

0 CR 346
Granger, TX 76530

**127.74 UNRESTRICTED
ACRES**

OPPORTUNITY ZONE



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Property Summary

Incredible opportunity to own 127 acres of unrestricted land with significant frontage on CR 346, located just minutes north of Taylor in fast-growing Williamson County.

This prime development tract offers excellent visibility, easy access, and outstanding flexibility for a wide range of uses—residential subdivision, commercial development, industrial, or mixed-use. The land is flat and open, making it highly buildable, and utilities are nearby, simplifying development. With over 1691 feet of CR 346 frontage, the property offers exceptional access and signage potential.

\$5,000,000

Unrestricted

127.74 Acres

1691' +/- CR 346 Frontage

OPPORTUNITY ZONE



Potential Development Uses

The ±127 acre tract at CR 346 is unrestricted and offers exceptional flexibility for various development scenarios, including:

- Residential Subdivisions (single-family, multi-family, build-to-rent)
- Commercial Centers (retail, office, convenience stores, truck stops)
- Industrial or Flex Warehousing
- Mixed-Use Projects
- RV Parks or Manufactured Housing Communities
- Self-Storage Facilities
- Agri-Business or Farm-to-Market Retail
- Energy Infrastructure or Utility Support Uses
- Event or Recreational Venues

The property's fertile soil, level topography, and wide highway frontage make it especially well-suited for development.



