

FOR SALE

Franklin Road
Bruceville-Eddy, TX 76524

105 AC
Available

Future Travel
Center
10 AC

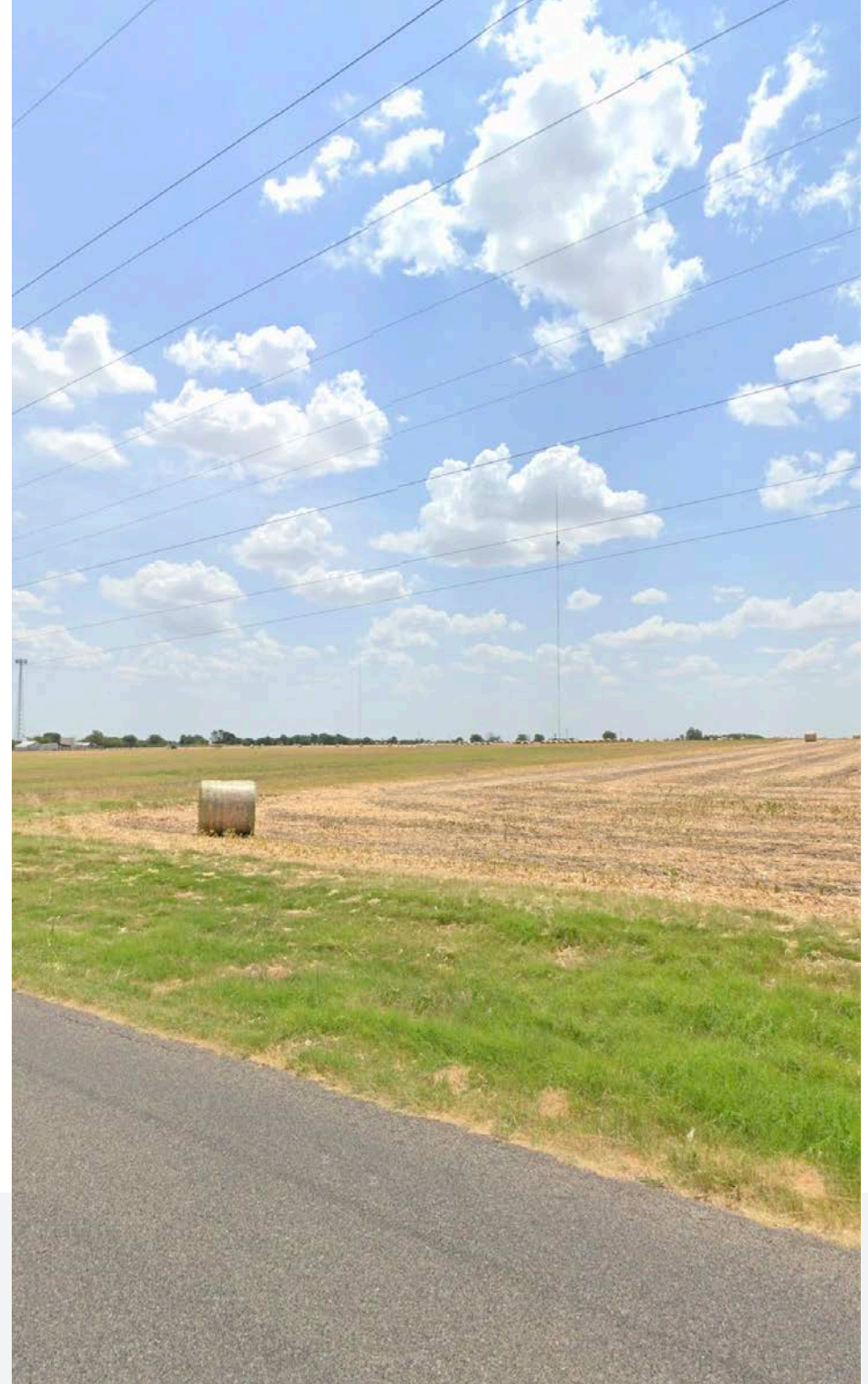
± 105 ACRES AVAILABLE | LAND

SUMMARY

Property Specs

OFFERED PRICE	Call for pricing
LOT SIZE ACRES	±105 Ac
TYPE	Land Other

- Nestled in the heart of McLennan County, southwest of Eddy, lies a hidden gem waiting to be discovered. This property, located on Franklin Road, is a serene oasis situated halfway between the bustling cities of Waco and Temple.
- The journey to this property is as enchanting as the destination itself. If you're coming from I-35, take Highway 7 west for a mere .1 mile. After 1.7 miles, make a left turn onto Franklin Road. As you traverse this route, you'll be treated to picturesque views of the Texas countryside, setting the tone for what awaits at the end of your journey.
- Franklin Road is more than just an address; it's a gateway to a tranquil lifestyle away from the city's hustle and bustle. Despite its peaceful surroundings, it's conveniently located just a short drive away from the amenities and attractions of Waco and Temple. This makes it an ideal location for those seeking a balance between rural tranquility and urban convenience.
- The property itself is a testament to the beauty of McLennan County. It boasts expansive landscapes that stretch as far as the eye can see, offering a sense of peace and solitude that's hard to find in today's fast-paced world. Whether you're looking for a place to build your dream home or seeking an investment opportunity, this property offers endless possibilities.
- But what truly sets this property apart is its location on Franklin Road. This area is known for its tight-knit community and friendly residents, making it not just a place to live, but a place to call home. Here, neighbors aren't just people living next door; they're friends who share in the joys and challenges of life.
- Electricity service is provided by Oncor.
- Water service is provided by Bruceville-Eddy.
- This site adjoins future travel center, which will provide direct access to Interstate 35 and the Old Blevins Intersection.

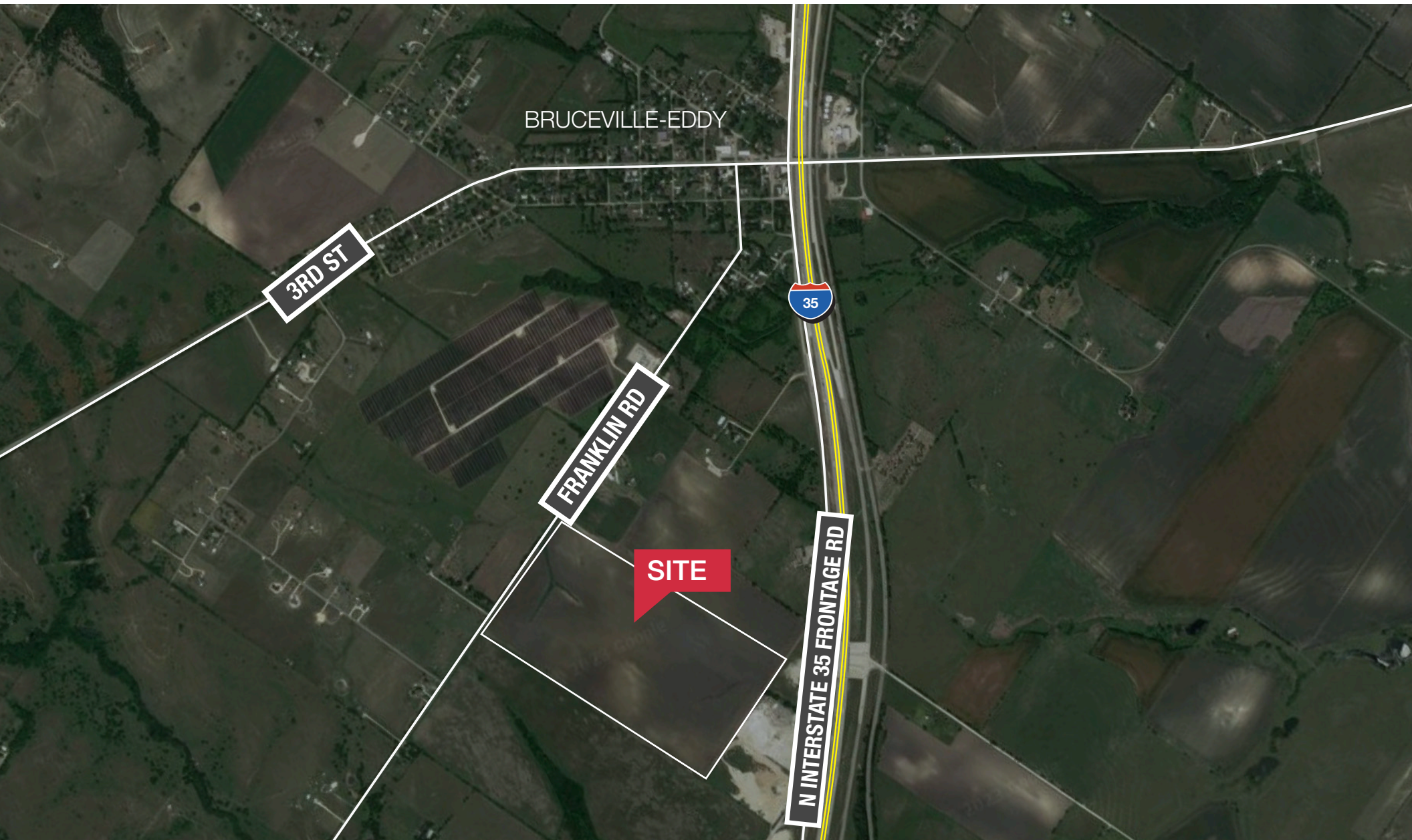


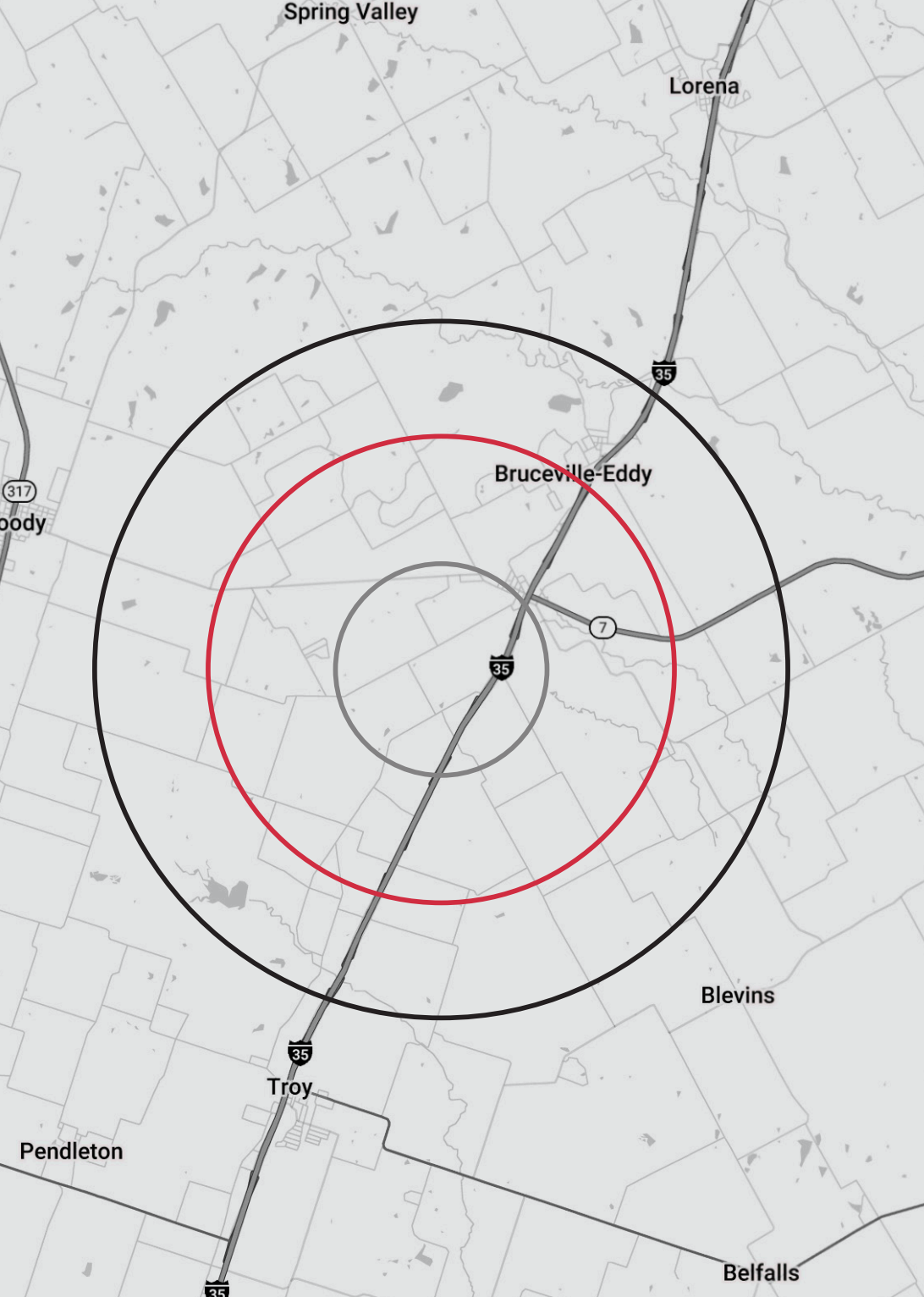
Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)

AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION

2025 Population

1-mile

492

3-mile

3,401

5-mile

5,842

HOUSEHOLDS

2025 Households

1-mile

179

3-mile

1,313

5-mile

2,195

INCOME

2025 Average HH Income

1-mile

\$141,431

3-mile

\$109,038

5-mile

\$103,418

Traffic Counts

STREET

Franklin Road

Interstate 35

VPD

520

77,267

Cities Nearby

Temple, Texas

17 miles

Waco, Texas

20 miles

Austin, Texas

84 miles

Dallas, Texas

113 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



LEARN MORE AT
naiexcel.com

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

19230 Stone Oak Pkwy, Ste. 200
San Antonio, TX 78258
210.477.9400 | naiexcel.com

A. LLoyd Thomas

254.770.8287

lthomas@naiexcel.com

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose. ARTI Terms of Service | <https://brokerstechnology.com/terms-of-use/> ARTI Privacy Policy | <https://brokerstechnology.com/privacy-policy/>