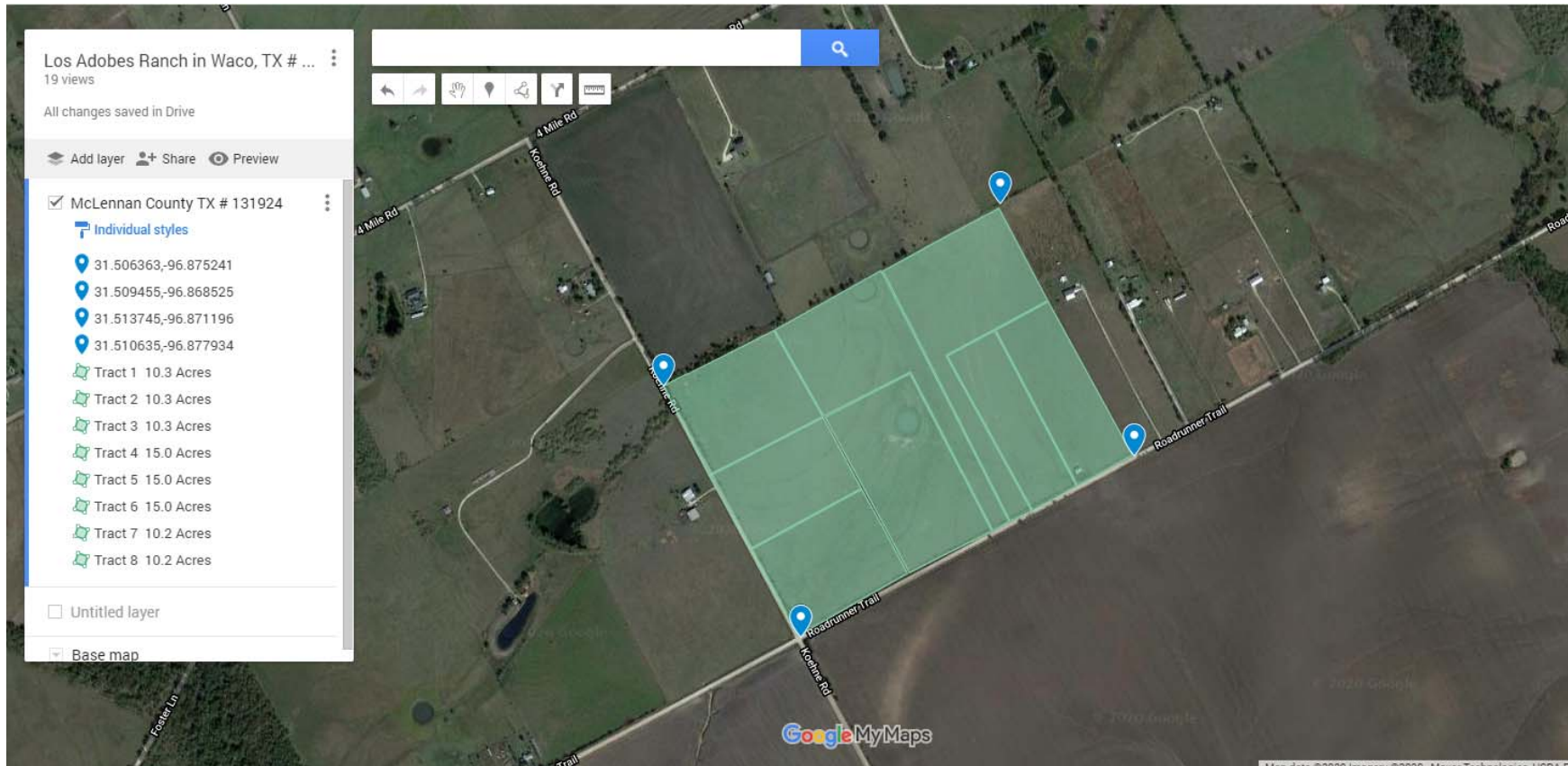
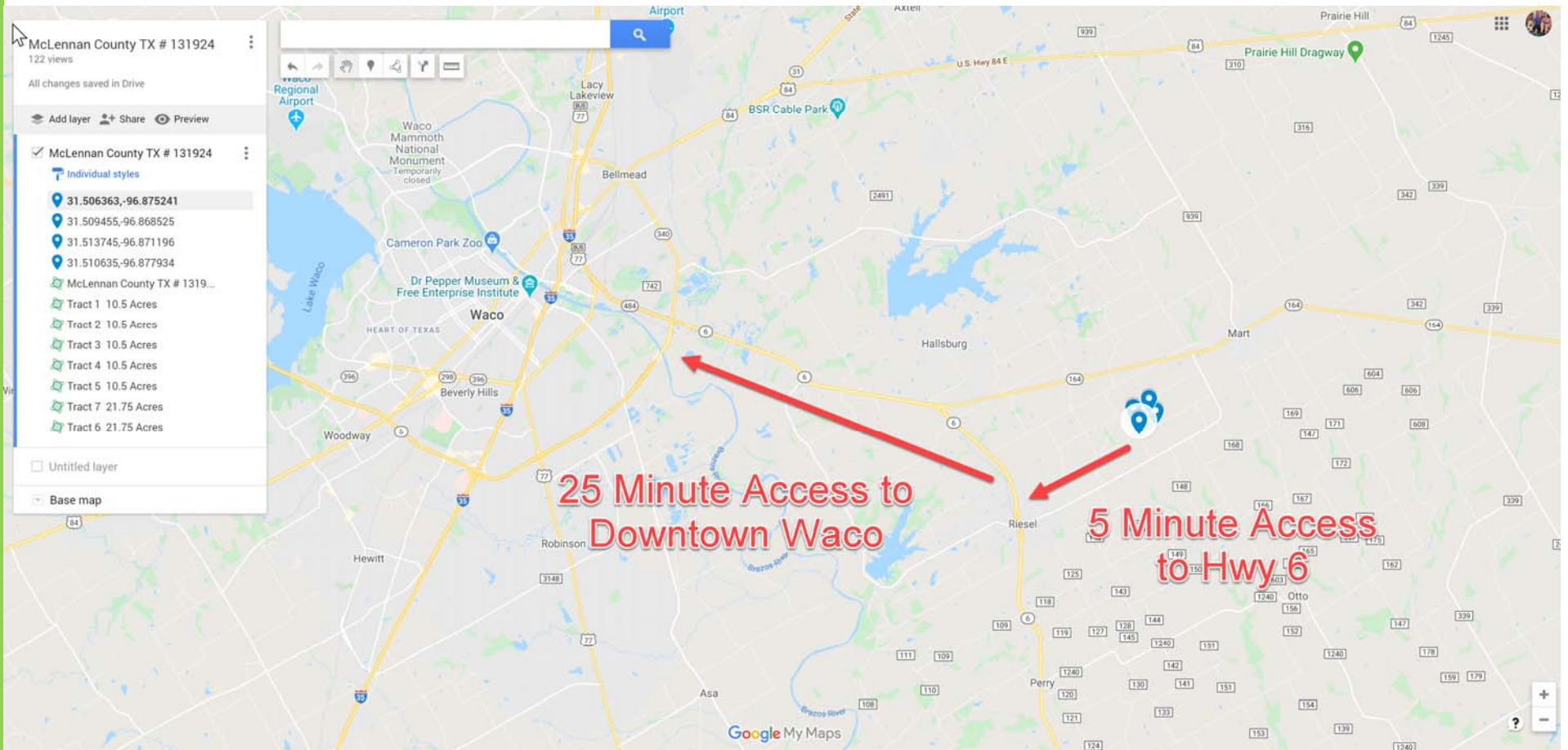


Aerial Map of Total 96 Acres & Newly Developed Tracts



Distance to Major Highways & Cities



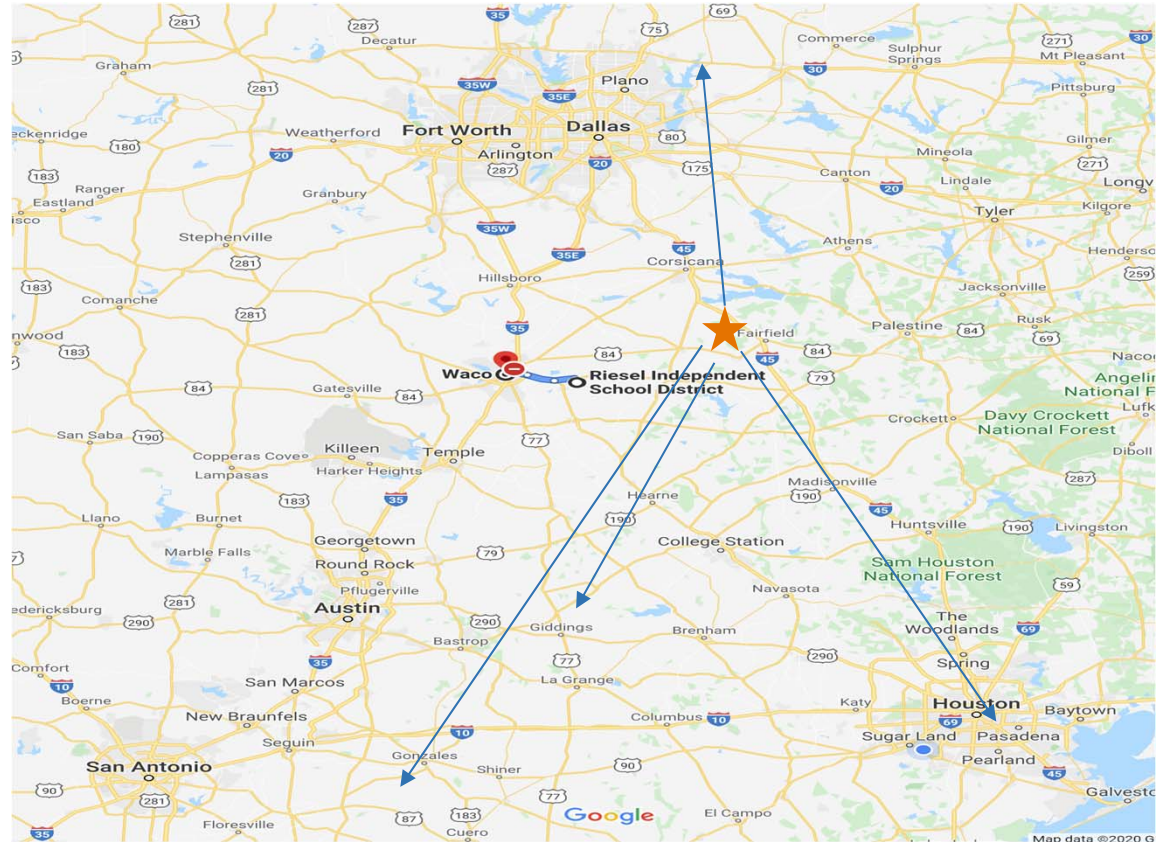
Distance to Major Highways & Cities

Distance to Major Cities

- 25 minutes: Waco, TX (Metro pop. 274k)
- 1 hour 40 minutes: Dallas, TX (MSA pop. 7.7m)
- 1 hour 40 minutes: Austin, TX (Metro pop. 2.1m)
- 2 hours 35 minutes: Houston, TX (Metro pop. 7m)

Major Highways

- Texas 6
- Texas 164
- 20 minutes to Interstate 35



Property Features

■ Attractions:

- 5 Minute Straight-Shot to Hwy 6 and 25 Minutes to Downtown Waco
- Improved pasture in Ag Exemption. Two ponds located on the property have been stocked with Bass fish.
- Over 4,100' of County Road Access along both Roadrunner Ln and Koehne Rd.
- Multiple City Utility Lines run along all of the frontage on Roadrunner Ln and almost all of Koehne Rd. Waterlines (Tri-Country Water Supply Corporation) and electric lines (Navasota Valley Electric Cooperative)
- Cell Phone Tower nearby allows excellent coverage in the country
- Tracts will be sold in 10.20 acre+ lot sizes. This will allow buyers to place a residence upon 0.20 acres and keep their remaining 10.0 acreage within the minimum requirements for ag exemption. This keeps the taxes very low

Drone Footage of the Property



Drone Footage of the Property



Drone Footage of the Property



Drone Footage of the Property



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