

CENTURY 21[®]

Judge Fite Company



6 Inch Water Line

108710 ASA ROAD

TEMPLE, TX 76504



\$1,169,244



1 acres

DESCRIPTION

Positioned in the highly sought-after Temple area, this prime UNRESTRICTED tract offers a 6-Inch Water Line and the option to subdivide into 10-acre parcels. This property has NO zoning, giving you complete freedom to bring your vision to life — whether it's a residential community, multifamily project, retail center, office park, or mixed-use development, as commercial use is permitted. Just 10 minutes from the City of Temple, this site lies within one of the region's fastest-growing corridors, offering direct access to I-35, SH-14, and SH-317. The location provides excellent connectivity to major highways, established neighborhoods, and expanding commercial hubs, ensuring strong visibility and consistent traffic. The surrounding area continues to experience rapid expansion, making now the perfect time to secure a tract positioned for long-term value and high returns. With no zoning or deed restrictions, you have a rare opportunity to design, develop, and maximize your investment potential without limitations. This property is truly a blank canvas in a thriving Central Texas market—a rare find offering flexibility, accessibility, and unlimited potential. Buyer and buyer's agent to do their own due diligence.

PROPERTY TYPE: Land - UnimprovedLand

MLS STATUS: Active

MLS: 7473745

YEAR BUILT:

COUNTY: Bell

TRACT OR SUBDIVIION: none

LIST DATE: 01/05/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: MT

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 64.96

LOT SIZE (SQFT): 2,829,570

EXTERIOR FEATURES

LOT DESCRIPTION:

- Agricultural
- Farm

UTILITIES

UTILITIES:

- ElectricityAvailable
- PhoneAvailable
- WaterAvailable
- SewerNotAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- None

LISTED BY: Daniel Ajwani

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BROKERED BY: LPT Realty, LLC