

CENTURY 21

Judge Fite Company



2927 COUNTY ROAD 302

BARTLETT, TX 76511



\$2,850,000



0 sqft

DESCRIPTION

70± Acres Dual County Road Access Ag Valuation Williamson County Growth Corridor Rare opportunity to acquire approximately 70 acres of versatile land in Williamson County with frontage on both CR 302 and CR 323, offering exceptional access, flexibility, and long-term upside. Located in Qualified Opportunity Zone Currently under agricultural valuation, this property provides low holding costs while sitting squarely in the path of growth near Bartlett and Schwertner, with expanding infrastructure and development momentum steadily moving north and east through the county. A planned future expansion of Ronald Reagan Boulevard is projected to impact approximately 0.02 acres at the front corner only, leaving the overwhelming majority of the tract fully usable and enhancing long-term accessibility and visibility. With no existing structures, the land presents a clean slate — ideal for a future ranch homestead, estate-scale holding, investment property, or potential subdivision (buyer to verify use and development requirements with Williamson County). Multiple access points, strong road frontage, ag exemption, and proximity to growing Central Texas communities make this a compelling opportunity for buyers seeking both current usability and future appreciation.

PROPERTY TYPE: Commercial - Ranch

MLS STATUS: Active

MLS: 3563434

YEAR BUILT:

COUNTY: Williamson

TRACT OR SUBDIVIION: None

LIST DATE: 01/22/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: WE

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 70

LOT SIZE (SQFT): 3,049,200

INTERIOR FEATURES

KITCHEN:

- None

EXTERIOR FEATURES

PARKING:

- None

UTILITIES

UTILITIES:

- ElectricityAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Megan Turnipseed

PHONE: 512.966.7481

BROKERED BY: Keller Williams Realty Lone St