

TRI-LAKES RANCH
132.19± ACRES
MCLENNAN COUNTY, TEXAS
\$2,450,000



(214) 361-9191
www.hrcranch.com

TRI-LAKES RANCH

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OVERVIEW: Water, water, and more water... The Tri-Lakes Ranch is a unique water-centric property with outstanding proximity to downtown Waco, Texas, and is just a few miles down the road from Baylor University. This exhibition of surface water provides a total of approximately 40+/- acres of lakes, ponds, and creeks for recreational use and enjoyment. The land surrounding the lakes has seen recent sculpting to create a unique recreational retreat and private playground for anglers and waterfowl hunters alike.

LOCATION: Located along South University Parks Drive/FM Highway 3400 with a secondary means of access on State Highway 6/South Loop 340, the property is 5.5 miles south of downtown Waco and 4.5 miles northeast of Robinson.

PHYSICAL ADDRESS: 5101 S. University Parks Dr, Waco, TX 76706

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



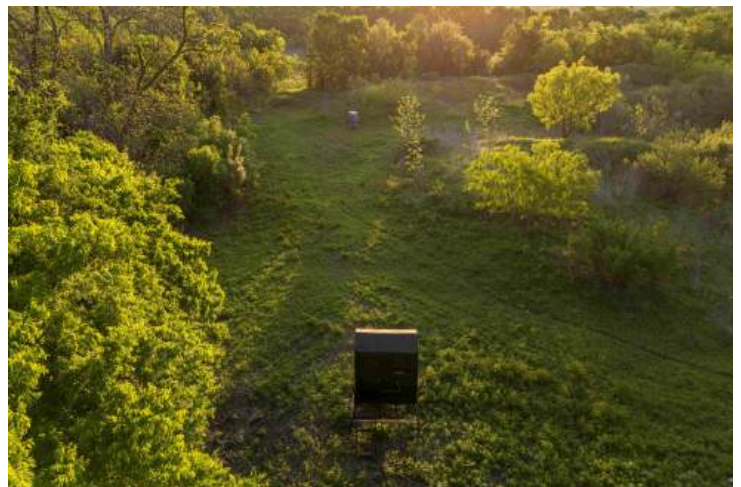
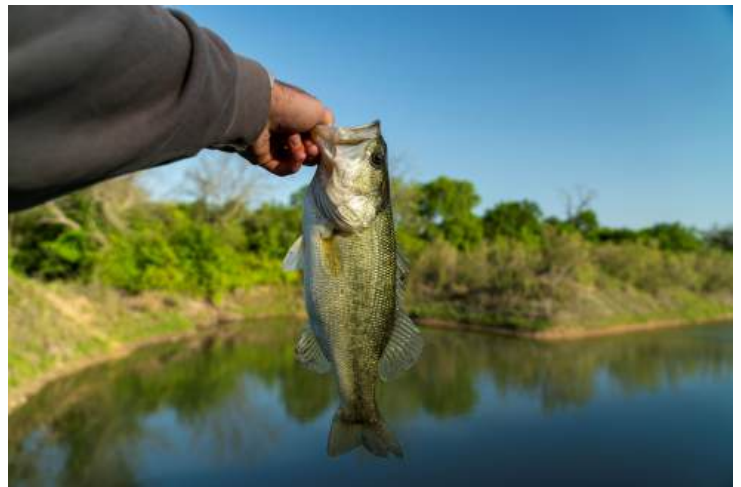
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LAKES AND CREEK: Tri-Lakes doesn't disappoint in the surface water category, offering a collective total of approximately 40 acres of surface water in its 3 quarry lakes and multiple ponds. Measuring approximately 23 acres, 12 acres, and 2 acres in size respectively, the lakes were created as the property was mined for sand & gravel years ago. Today they offer the next owner an opportunity to manage and potentially create trophy caliber bass lakes, boating opportunities, and off-the-charts waterfowl hunting, all just minutes from downtown Waco. The water color and clarity of the lakes range from crystal clear to stained. Cottonwood Creek, a tributary of the Brazos River, winds its way through the middle of the property from southwest to northeast for ~4,400' where good holes of water are also found, and is a natural travel corridor for wildlife.

Note: While care and consideration are taken in collecting and compiling this information, all surface acreage measurements and depths should be considered approximate and are not warranted by Hortenstine Ranch Company.

HUNTING AND WILDLIFE: The property has not been regularly hunted in years, but is frequented by native wildlife such as whitetail deer, hogs, and varmints, and is a seasonal stop for a wide variety of waterfowl. The owner recently carried out significant brush removal on the property and created 3 outstanding hunting setups with new box blinds and corn feeders at each. In addition to the deer blinds, 3 duck blinds were constructed, and it is believed that Tri-Lakes Ranch is going to be lots of fun to



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TERRAIN: The land is primarily gently sloping with some nice roll in spots along some of the many water features. Vines of tree cover run through the property along Cottonwood Creek with scattered pockets of more densely wooded acreage that consist of cottonwoods, elm, mesquite, bumelia, honey locust, Chinaberry, and willow. Through the recent brush removal carried out and better interior roads/access that the owner has created, the property drives larger 132 acres.

ROADS AND FENCES: The east property boundary fronts along South University Parks Drive/FM Highway 3400 for a total of ~1,450 feet with two gated ranch entry points. Additional access is provided into the north side of the property from State Highway 6/South Loop 340 via an owned lane. There's an excellent network of improved and unimproved interior roads providing outstanding travel throughout the property, access to the lakes, and a really enjoyable UTV loop to enjoy on ranch tours with family and

friends. Many unique concrete creek crossings are in place that only add to the appeal. There are also ample sources of gravel on the property for additional road and trail improvements. Perimeter and cross fences range in condition from good to poor, with some portion of the boundary that are currently unfenced.

MINERALS: Surface only. There's no O&G production on the ranch, and the minerals are not leased at this time. Buyer will assume responsibility and expense associated with a mineral ownership report if one is desired.

EASEMENTS: There are no pipeline, large transmission line, or neighboring land owner access easements encumbering the property. There is pipeline and a large electric transmission line easement crossing the neighboring property to the south.

UTILITIES: Oncor provides electrical service with lines in place on the south end of the property.



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SCHOOL DISTRICT: Waco Independent School District

PROPERTY TAXES: The property is not under an ag exemption at this time. Annual property taxes were approximately \$6,500 for 2024.

ABOUT THE AREA: Waco, Texas, is undoubtedly booming, with new businesses, eateries, shops, and residents arriving daily. At the heart of the city lies the Brazos River, and the recent adoption of Waco's strategic roadmap promises further growth. This plan includes a 100-acre master development downtown featuring a riverfront convention center, a multi-use sports-entertainment venue, signature parks, trails, and plazas. Coupled with the presence of Baylor University and a lower cost of living, Waco is increasingly attracting people from Texas and across the country, making it an excellent location to purchase property.

Just a few miles from McLane Stadium and all that Baylor University offers, Tri-Lakes Ranch is ideally situated where it may provide easy access to the vibrant university community and its numerous events, facilities, and attractions.

PRICE: \$2,450,000 (\$18,533.93 PER ACRE)

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Listing Broker.

CONTACT:

Hortenstine Ranch Company, LLC (Broker)

12740 Hillcrest Road, Suite 230

Dallas, TX 75230

(214) 361-9191

Bret Polk- Broker Associate

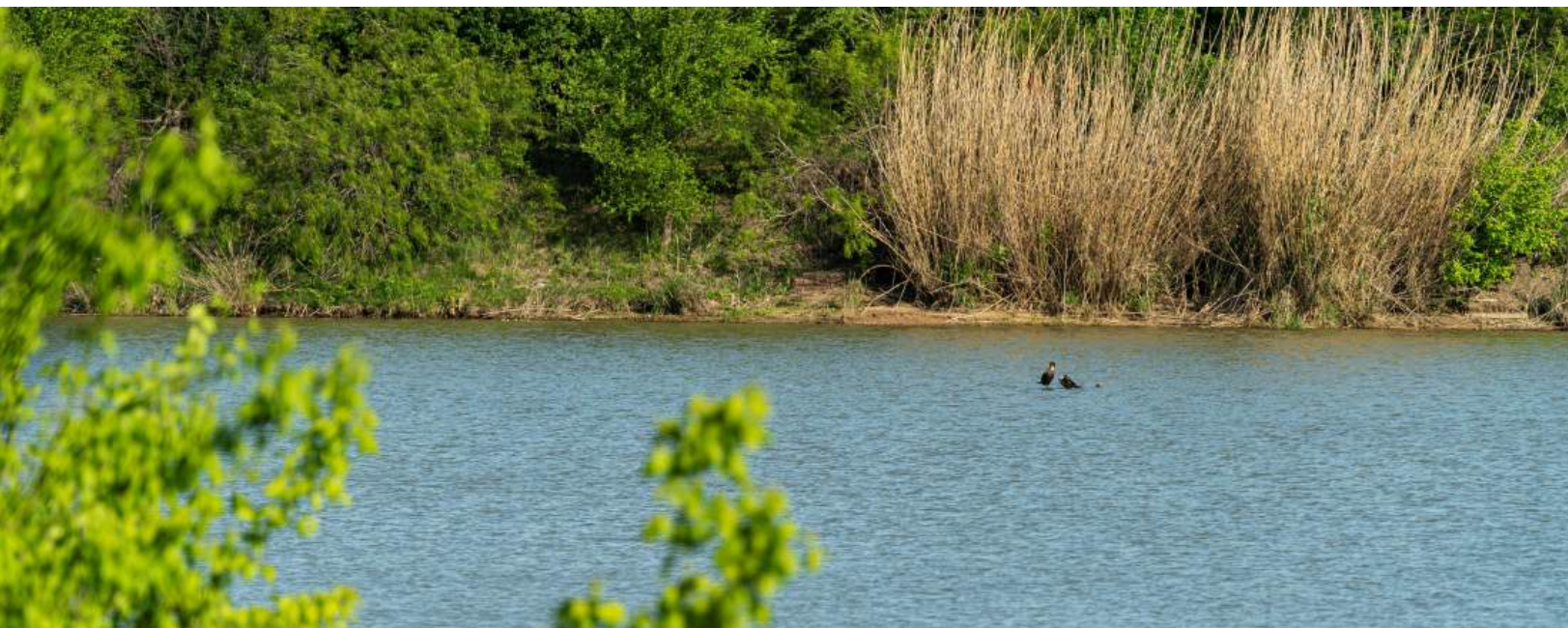
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HORTENSTINE
RANCH COMPANY

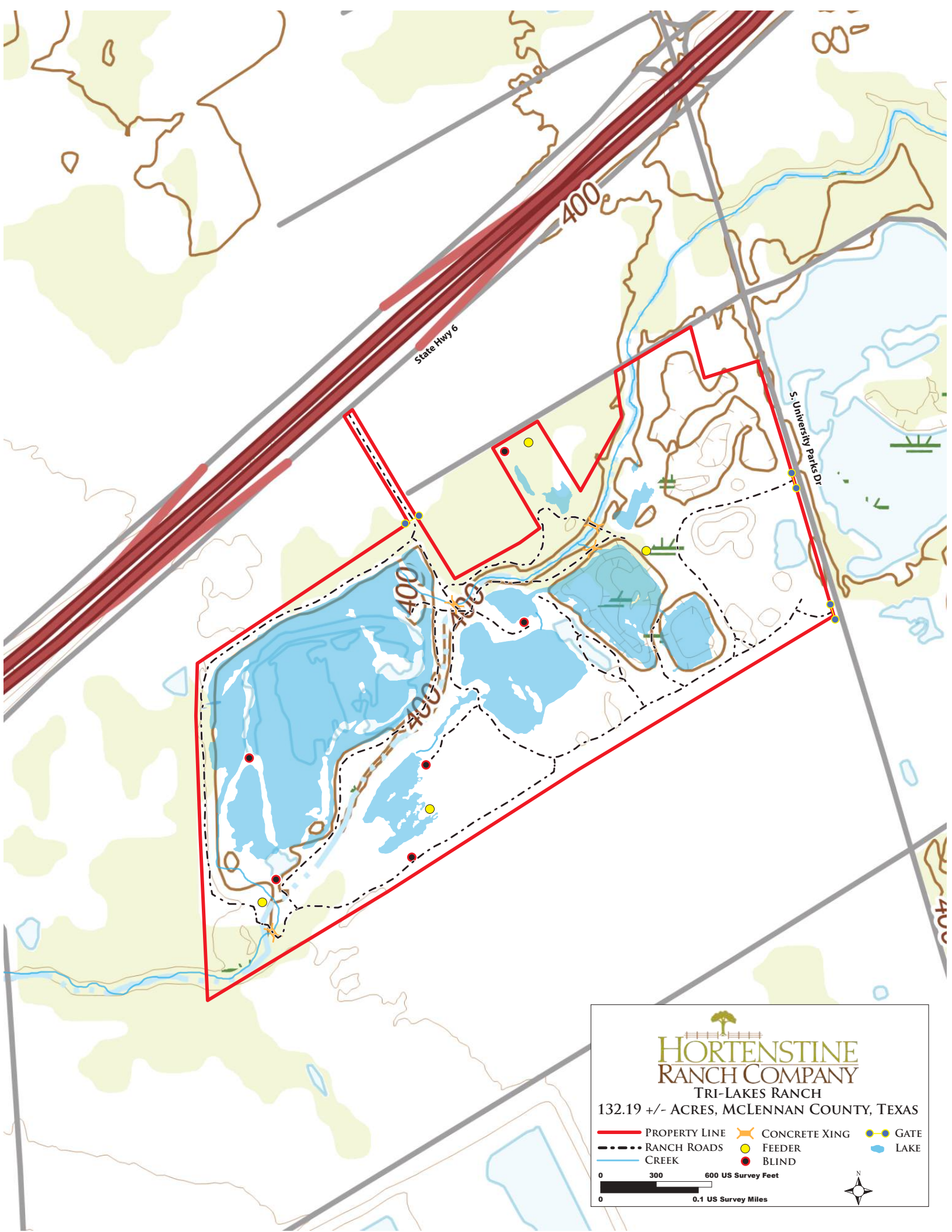
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132.19 +/- ACRES, MCLENNAN COUNTY, TEXAS

- | | | |
|---|---|--|
|  PROPERTY LINE |  CONCRETE XING |  GATE |
|  RANCH ROADS |  FEEDER |  LAKE |
|  CREEK |  BLIND | |

0 300 600 US Survey Feet
0 0.1 US Survey Miles





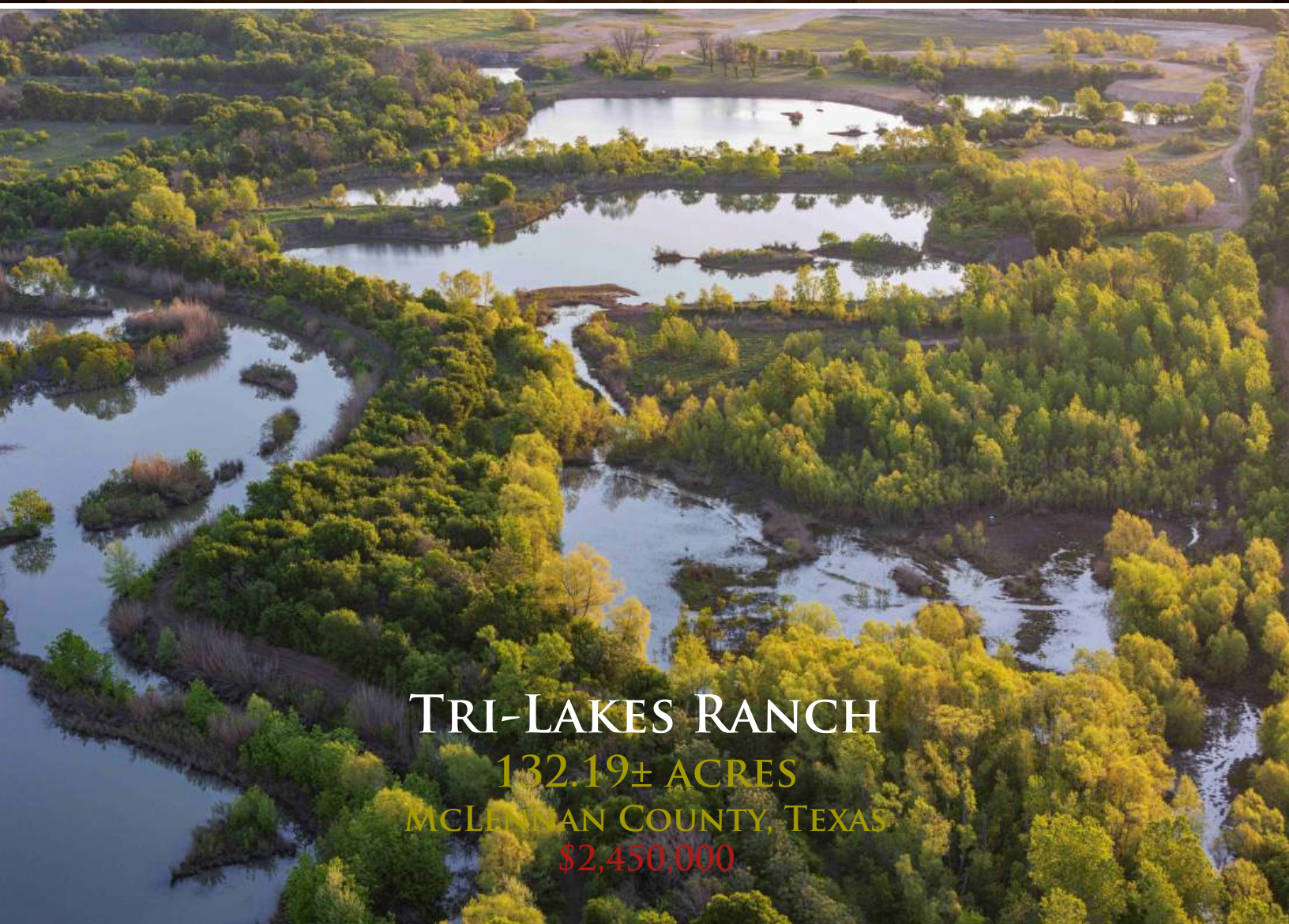
HORTENSINE
RANCH COMPANY
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- | | | | | | |
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