

CENTURY 21[®]

Judge Fite Company



TBD BOGEY LANE

WACO, TX 76708



\$950,000



0 sqft

DESCRIPTION

This exceptional 10 acre development tract located in Waco's hottest, emerging area (China Spring and Bosqueville) is ripe with opportunity! ~~~ Whether it's rezoned for commercial use, turned into a sub-division, or simply replatted into 1+ acre lots, the possibilities are endless as is the upside. With daily traffic counts in excess of 10,000 drivers and nearby land priced at nearly twice the price with nearly half of the acreage; this is THE property to consider! ~~~ The recipient of much attention and growth the China Spring and Bosqueville areas present as one of the few remaining areas with full city services and ample building opportunity. Super close to the newly constructed Starbucks, multiple restaurants, Waco Regional Airport, Cameron Park, Baylor University, and even downtown Waco, this tract is sure to be a homerun for an enterprising investor or developer. With attendance of the prized Bosqueville Independent School District, there's not better place to invest whether it be for immediate turn around or a buy and hold strategy. ~~~ Call or text today to discuss future options and possibilities at this premier tract. With premier proximity and properties nearby listed for twice the cost per acre, THIS property is the opportunity you've been seeking!

PROPERTY TYPE: Commercial - Unimproved Land

MLS STATUS: Active

MLS: 20961070

YEAR BUILT:

COUNTY: McLennan

TRACT OR SUBDIVIION: Bogey Estates

LIST DATE: 06/07/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 10

LOT SIZE (SQFT): 435,600

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

UTILITIES

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Matthew McLeod 

BROKERED BY: The McLeod Company

century21judgefite.com

each office is independently owned and operated