

FM 604 Development Tract
607 FM 604
Clyde, TX 79510

\$850,000
19.100± Acres
Callahan County



**FM 604 Development Tract
Clyde, TX / Callahan County**

SUMMARY

Address

607 FM 604

City, State Zip

Clyde, TX 79510

County

Callahan County

Type

Undeveloped Land, Commercial, Business Opportunity

Latitude / Longitude

32.424518 / -99.508032

Taxes (Annually)

2280

Dwelling Square Feet

1706

Bedrooms / Bathrooms

3 / 2

Acreage

19.100

Price

\$850,000



PROPERTY DESCRIPTION

Prime 20-Acre Development Opportunity Near Vantage Data Center – 601 FM 604, Clyde, TX

Located just minutes north of I-20 on FM 604, this 20-acre property offers a rare investment opportunity in the direct path of major growth. With Vantage Data Centers recently announcing a 1,200-acre development in Shackelford and Callahan Counties just up the road, this tract is ideally situated for commercial use, including a potential RV park, workforce housing, or service-related business to support the influx of industry and infrastructure.

The tract features a well-maintained brick home and a spacious layout with open land ready for development. Its proximity to the interstate and major development corridors adds value for entrepreneurs, developers, or investors looking to capitalize on the region's expansion.

Key Highlights:

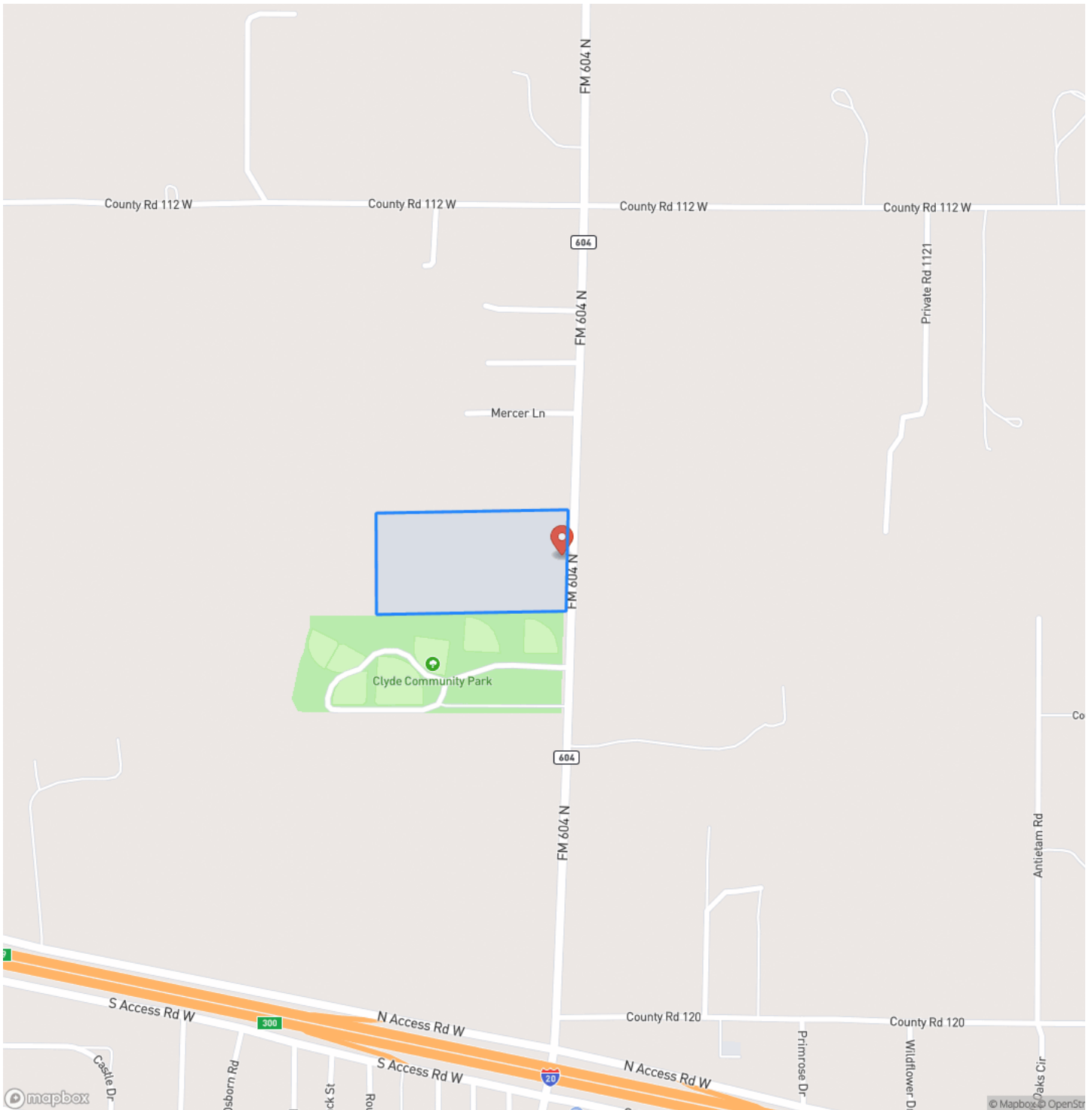
- 20± acres with frontage on FM 604
- 3/2 Brick home provides immediate usability or potential office conversion
- Short drive from I-20 and the Vantage Data Center project site
- Great visibility and access for commercial or mixed-use development
- Water service available through Callahan County Water Supply Corporation
- Prospective buyers should conduct due diligence on sewage treatment options for intended use

Whether you're considering an RV park, a mobile home community, or a commercial service hub, this property is primed to meet the growing demand generated by one of the region's most significant tech developments.

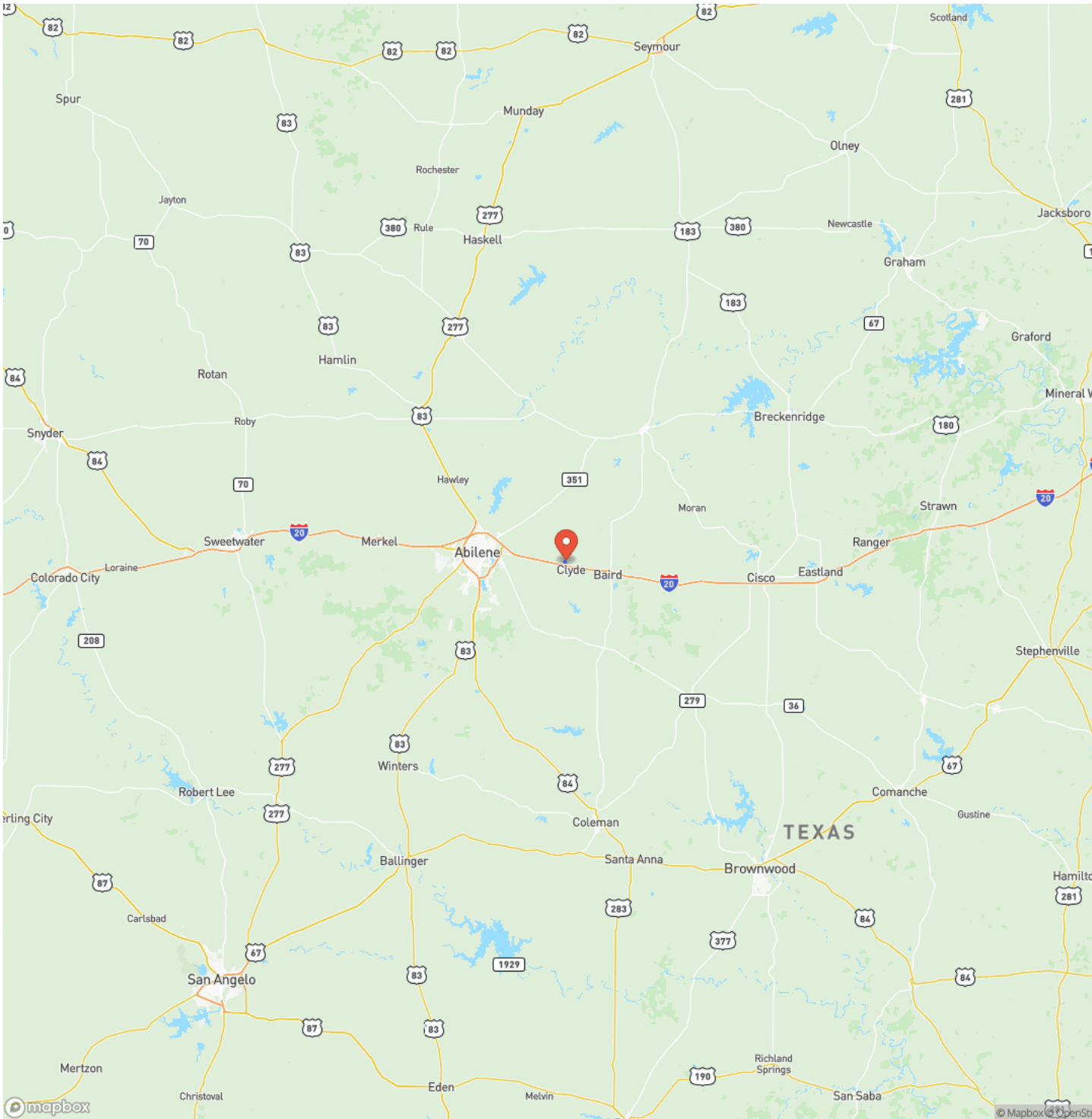
FM 604 Development Tract
Clyde, TX / Callahan County



Locator Map



Locator Map



Satellite Map



MORE INFO ONLINE:

wilderrealco.com

LISTING REPRESENTATIVE

For more information contact:



Representative

Lee Burton

Mobile

(979) 204-3121

Office

(979) 204-3121

Email

lee@thewilderco.com

Address

702 North 2nd St.

City / State / Zip

NOTES

[illegible]

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Wilder Real Estate Co.
702 North 2nd St.
Abilene, TX 79601
979-204-3121
wilderrealco.com
