

# \$1,700,000 - 9954 Fm 1854, Dale

MLS® #9603406

**\$1,700,000**

0 Bedroom, 0.00 Bathroom,  
Lots and Acreage on 9.94 Acres

Zimpleman, Dale, TX

Unrestricted development land located on one of the busiest intersections in Caldwell county. Located in Dale, Texas approximately 1 mile from Lytton Springs. Commercial developments underway or recently completed on the intersection of FM 1854 and FM 1185. Commercial developments underway 1 mile away in Lytton springs and 2 miles away at the intersection of FM 1854 and SH 21. The property has a 12" water line and has multiple possibilities for commercial development, including subdivision of up to 9 parcels. Recent land sales on FM-1854 have exceed \$225K per acre. Call listing agent for more information



## Essential Information

|             |                     |
|-------------|---------------------|
| ListingFeed | abor_vow            |
| MLS® #      | 9603406             |
| List Price  | \$1,700,000         |
| Sale Price  | \$1,200,000         |
| Sale Date   | December 14th, 2022 |
| Bathrooms   | 0.00                |
| Acres       | 9.94                |
| Type        | Lots and Acreage    |
| Sub-Type    | Unimproved Land     |
| Status      | Closed              |

## Community Information

Address 9954 Fm 1854

|             |           |
|-------------|-----------|
| Subdivision | Zimpleman |
| City        | Dale      |
| County      | Caldwell  |
| State       | TX        |
| Zip Code    | 78616     |

### **Amenities**

|            |                                                             |
|------------|-------------------------------------------------------------|
| Utilities  | Electricity Connected, Water Connected, Sewer Not Available |
| Features   | None                                                        |
| View       | None                                                        |
| Waterfront | None                                                        |

### **Exterior**

|                 |            |
|-----------------|------------|
| Lot Description | Corner Lot |
|-----------------|------------|

### **School Information**

|            |                    |
|------------|--------------------|
| District   | Lockhart ISD       |
| Elementary | Alma Brewer Strawn |
| Middle     | Lockhart           |
| High       | Lockhart           |

### **Additional Information**

|        |              |
|--------|--------------|
| Zoning | Unrestricted |
|--------|--------------|