

**I35 Investment**  
**18201 N Interstate 35**  
**West, TX 76691**

**\$1,632,950**  
**29.770± Acres**  
**McLennan County**





**I35 Investment**  
**West, TX / McLennan County**

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**SUMMARY**

**Address**

18201 N Interstate 35

**City, State Zip**

West, TX 76691

**County**

McLennan County

**Type**

Undeveloped Land

**Latitude / Longitude**

31.750209 / -97.106716

**Acreage**

29.770

**Price**

\$1,632,950

**Property Website**

<https://ranchrealestate.com/property/i35-investment-mclennan-texas/84275/>



**PROPERTY DESCRIPTION**

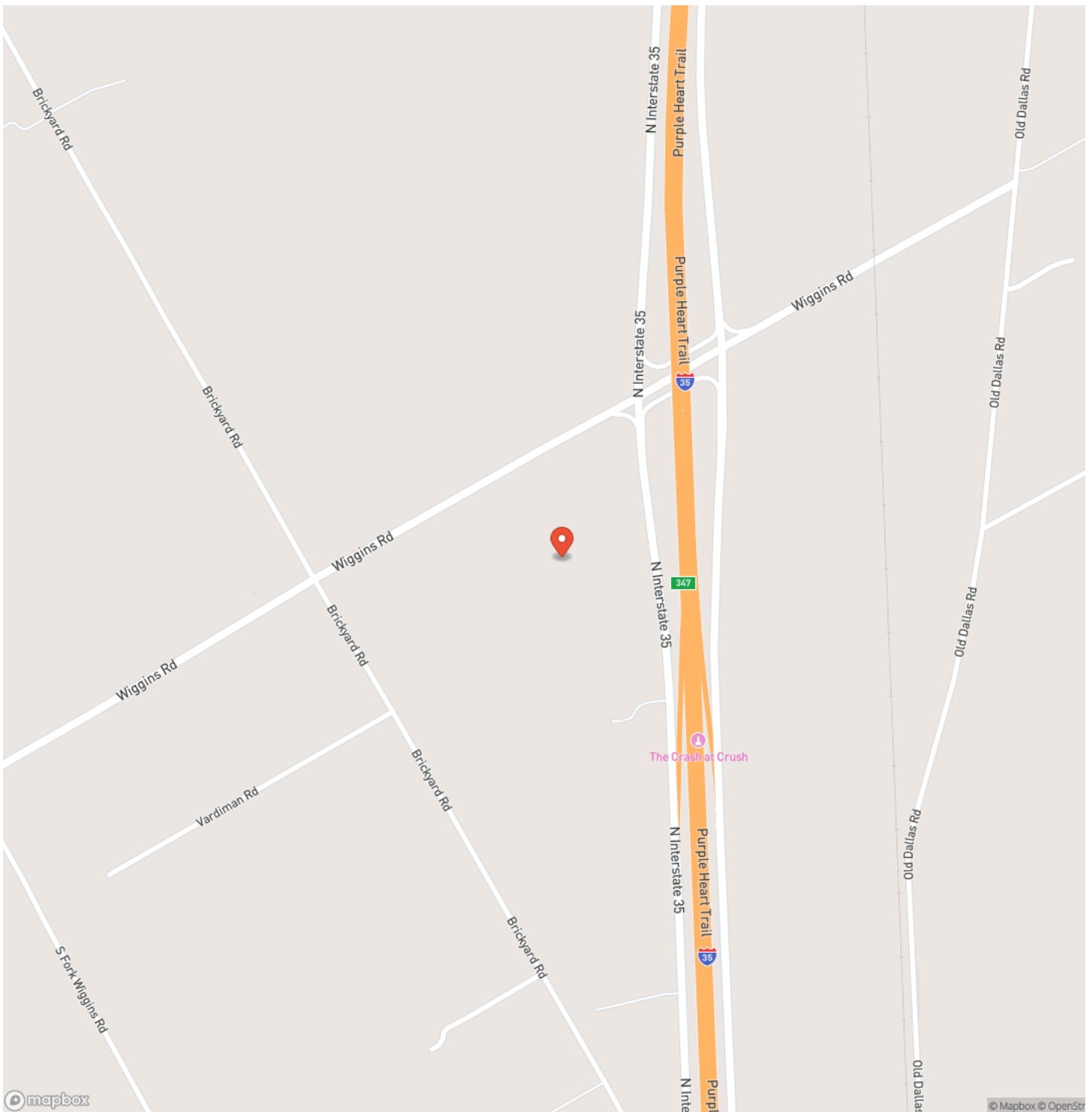
Just under 30 acres at the intersection of I35 and Wiggins Road, right in the middle of Waco and West. This property is situated outside city limits and unrestricted. Utilities available include electricity and a rural water line along Wiggins Road. This property has ample frontage along both I35 and Wiggins Road. Many commercial and development opportunities with these parcel. Very visible from the interstate. Don't miss out on this prime piece of real estate!



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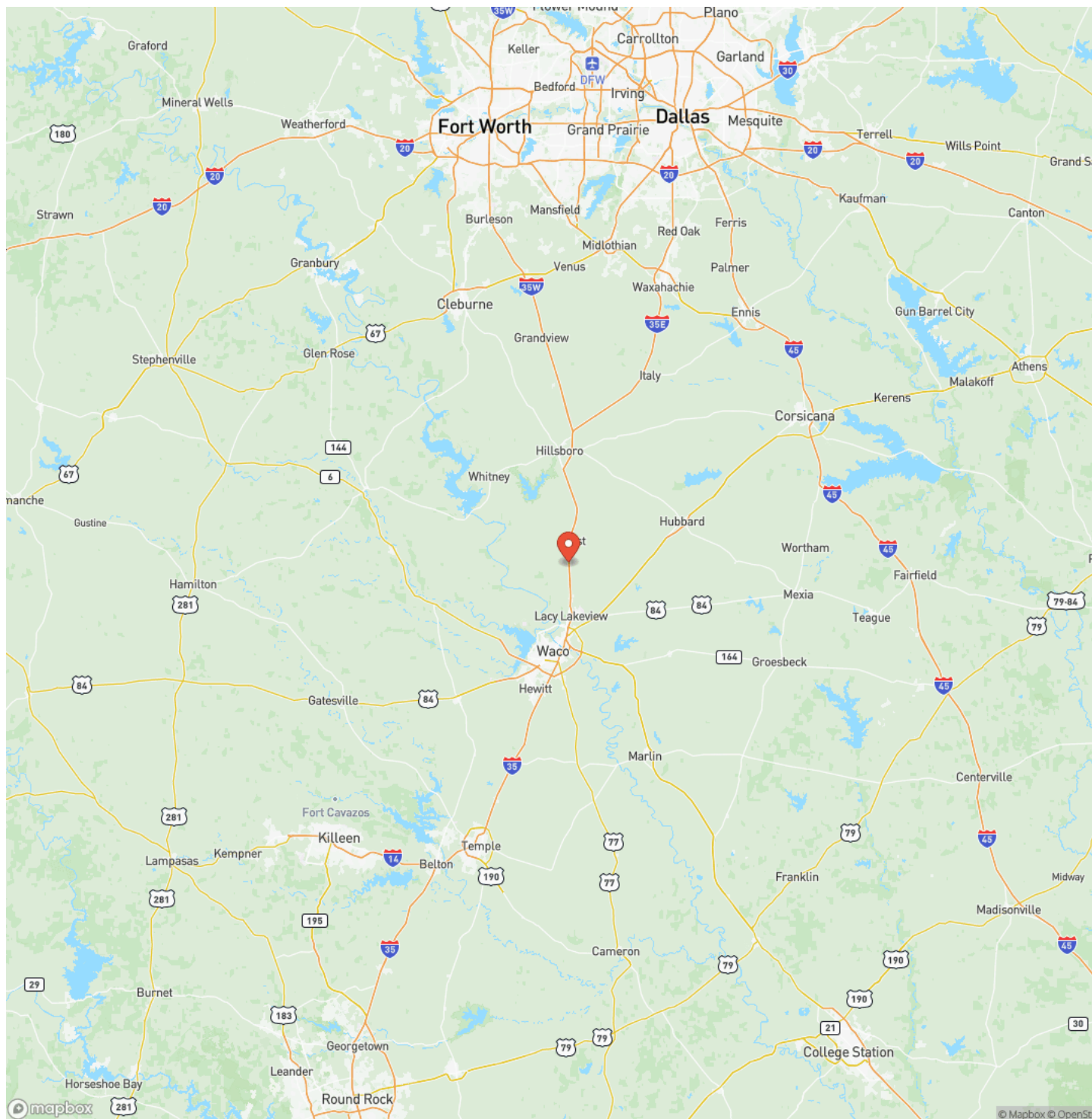


## Locator Map

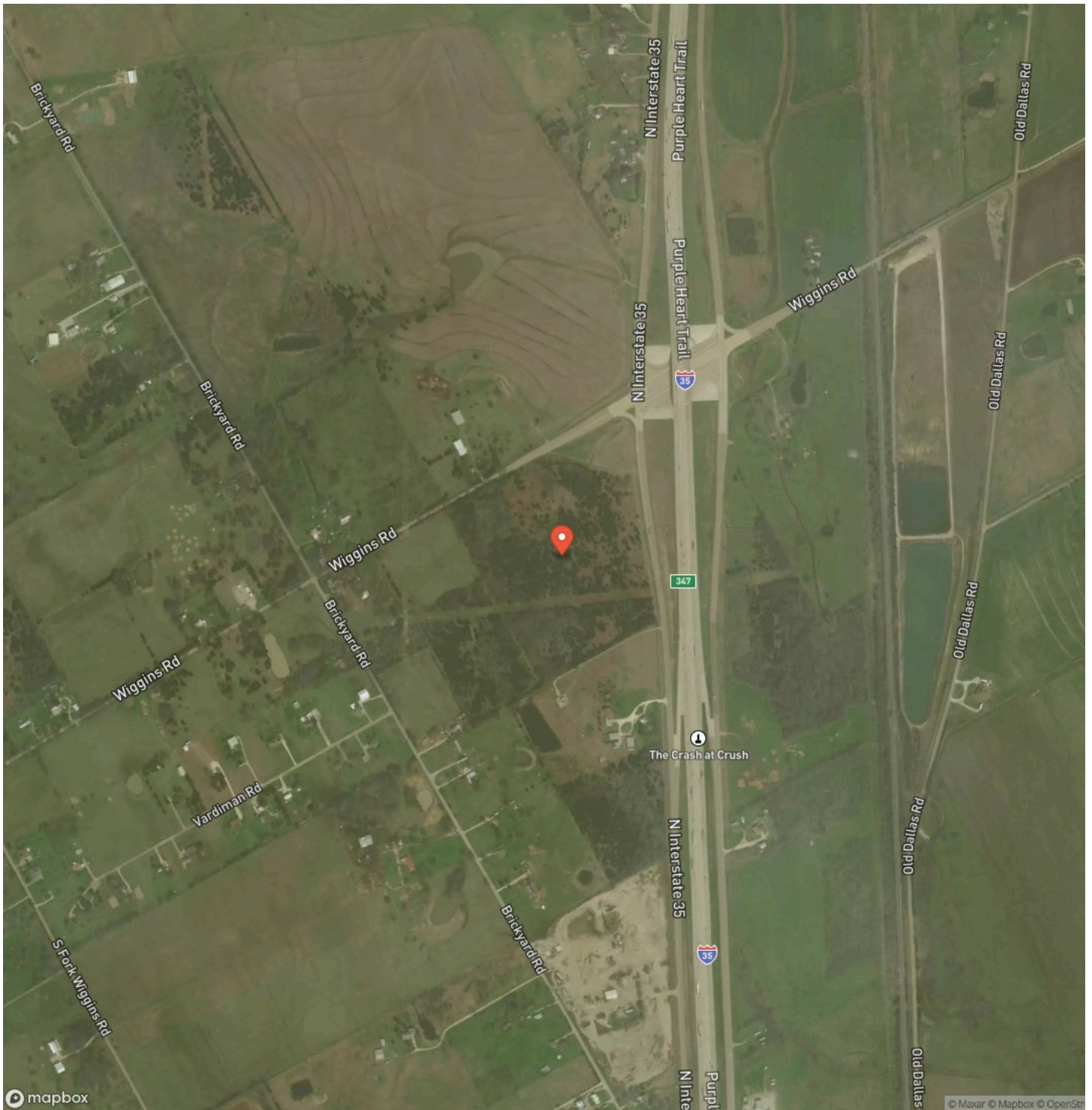




## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Whitley Fisher

## Mobile

(830) 460-0839

## Email

Whitley@CapitolRanch.com

**Address**

City / State / Zip

## NOTES

[illegible]



[illegible]

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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