



Fort Worth

85+/- Acres 410 Tower Hill Lane  
Fact Sheet

- The Subject property for sale is 85 acres derived from a total of 175.47 Acres (A0963BC M T Martin, 4, Acres 179.293).
- Only the estimated and outlined portion (85 acres) of the property in pictures and on CAD maps will be sold. Owner will consider selling additional R-1 Residential property upon request/amendment.
- A portion of said property is located within the city of Killeen University District. This serves as a guideline for what developments can take place on said property.
- The University District itself has a 950ft depth from Highway 195. Therefore, only the 85 acres of subject property is offered so that buyers may have the ability to freely develop and use the property once purchased. Interest in the purchase of commercially zoned and or University District property with no existing land use permits will need to be discussed after the sale of the subject property.
- Due to the interest in the property, the subject property has been re-zoned to R-1 Residential with a conditional use permit for any portion of the subject property that is within the University District. Therefore, the subject property is ready for development.
- The subject property has multiple access and utility easements that potentially serve as a benefit for development. The existing easements are as follows:
  - Utility Easement
  - Central Telephone Company of Texas Easement
  - Electric Easement & Right of Way
  - Roadway Easement
- NO MINERALS CONVEY
- Buyer and/or buyers agent is responsible for any additional information pertaining to their intentions of development or usage.
- All information is believed to be correct to the best of the knowledge of the seller. Seller is not responsible for any unknown information that is not included in this listing. Buyer is encouraged to do the proper due diligence and inquire with any questions or concerns they may have.

Listing Agent:

Kyle Dykes  
(254)371-9388  
kyledykesauctions@gmail.com