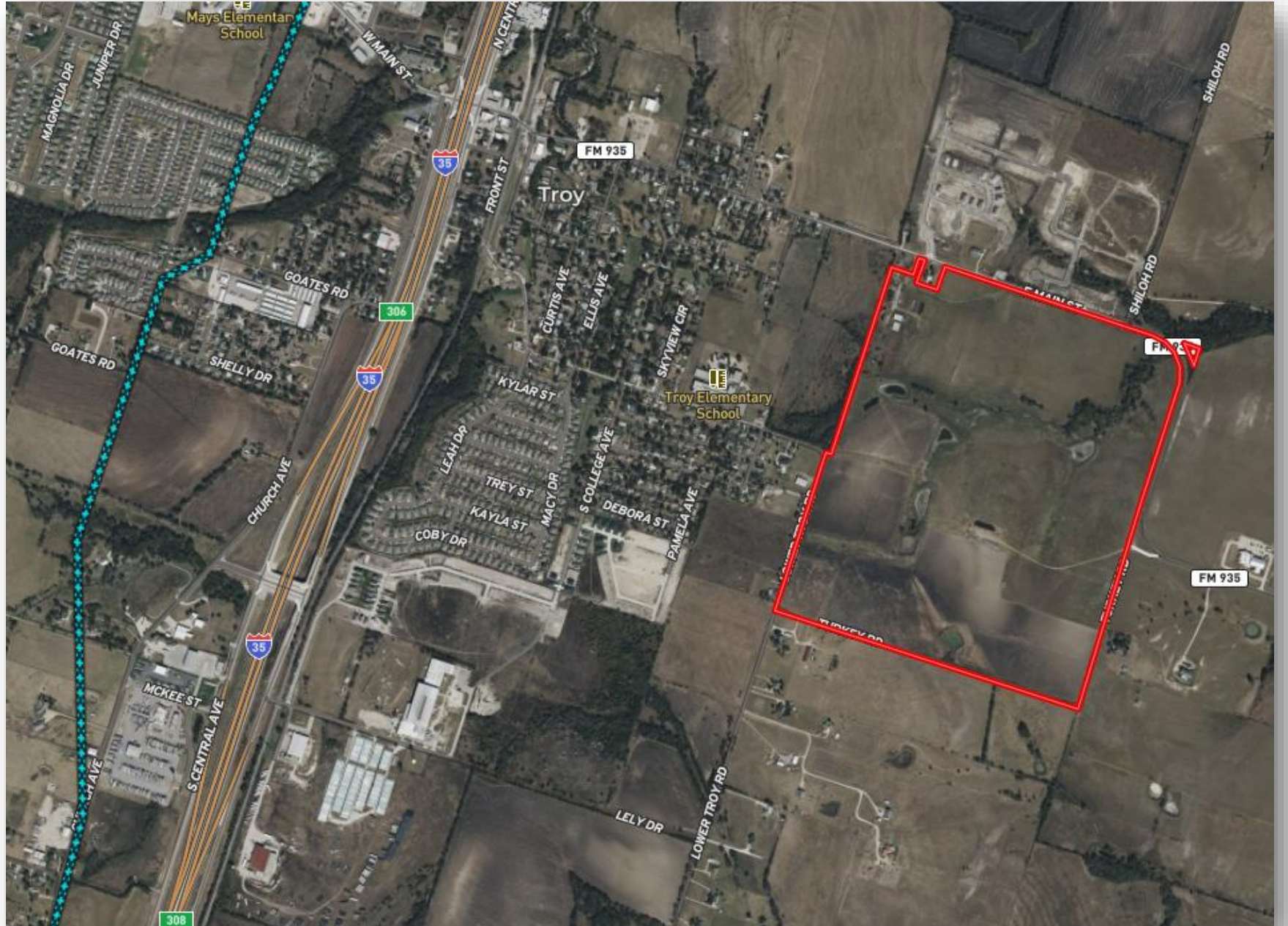
Surface Water

Minimal surface water



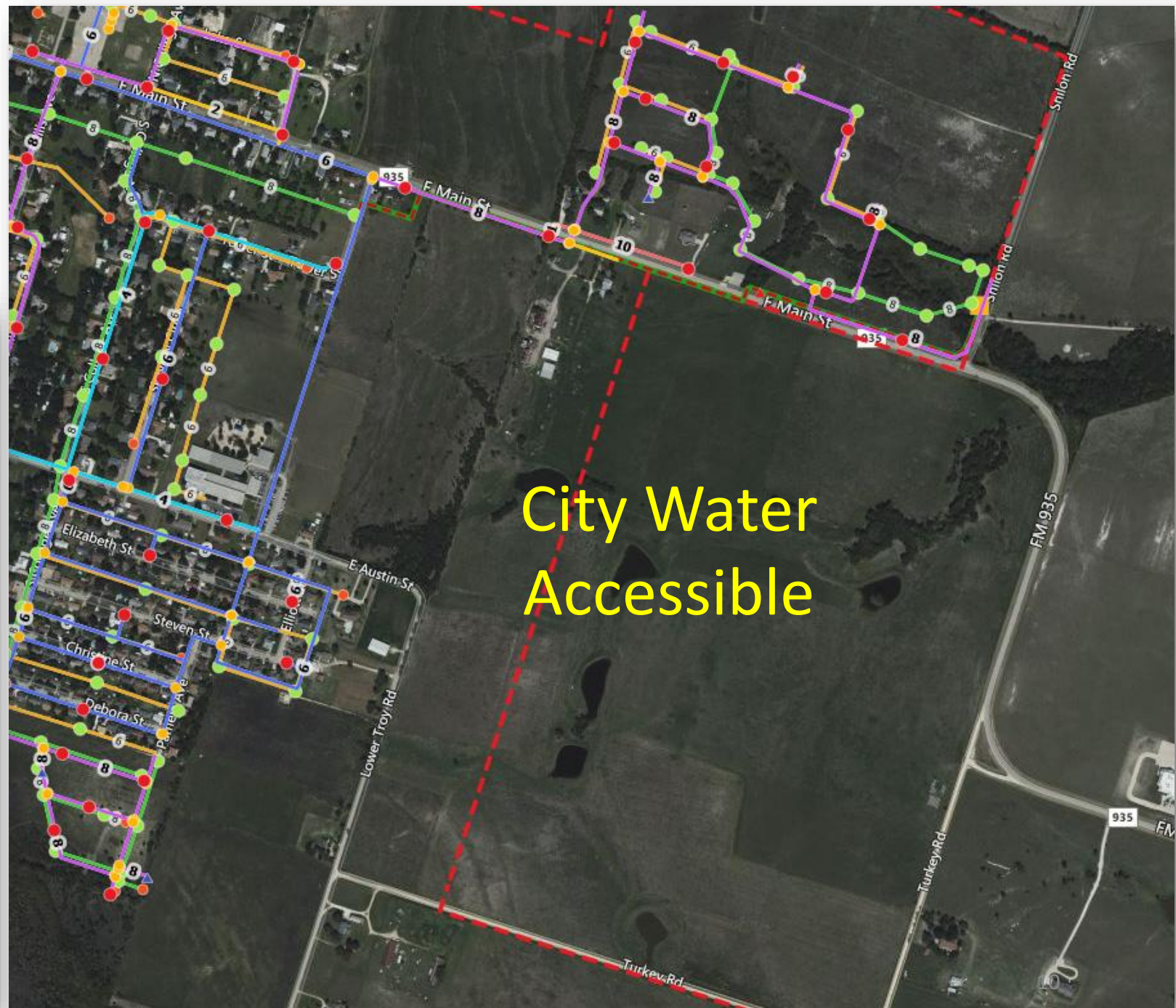
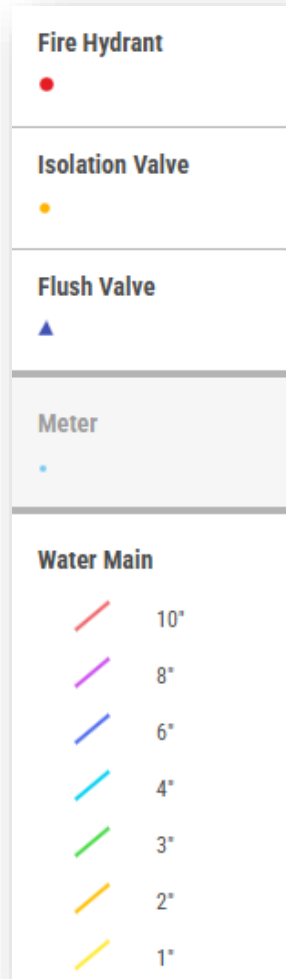
Transmission Lines

No Transmission lines on
Subject Property



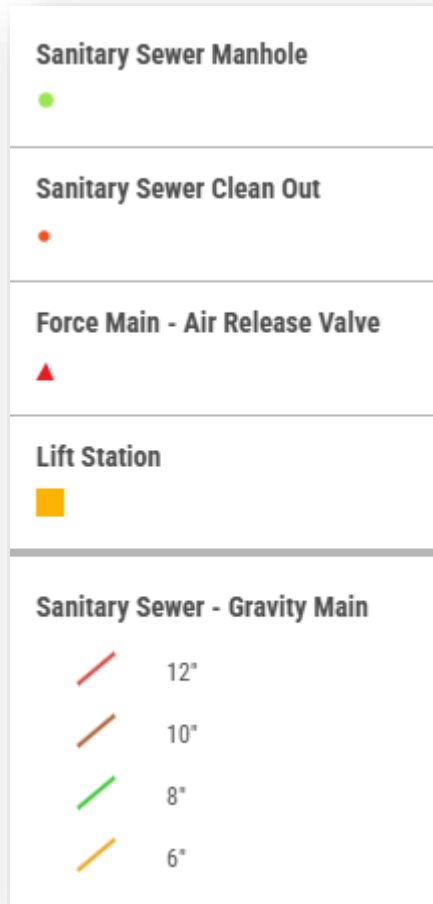
City Water Access

- 10 In. and 8 in Water pipes are right across the subject property
- Red Dots are Fire Hydrants

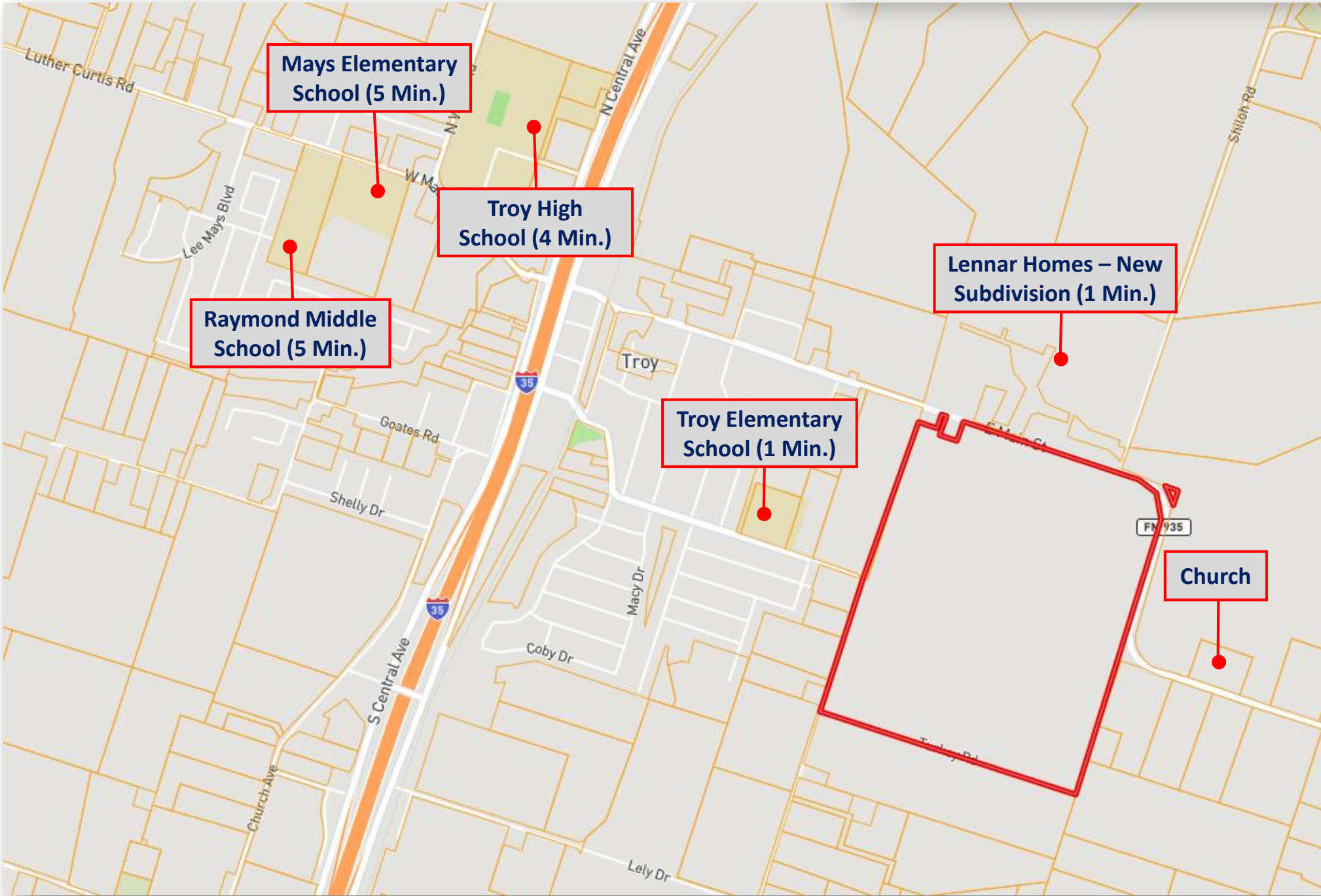


City Waste Water (Sewer)

- 10 In. and 8 in Waste Water pipes are right across the subject property
- List station is on Shiloh Rd (Yellow Square)

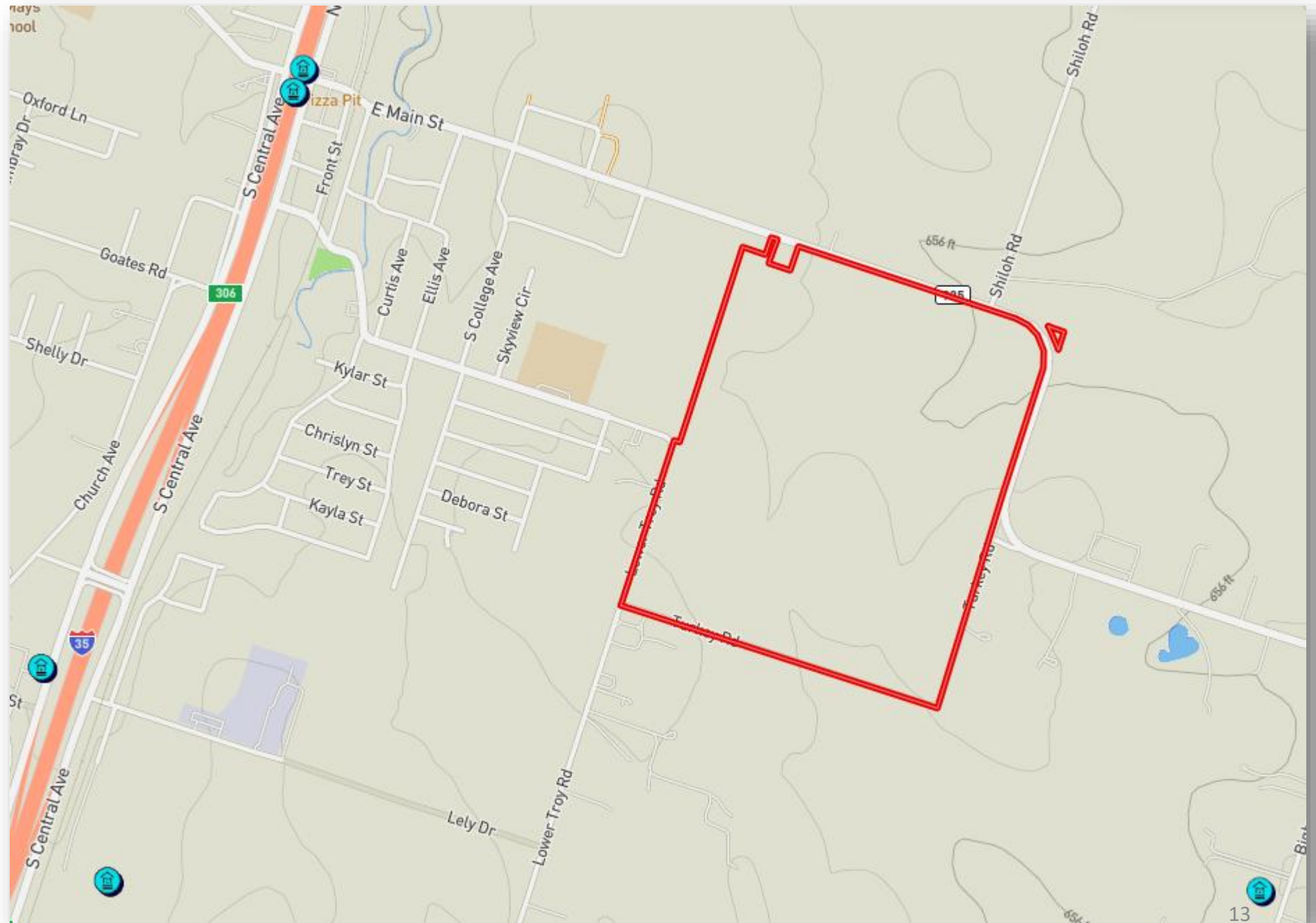


Neighborhood



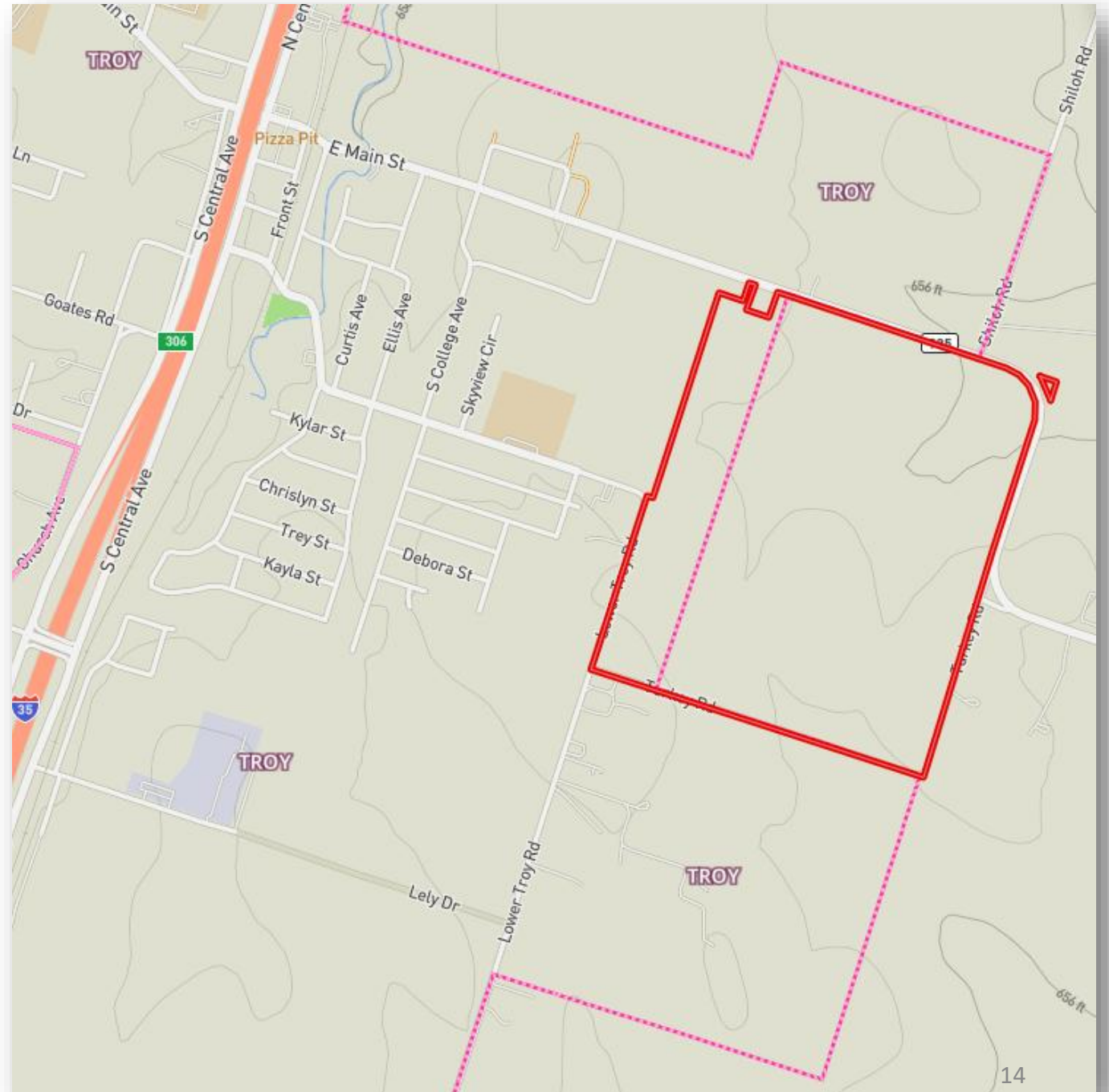
Water Wells

No Water Wells on Subject Property



City Limits

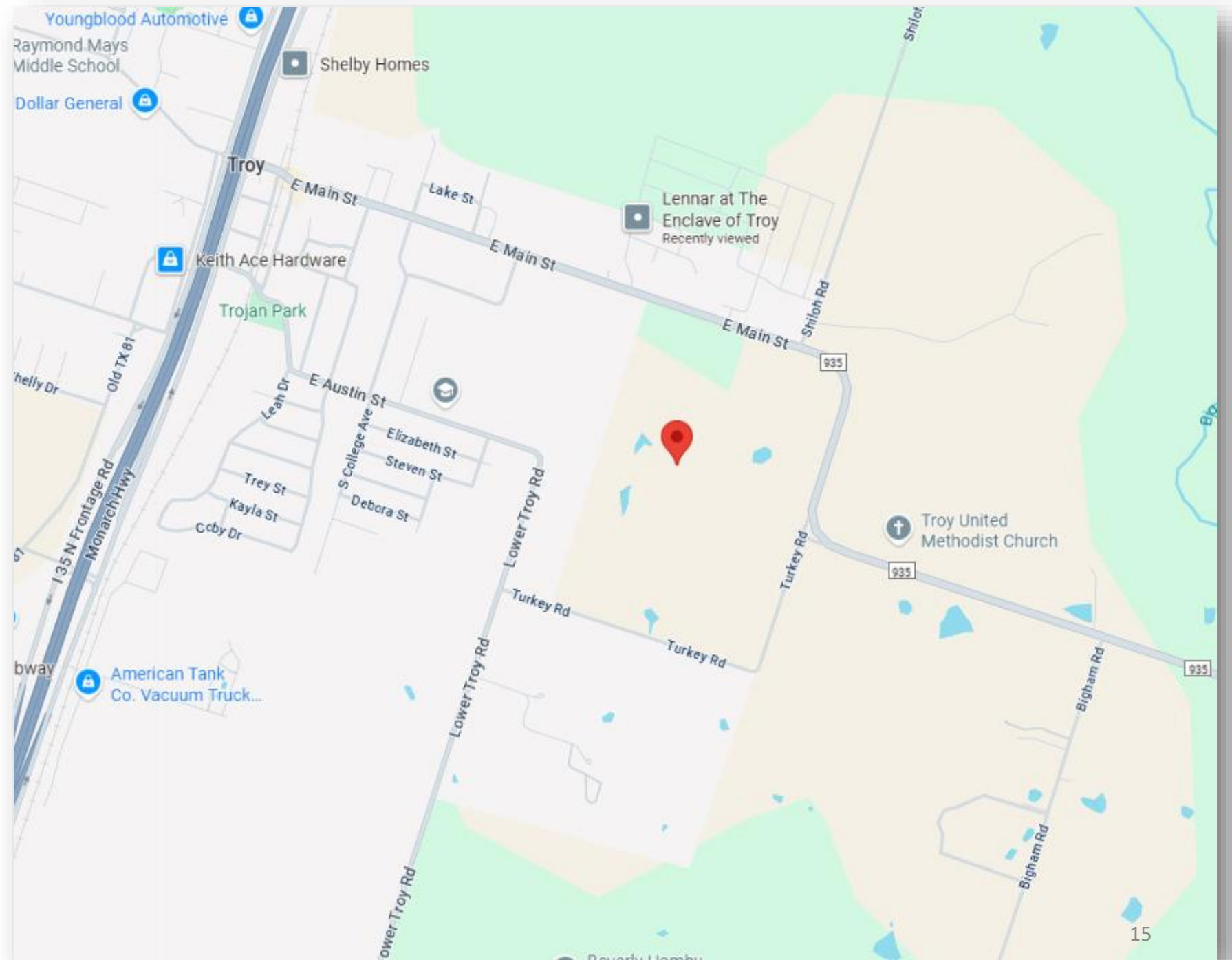
- About 42 Acres in City of Troy
- Rest in Troy ETJ – Can be Annexed into the City



Streets

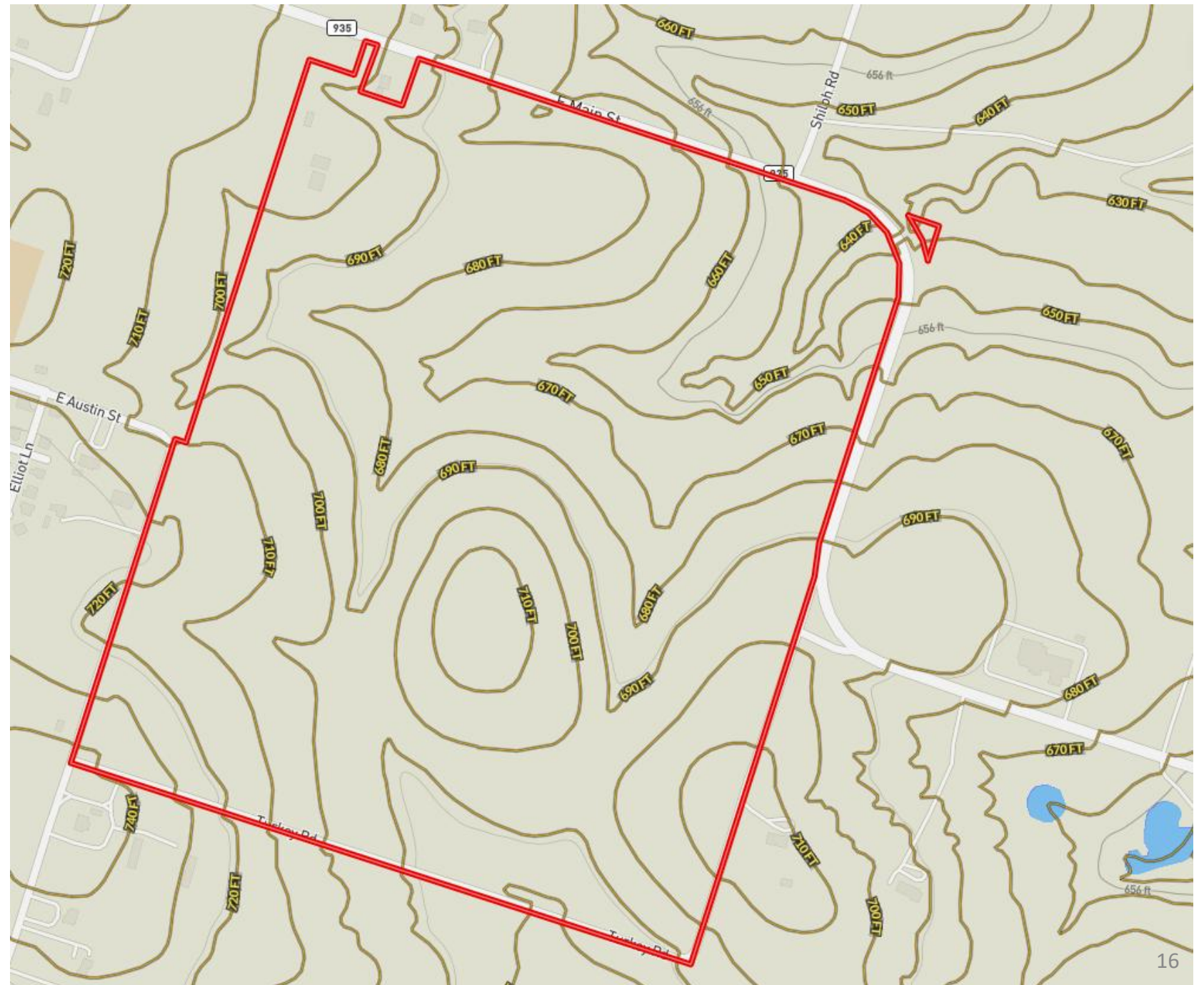
Google Map Link:

<https://maps.app.goo.gl/7bRVC9yhYRTDwV3J7>

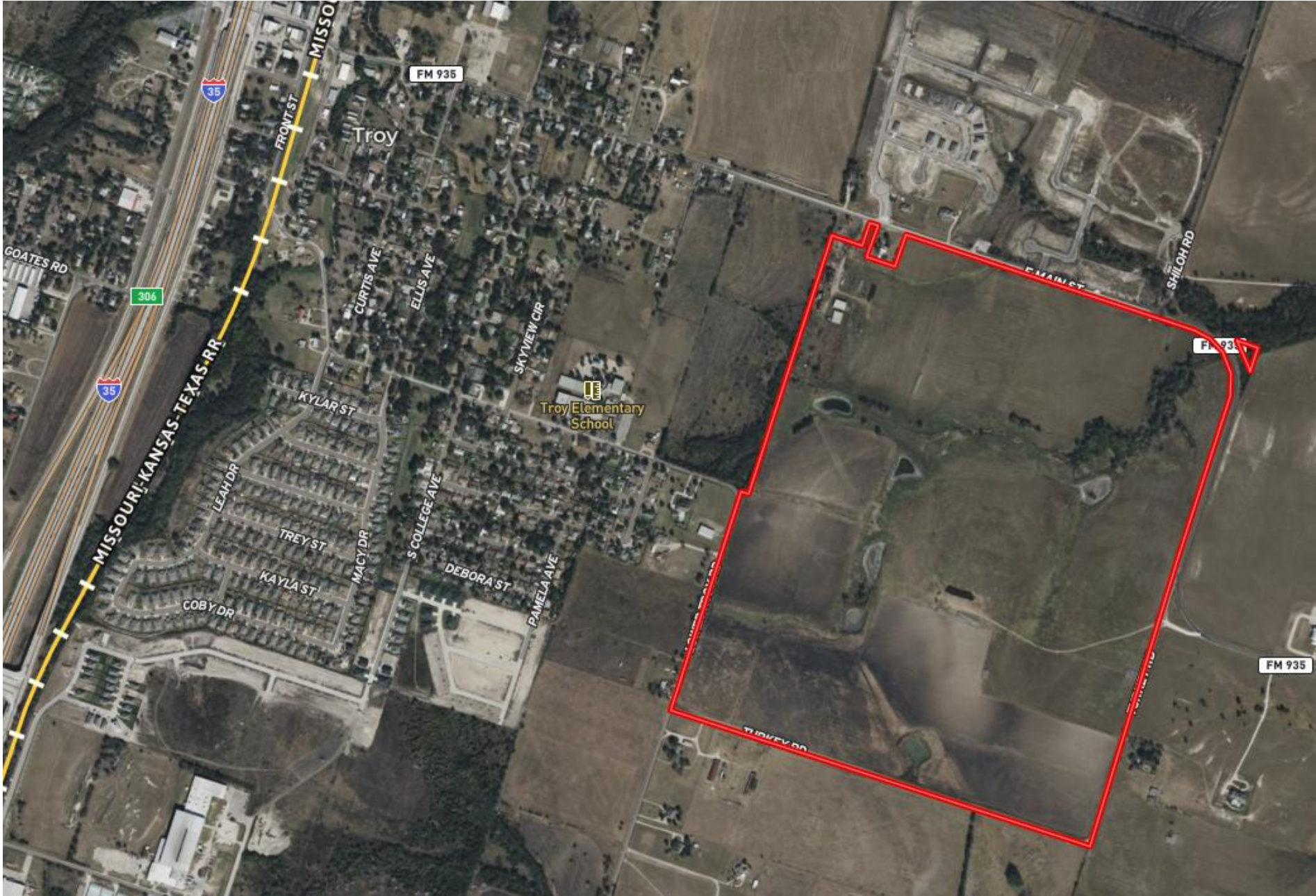


Contour Map

- Mostly Level Land
- Land is Sloped towards North – East Corner




Rail Road



Taxes : AG Exemption

- Total Taxes \$401.44/ Yr. (2024)
- Lower Taxes with AG Exemption Taxes
- Hay is being Grown by Farmer
- Farmer has lease that can be terminated at end of each Harvest



**TAX APPRAISAL DISTRICT
OF BELL COUNTY**
PO BOX 390
BELTON, TX 76513-0390
(254) 939-5841
www.bellcad.org

**TAX APPRAISAL DISTRICT
OF BELL COUNTY**

2024 TAX STATEMENT

STATEMENT NUMBER

170696

PROPERTY ID NUMBER

24527

NAME & ADDRESS

Owner ID: 912991 Pct: 100.000%
TROY SAI INVESTMENTS LLC
2400 LOUIS HENNA BLVD UNIT 301
ROUND ROCK, TX 78664 US

PROPERTY DESCRIPTION

A0385BC T HUGHES, 37 & A0571BC F H
MILLER, 4, (1.983AC SITS IN RD),
ACRES 230.88

PROPERTY GEOGRAPHICAL ID

0525030001

PROPERTY SITUS / LOCATION

99999 FM 935 TROY, TX 76579

Acreage: 230.8800 Type: R

LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AG/TIMBER USE VALUE	AG/TIMBER MARKET	ASSESSED VALUE	TOTAL LATE AG PENALTY
0	0	30,257	1,234,019	30,257	0.00

100% Assessment Ratio Appraised Value: 30,257

Taxing Unit	Assessed	Homestead Exemption	OV65 or DP Exemption	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per \$100	Tax Due
CLEARWATER U.W.C.D.	30,257	0	0	0		30,257	0.0022300	0.67
ELM CREEK WATERSHED	30,257	0	0	0		30,257	0.0242000	7.32
TROY ISD	30,257	0	0	0		30,257	0.9054000	273.95
BELL COUNTY	30,257	0	0	0		30,257	0.3237000	97.94
BELL COUNTY ROAD	30,257	0	0	0		30,257	0.0208000	6.29
CITY OF TROY	3,405	0	0	0		3,405	0.4484000	15.27

Amounts below reflect discounts for payments made in the months shown.

Taxing Unit	October	November	December	January
CLEARWATER U.W.C.D.	0.65	0.66	0.66	0.67
ELM CREEK WATERSHED	7.10	7.17	7.25	7.32
*TROY ISD	273.95	273.95	273.95	273.95
BELL COUNTY	95.00	95.98	96.96	97.94
BELL COUNTY ROAD	6.10	6.16	6.23	6.29
CITY OF TROY	14.81	14.96	15.11	15.27

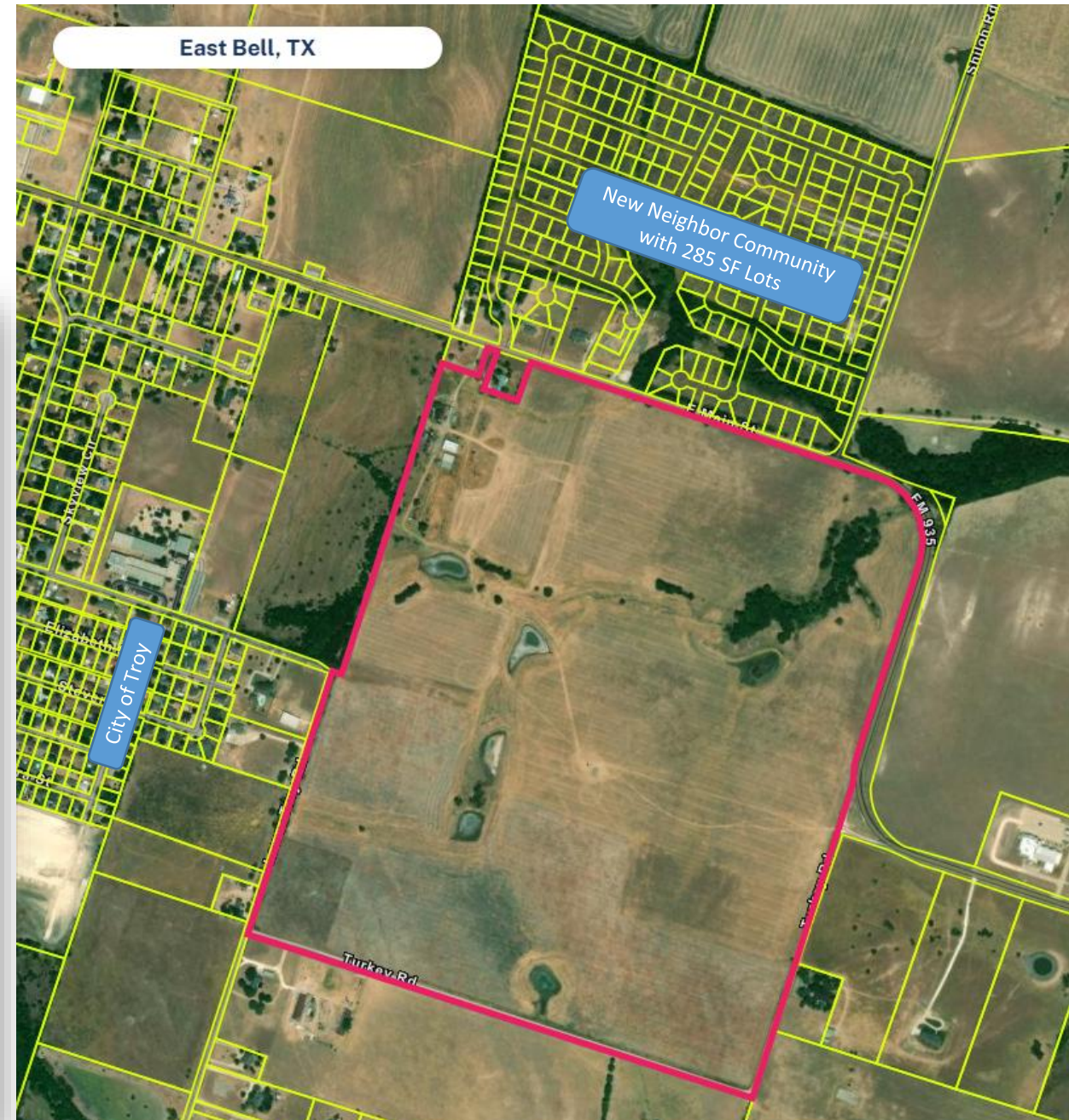
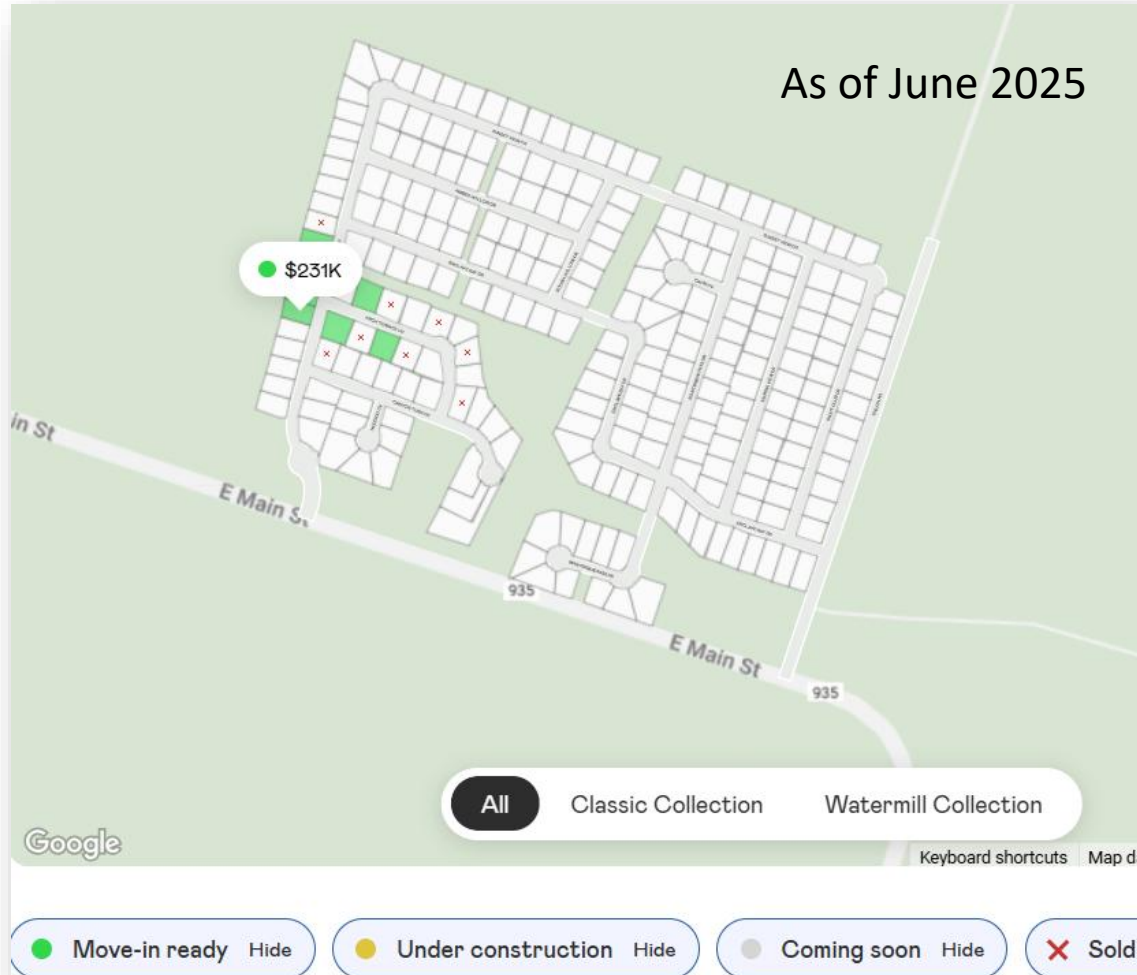
Total Taxes Due By Jan 31, 2025 401.44

Penalty & Interest if paid after Jan 31, 2025

If Paid in Month	P&I Rate	Tax Due*
February 2025	7%	429.56
March 2025	9%	437.57
April 2025	11%	445.60
May 2025	13%	453.65
June 2025	15%	461.68

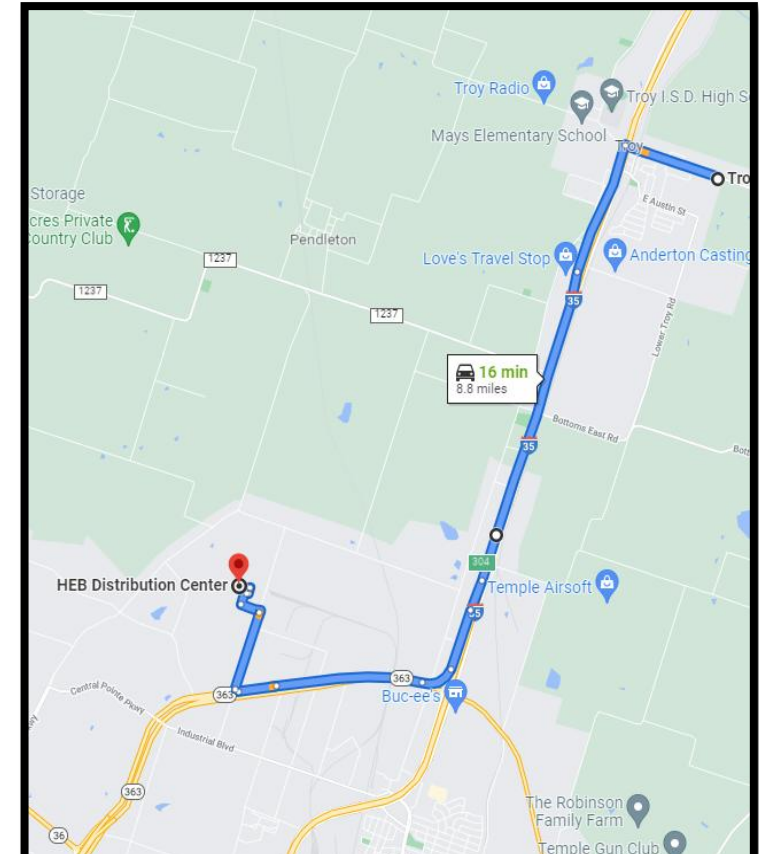
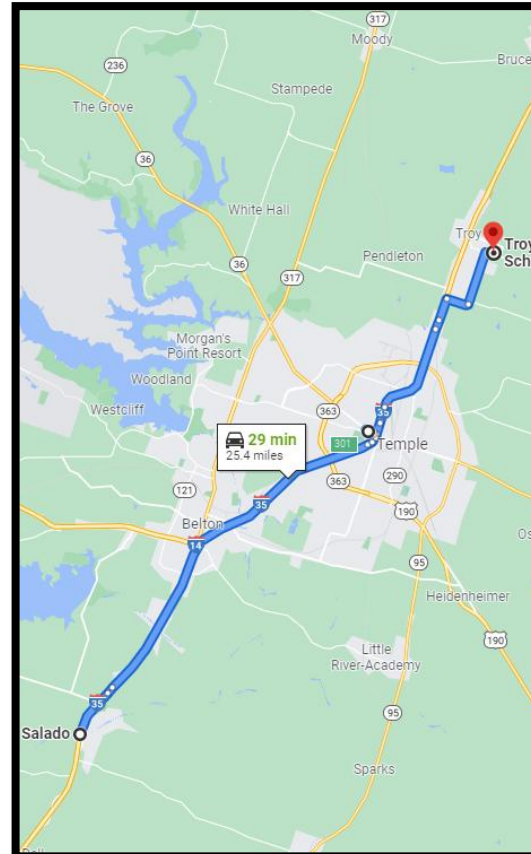
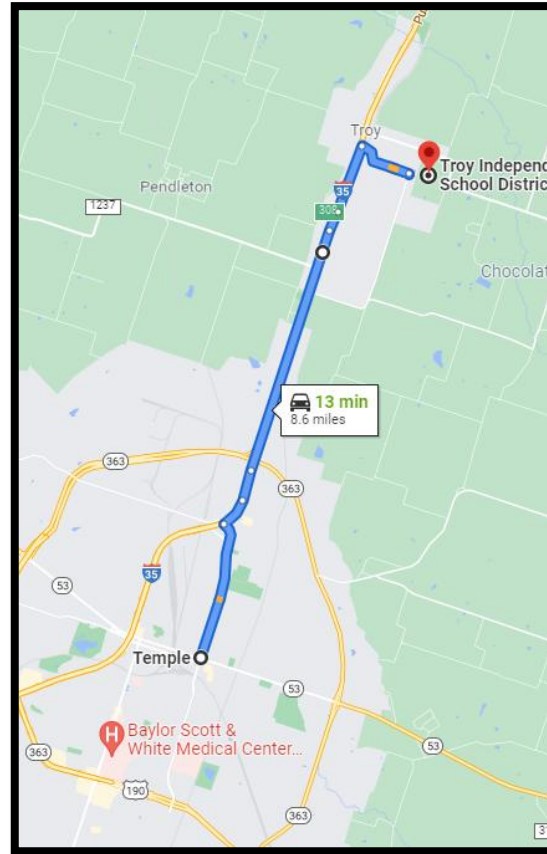
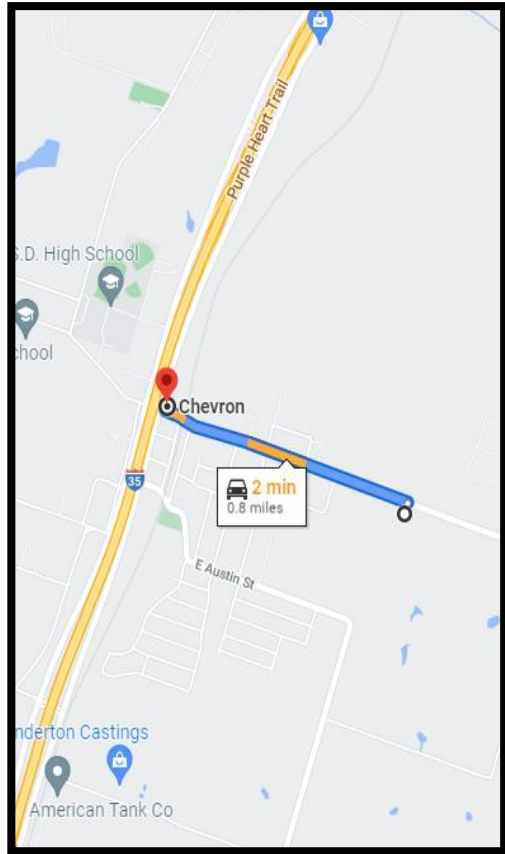
Neighborhood Development:

- Neighborhood “Enclave of Troy” Community with 285 Single Family Lots
- Some lots are Built and Sold by Lennar
- Enclave of Troy Lennar Website: [Click Here](#)



Prominent Area

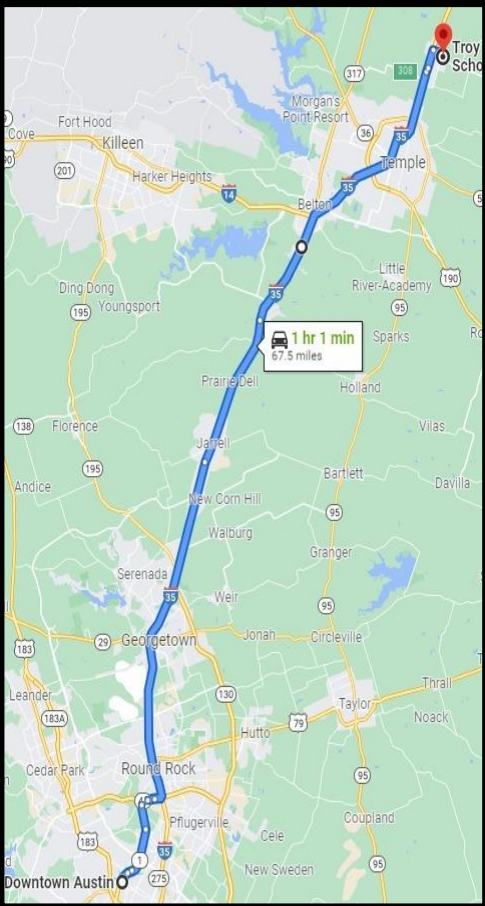
- 2 Mins (0.8 Miles) from I-35
- 13 Mins to Temple, TX
- 30 Min to Salado
- 16 Min (8.8 Miles) HEB Distribution Center/ Ware house



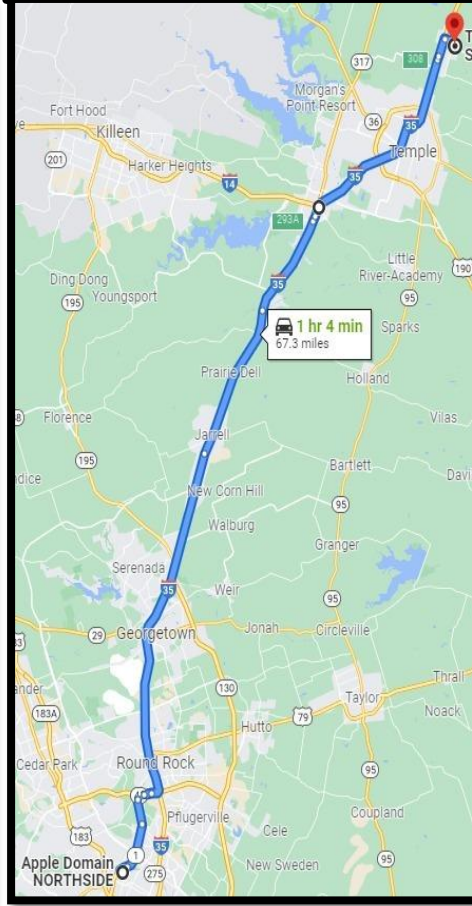
Proximity to High Tech Companies

Austin is a High Tech Corridor with many large companies such as Apple, Tesla, ebay, Paypal, Samsung, IBM and many more coming...

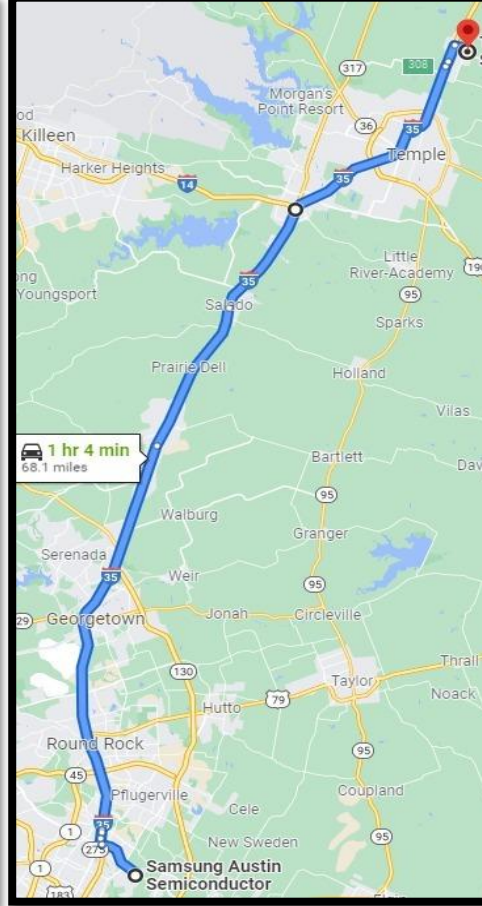
1 Hr. 1 Mins. from The Domain (Downtown)



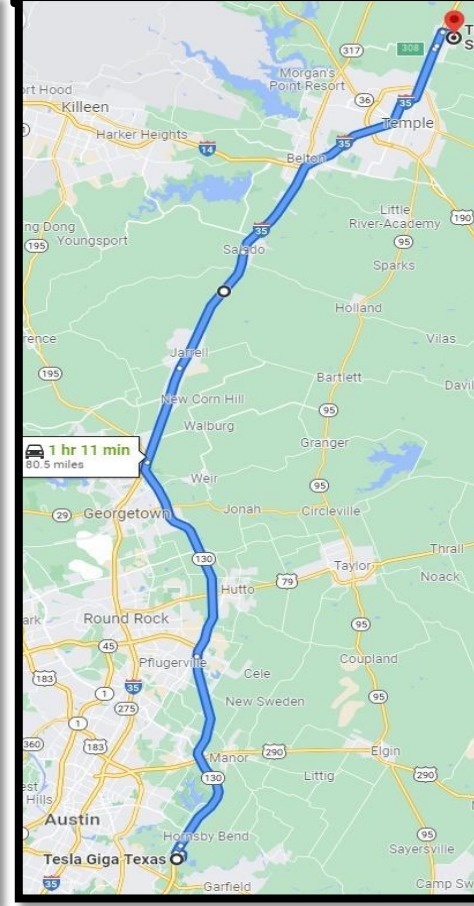
1 Hr. 4 Mins. from Apple Domain



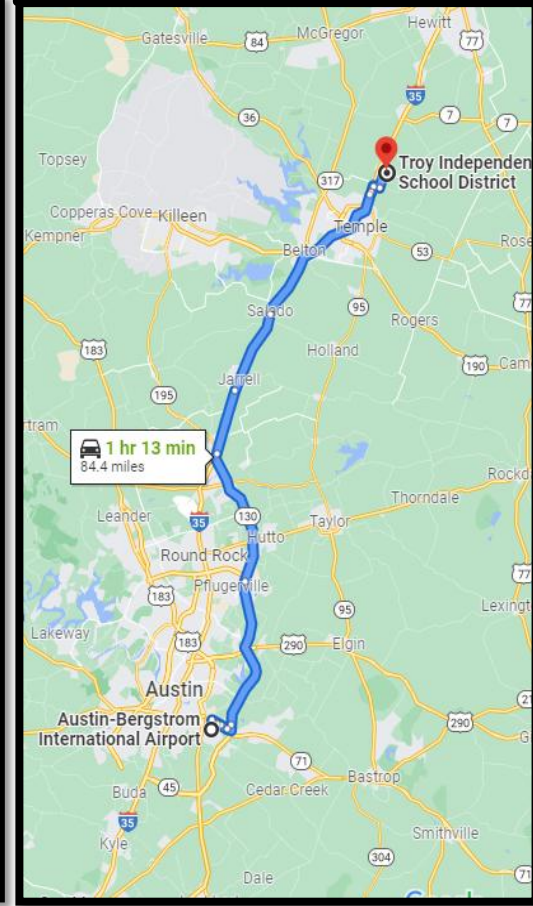
1 Hr. 4 Mins. from Samsung Semiconductor



1Hr. 11 Mins. from Tesla Giga Factory



1 Hr. 13 Mins. from The Airport (AUS)



Contact

- Texas Licensed Real Estate Agent (“Realtor”)
- Texas Accredited Commercial Specialist (TACS) – Certified
- Specialized in Land Deals
- Call/Text: (248) 321-9005
- Email: MadhuRealtor2023@gmail.com
- WhatsApp: <https://wa.me/+12483219005>



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