



# FOR SALE

## Corner Land Site

### 1 Acre • FM 713 and TX 304

#### LOCATION

This site is located at the southwest corner of FM 713 and TX 304 approximately 11 miles north of Interstate 10 on TX 304

Rosanky, Caldwell County, Texas 78953

#### LAND SIZE

1 Acre (43,560 SF)

#### PRICE

\$1.00/SF (\$43,560)

#### UTILITIES

Aqua Water has one 2.5" water line along FM 713 and one 2.5" water line along TX 304 on the frontage of this site. Capacity would need to be verified with Aqua Water at the time of development. There is no existing water well on site.

#### COMMENTS

This is an excellent development or investment site on a major corner in Caldwell County.



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