

# \$16,900,000 - 14022 317 Highway, Temple

MLS® #21044511

**\$16,900,000**

0 Bedroom, 0.00 Bathroom, 2,500 sqft

Commercial Sale on 137.14 Acres

S Fitzhenry, Temple, TX

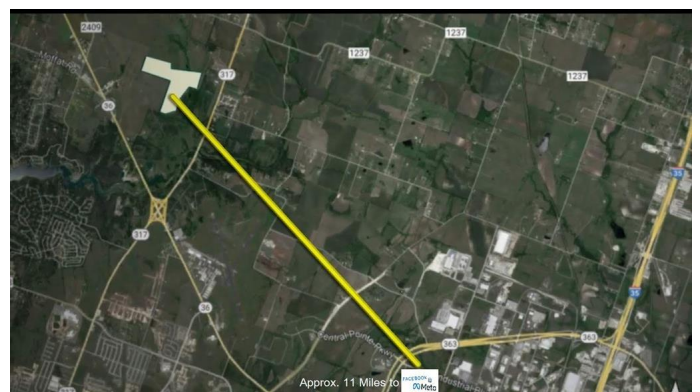
This property is a 135.68 working ranch with a manufactured home set off a private road along State Highway 317 set in a fast growing industrial and commercial Central Texas Real Estate Market close to Interstate 35 and the newly expanded Temple Regional Airport. Approximately 7 miles from Adams Airport Road; easy access by a 1.456-acre long private road off Hwy 317. This property is currently located in the future development as Rural Estate - including standards for Agricultural Uses; Commercial Uses; Educational and Institutional use of the City of Temple Comprehensive Plan UCD Unified Development Code. The land has been cleared and ready for building. This property is close to several major companies, including McLean and HEB Distribution centers, as as the approved Meta data center. More companies are moving to Temple Texas in the fast growing Bell county. Land use along State Highway 36 has started zoning for commercial property. The city of Temple plans to Annex this land for rezoning in the near future. 1 hour from Austin, 2 hours from Dallas, 3 hours from Houston, for rail needs Temple is serviced by BNSF for freight. For passengers, the Temple Amtrak Train Station is located downtown.

Built in 2000

## Essential Information

MLS® #

21044511



|                |                 |
|----------------|-----------------|
| Price          | \$16,900,000    |
| Bathrooms      | 0.00            |
| Square Footage | 2,500           |
| Acres          | 137.14          |
| Year Built     | 2000            |
| Type           | Commercial Sale |
| Sub-Type       | Business        |
| Status         | Active          |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 14022 317 Highway |
| Subdivision | S Fitzhenry       |
| City        | Temple            |
| County      | Bell              |
| State       | TX                |
| Zip Code    | 76504             |

### **Amenities**

|           |                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------|
| Utilities | Aerobic Septic, City Water, Electricity Connected, Phone Available, Septic, Overhead Utilities, Private Road, Unincorporated |
| Garages   | Driveway, Attached Carport, Electric Gate                                                                                    |

### **Interior**

|              |                   |
|--------------|-------------------|
| Heating      | Central, Electric |
| # of Stories | 1                 |
| Stories      | 1                 |

### **Exterior**

|                 |                                                                            |
|-----------------|----------------------------------------------------------------------------|
| Lot Description | Acreage, Few Trees, Irregular Lot, Pasture, Cleared, Tank/ Pond, Undivided |
| Roof            | Composition                                                                |
| Construction    | Siding, Wood, Other, Frame                                                 |
| Foundation      | Pillar/Post/Pier                                                           |

### **Additional Information**

|        |                  |
|--------|------------------|
| Zoning | A-1 Agricultural |
|--------|------------------|

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Agent  | Lisa Prater          |
| Listing Office | Texas Premier Realty |

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Listing information last updated on November 20th, 2025 at 2:00am CST