

# CENTURY 21

Judge Fite Company



## CR 452 COUNTY RD 452 ROAD

BRUCEVILLE EDDY, TX 76524



\$210,000



1 acres

---

## DESCRIPTION

8.09 Acres located on road 452, near I-35 and Eddy, just outside of Temple, TX. This parcel is conveniently located between Temple and Waco, providing access to job markets, amenities and future development opportunities, along with being in the Bruceville-Eddy ISD. Texas continues to see population growth and economic expansion, offering potential value appreciation, and given the location of this parcel, a compelling investment opportunity. Ideal for single-family residential or agricultural purposes Water meter and electricity available Septic wastewater solution

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**PROPERTY TYPE:** Land - UnimprovedLand

**MLS STATUS:** Active

**MLS:** 3912578

**YEAR BUILT:**

**COUNTY:** Falls

**TRACT OR SUBDIVIION:** Veterans Estate

**LIST DATE:** 07/23/2025

**AREA:** Out of Area

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 8.08

**LOT SIZE (SQFT):** 352,182

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Agricultural
- Level
- NativePlants
- OpenLot

### FENCING:

- Fenced

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- SeeRemarks

**LISTED BY:** John Collins

**PHONE:** 512.391.0718

**BROKERED BY:** St Croix Capital Realty Adviso