

# \$6,093,712 - 524 Prairie Dell Church Road, Salado

MLS® #6449620

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**\$6,093,712**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 105.06 Acres

Prairie Dell, Salado, TX

Gold Tier Real Estate is proud to present a 105 acre tract of land located on Solana Ranch Rd in Salado, Texas. This property is located right off of IH-35 with close proximity to the famous Solana Ranch.



Salado, Texas is an explosive growth market with national home builders such as Lennar, LGI, D.R. Horton, and CenTex establishing communities in the area. The site is just 45 minutes North of Downtown Austin, Austin International Airport, and Tesla.

The 105 acres currently has a 36" water line provided by Jarrell Schwertner Water. A 12" water line has been proposed and mapped by Jarrell Schwertner Water (call agent for details). No wastewater nearby. Minor FEMA flood zone - see marketing flyer. Level topography. Agriculture exempt property.

\*Buyer to independently verify the developability of the site.\*

## Essential Information

ListingFeed	abor_vow
MLS® #	6449620
List Price	\$6,093,712
Sale Price	\$5,250,000
Sale Date	December 20th, 2022
Bathrooms	0.00

Acres	105.06
Type	Commercial Sale
Sub-Type	Ranch
Status	Closed

### **Community Information**

Address	524 Prairie Dell Church Road
Subdivision	Prairie Dell
City	Salado
County	Bell
State	TX
Zip Code	76571

### **Amenities**

Utilities	Electricity Available, Water Available
Parking	See Remarks
View	Pond