

FOR SALE · LAND

Armstrong Loop
267.161 Acres

Armstrong Loop, Salado, TX 76571

ACREAGE	PRICING	LOCATION
267.161 AC	**$8,014,830**	**Salado, TX**

GOLD TIER REAL ESTATE

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DEVELOPMENT POTENTIAL

Buyer should conduct an independent review with Bell County regarding intended uses and entitlements, and shall conduct all independent due diligence regarding the property.

SHOWINGS

All property showings are by appointment only. Please contact the Gold Tier Real Estate listing team for access.

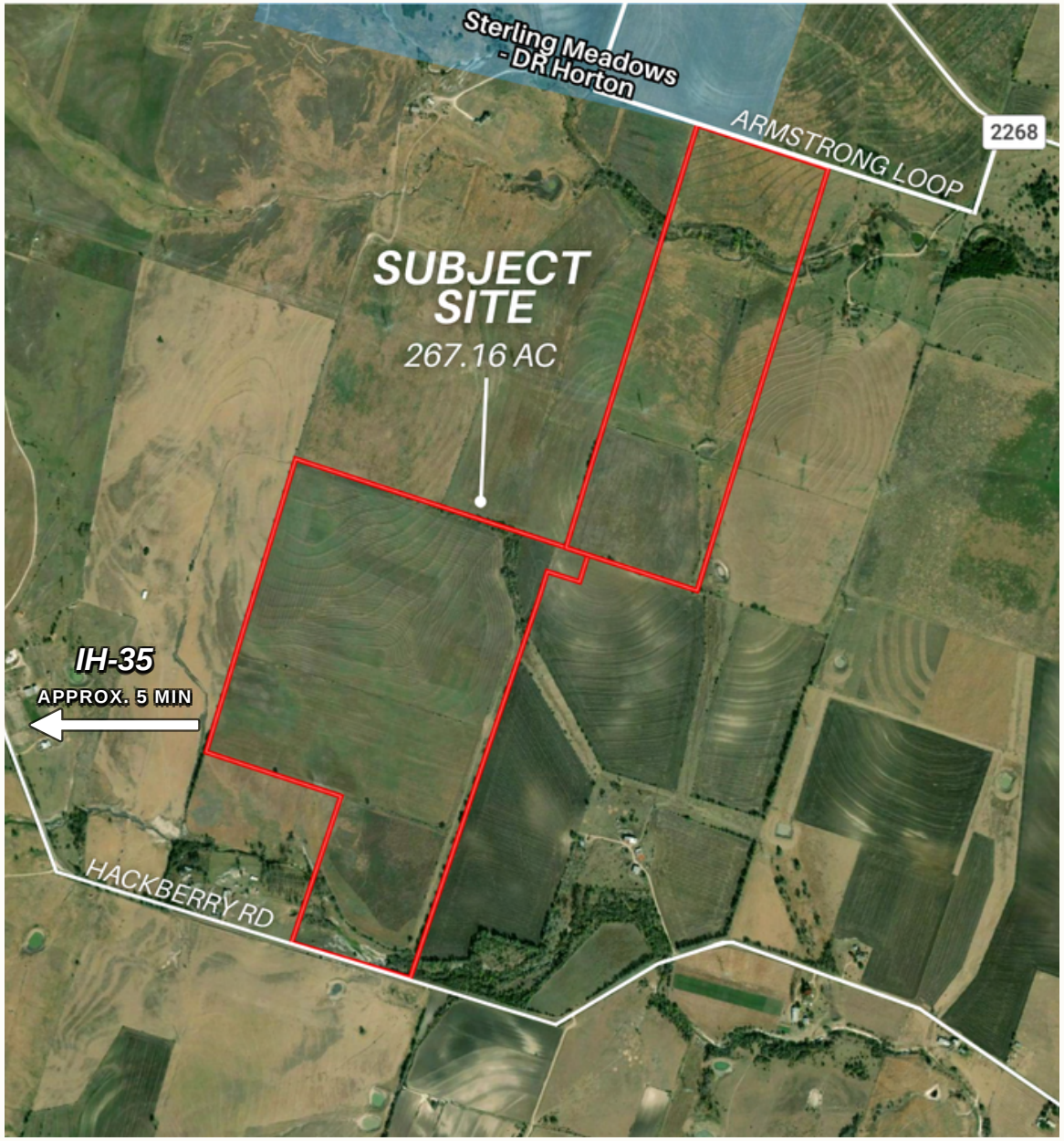
CONTACT

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01 — THE OFFERING

Prime Development Opportunity in Salado, Texas



AVAILABLE ACREAGE
267.161 AC

PRICE
$8,014,830

Address: ARMSTRONG LOOP, SALADO, TX 76571

Pricing: $8,014,830 ($30K/AC)

Jurisdiction: BELL COUNTY

School District: SALADO ISD

Frontage:

- 1,020 FEET ON HACKBERRY ROAD
- 1,145 FEET ON ARMSTRONG LOOP

Utilities: JARRELL SCHWERTNER WATER SUPPLY CORP.

- 20" WATER LINE ON FM 2268
- 8" WATER LINE ON ARMSTRONG LOOP
- 6" WATER LINE ON HACKBERRY
- WASTEWATER DISCHARGE PERMIT APPROVED

Remarks:

- SELLER FINANCING AVAILABLE FOR QUALIFIED BUYERS
- BELL COUNTY SEPTIC MINIMUM: 0.5 ACRES (SUBJECT TO APPROVAL)
- 267.16 ACRES WITH FRONTAGE ON ARMSTRONG LOOP AND HACKBERRY ROAD
- NEAR NEW RESIDENTIAL DEVELOPMENTS BY LENNAR AND D.R. HORTON

Click for Interactive Map


Future Development
Eagle Heights
Brookshire Brothers
ACE Hardware
Thomas Arnold Elementary School
Mill Creek Golf Club
Mill Creek Meadows HOA
Vale Building Group LLC
Royal Ranchita
Water's Edge Apartments & Townhomes
Sancutary (Under Development)
SALADO
2843
2268
KUYKENDALL BRANCH RD
Salado Airport 2TX
Future SF
DR Horton
Blackberry Roost
ARMSTRONG RD
Lennar
Prairie Dell Crossing LLC
Sterling Meadows - DR Horton
SUBJECT SITE
267.16 AC
GOOSENECK RD
HACKBERRY RD
35
ROMBERG RD


Future Development
Eagle Heights
Thomas Arnold Elementary School
Buckshire Brothers
ACE
Mill Creek Golf Club
Mill Creek Meadows HOA
Heights Evergreen Developers LTD
Vale Building Group LLC
Water's Edge Apartments & Townhomes
Royal Ranchita
SALADO
Blackberry Roost
ARMSTRONG RD
Future SF
DR Horton
Salado Airport 2TX
Lennar
Prairie Dell Crossing LLC
Sterling Meadows DR Horton
GOODNECK RD
HACKBERRY RD
2268
ROMBERG RD
35
Solana Ranch
Solana Development
PRAIRIE DELL
SUBJECT SITE
267.16 AC
HOLLAND
Espinosa- 3,600 Lots
The Mishler Tract 250 350 Homes
LGI Homes- 2,394 Lots
Hunters Glen- 415 Lots
Cielo Gardens- 250 Lots
Eastern Wells- 784 Lots
JARRELL
The Home Place at Jarrell- 317 Lots
Jarrell High School
Calumet- 284 Lots
Balcones- 393 Lots
Schwertner Ranch- 920 Lots
Sonterra- 6,000 Homes
Sonterra- Cool Water- 1,600 Lots
Buckshire Brothers
Future Walmart
Sonterra by Starlight Homes- 900 Lots
Rancho Del Cielo - Lennar -1,500 Lots

Salado, Texas

Salado, Texas, is a growing community in Bell County, located approximately 50 miles north of Austin along Interstate 35. Situated between Georgetown and Temple, Salado offers convenient access to nearby communities including Belton, Killeen, and the greater Austin area. Known for its historic downtown, local shops, restaurants, and tourism, Salado continues to see residential and commercial growth as more people move to Central Texas. New housing developments and steady visitor traffic have increased demand for retail, dining, and everyday services. With its location along I-35, growing surrounding population, and easy access to major Central Texas markets, Salado offers opportunities for new businesses and continued commercial development.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	15	794	5,734
HOUSEHOLDS	5	291	2,159
MEDIAN HH INCOME	$67,500	$91,891	$110,223
AVERAGE AGE	42	43	43
5-YR POP. GROWTH	13.3%	8.2%	7.9%









EXCLUSIVELY LISTED BY GOLD TIER REAL ESTATE

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TREC BROKER
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