

# 415 STATE HWY 174

## BLUM, TX

99 +/- ACRES



## PRIME AGGREGATE MINING OPPORTUNITY

*“Turnkey aggregate resource with strong investment upside.”*



# BLUM'S PREMIER DEVELOPMENT OPPORTUNITY



Located in the heart of Blum, This 99 +/- acre tract in Hill County, Texas, presents a significant opportunity for aggregate mining operations. Strategically positioned along State Highway 174, it combines high visibility with easy access, making it ideal for a variety of uses.

With versatile land and strong growth potential, this site is perfectly suited for investors and entrepreneurs looking to capitalize on a prime Texas location.



The property benefits from excellent traffic exposure, nearby amenities, and a thriving local economy. Its flexible layout allows for commercial, retail, or mixed-use development, providing endless possibilities for creative planning.

A rare opportunity like this in Blum is ready for immediate vision and execution, making it a must-see for serious investors. With its strategic location and unmatched potential, this property represents a truly one-of-a-kind investment.

# EXCEPTIONAL FEATURES



## PRIME HILL COUNTY MINING PROPERTY

This property offers a rare opportunity for aggregate companies, construction firms, or investors to capitalize on Texas' growing demand for essential materials. With millions of cubic yards of clay, sand, and gravel and multiple excavation zones, it's ready for immediate production.

Its versatile resources support concrete, asphalt, road base, and fill, making it a strategic, revenue-ready investment.

This high-value tract offers an exceptional opportunity for aggregate mining operations, supported by a recent geotechnical study confirming substantial commercially viable materials.

- Lean Clay: 45.9M cubic yards (~74.4M tons)
- Clayey Sand: 9.8M cubic yards (~15.8M tons)
- Sand: 5.4M cubic yards (~8.8M tons)
- Gravel: 4.9M cubic yards (~8.0M tons)
- Estimated Value: In-place \$114M; load-ready \$830M
- Versatile Use: Ideal for fill, concrete, asphalt, and road base
- Ready Access: Eight excavation zones; some areas already in operation

This turnkey property represents a rare opportunity for investors or operators to gain immediate access to high-value, construction-ready aggregate in Hill County.



## ADDITIONAL PHOTOS

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## ABOUT THE RANCHMAN PROPERTIES TEAM

Ranchman Properties is a real estate team designed to give our clients the absolute best possible experience in the Texas and Oklahoma farm and ranch real estate market. Whether it's a hunting property, equine property, production property, or residential estate, we have you covered!

We place the utmost importance on client communication and satisfaction with their total experience. Our desire is to create relationships that last well beyond the purchase or sale of your home or property. Ranchman Properties promises to ethically represent your interests while together we navigate one of the biggest financial and emotional decisions in your life.

Ranchman Properties is a premiere farm and ranch brokerage in North and Central Texas. With 9 land agents across the state, Ranchman Properties has catapulted themselves as one of the leading land brokerages in Texas since 2015. With over half a billion in sales volume, the team at Ranchman Properties has the expertise to facilitate any size land transaction with integrity and the knowledge to get it across the finish line.



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