

SOUTHGATE SUBDIVISION GATESVILLE, TX



**H5 Auction
& Realty**



Kim Hill, Accredited Land Consultant
254-277-1820

Kim@HillCountryPros.com

HillCountryPros.com



7+/- Acres
Platted into 23 Single
Family Lots



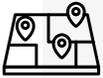
Inside City Limits
Full utilities available
(water, Sewer, and
electric)



Located near Gatesville
Country Club, Gatesville
ISD, Shopping,
Healthcare, and High
Volume Employers



Location: Off Golf Course Road, Gatesville TX



Zoning: Residential



Already Platted, No Roll Back Tax or Rezoning Delays



City Sewer in place, marked in green on map.



City Water marked in blue on map.



High Speed Internet connection available.



**H5 Auction
& Realty**

Southgate Subdivision

Gatesville, TX

7-Acre Development Tract – Gatesville, TX

Overview

A fully platted, 23-lot subdivision on 7 acres, offered at \$292,000.

Location

- In-town—minutes from downtown Gatesville
- Close to Gatesville ISD schools
- Near Gatesville Golf Course and local amenities

Utilities & Infrastructure

- City water and sewer (See Plat)
- Fiber-optic internet available
- Recorded plat

Financials

- Price per lot: \approx \$12,700
- Pro forma ROI: 25–30% based on local build-to-sell values

Contact

Kim Hill, ALC

(254-277-1820)

kim@hillcountrypros.com



**H5 Auction
& Realty**



Gatesville, Texas: Nestled in the heart of Central Texas, Gatesville is a vibrant community with an estimated 16,338 residents as of 2025. It serves as the county seat of Coryell County and anchors the Killeen–Temple–Fort Hood metropolitan area, blending small-town charm with access to major regional amenities

Prime Central Texas Location

Situated on U.S. Route 84, Gatesville is just 30 miles east of Waco and lies midway between Austin and Fort Worth, making it an ideal home base for commuters and weekend explorers alike. Texas State Highway 36 also connects residents to Temple (35 miles southeast) and Hamilton (32 miles northwest), ensuring easy access to jobs, healthcare, and entertainment across Central Texas.

Diverse & Thriving Economy

Gatesville's economy benefits from a stable public-sector foundation, hosting five women's prisons operated by the Texas Department of Criminal Justice—facilities that provide hundreds of reliable jobs for local families. Complementing this are private-sector employers such as Kalyn Siebert (heavy-haul trailers) and Laerdal Medical (medical teaching supplies), which anchor manufacturing in the city and contribute to its economic resilience.

Affordable, Quality Living

With a median home value of \$227,000 Gatesville offers an exceptionally affordable housing market without sacrificing quality of life. The town's median household income of \$55,492 further underscores its value proposition for families and retirees seeking financial peace of mind.

Excellent Educational Resources

Families in Gatesville benefit from the Gatesville Independent School District, where public schools consistently perform above state averages. A well-stocked public library and access to Central Texas College (which serves the entire county) round out the city's commitment to lifelong learning and workforce development.

Rich Community & Cultural Offerings

Known officially as the “Spur Capital of Texas,” Gatesville boasts the world’s largest collection of spurs at the Coryell County Museum, a unique draw for history buffs and Western enthusiasts. Each June, the city hosts the Shivaree, a family-friendly event featuring cook-offs, market atmosphere, carnival, and more. Movie lovers can also step back in time at one of Texas’s oldest drive-in theaters, the Last Drive-In Picture Show, which has entertained generations since 1955.

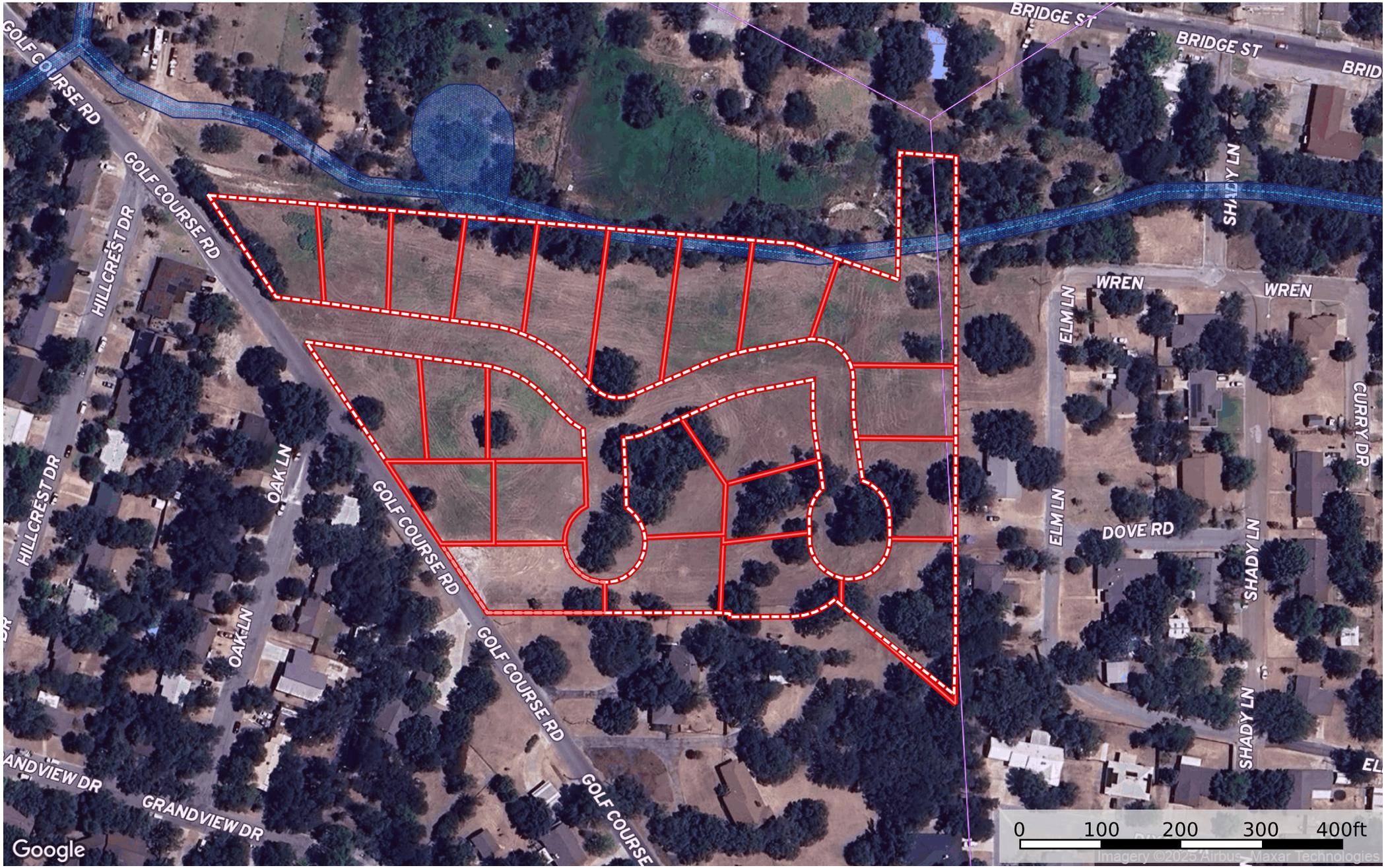
Outdoor Recreation & Family-Friendly Charm

For nature enthusiasts, the Leon River winds along Gatesville’s western edge, offering fishing, kayaking, and scenic picnic spots. The town’s blend of suburban and rural character provides spacious yards and quiet streets—ideal for families, retirees, and anyone craving wide-open Texas skies.

Conclusion

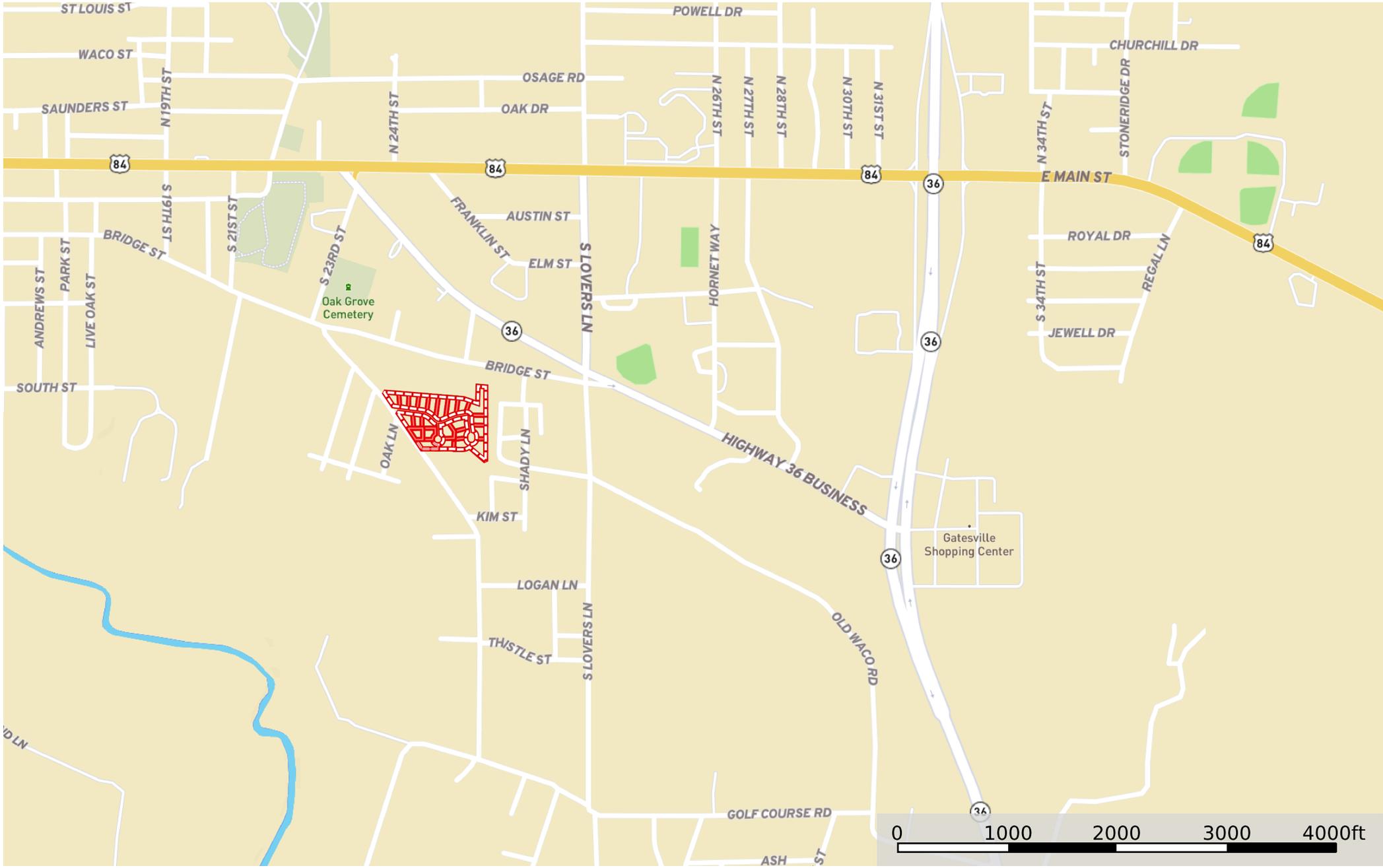
Whether you’re drawn by its central location, robust job market, affordable housing, or rich cultural life, Gatesville, TX stands out as a welcoming community where neighbors know each other by name and every day brings new opportunities for adventure. If you’re looking to put down roots in Central Texas, Gatesville offers the perfect balance of small-town warmth and big-city access.



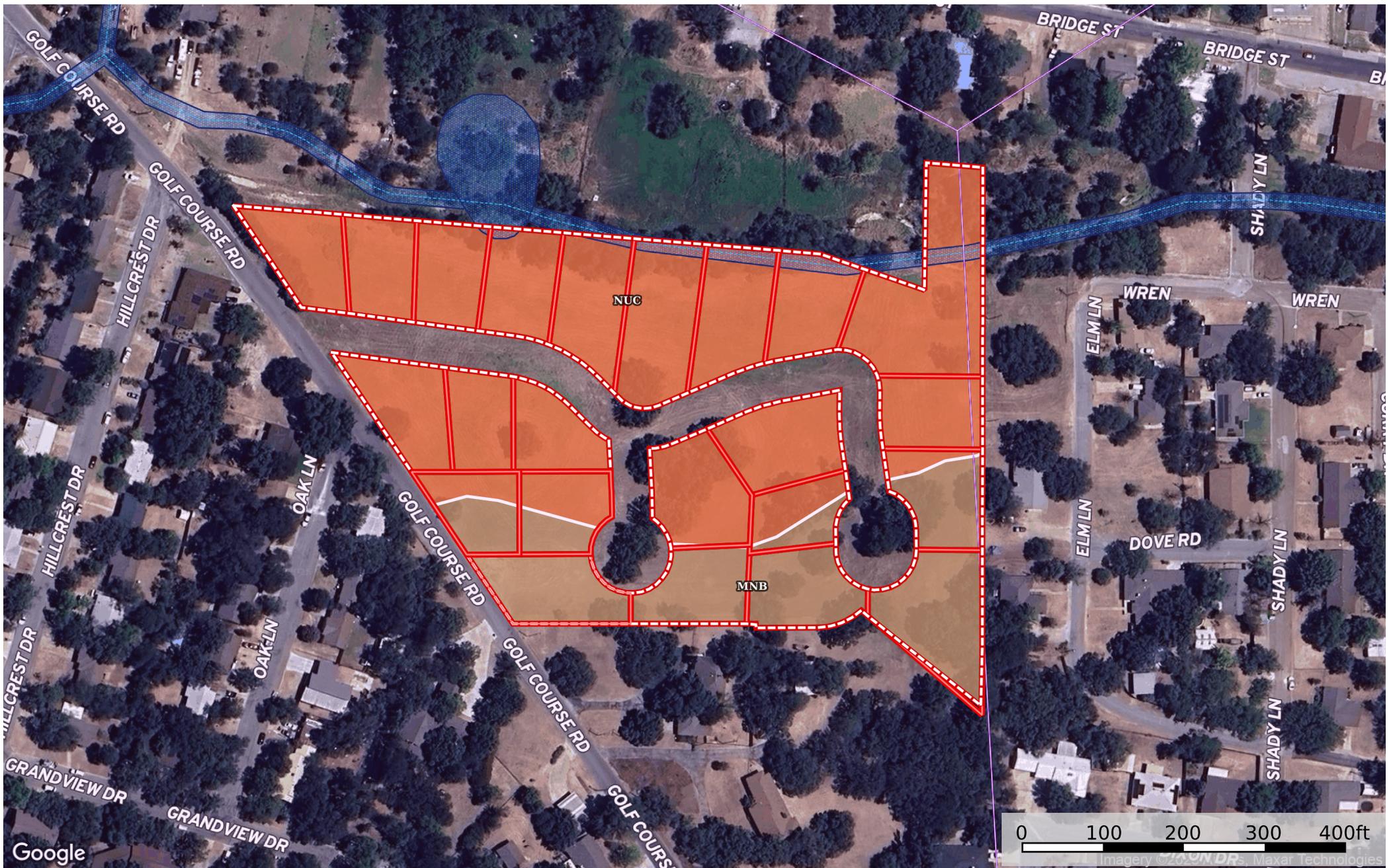


Southgate Subdivision

Coryell County, Texas, 7 AC +/-



Boundary Boundary



 Boundary 6.94 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NuC	Nuff very stony silty clay loam, 2 to 6 percent slopes	5.16	74.35	0	28	6s
MnB	Minwells fine sandy loam, warm, 1 to 3 percent slopes	1.78	25.65	0	48	3e
TOTALS		6.94(*)	100%	-	33.13	5.23

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Demographic Report

25 miles radius around Gatesville, Texas

Population	2021		2026	
	TOTAL		TOTAL	
Population	209,092		223,658	

Age Distribution	2021		2026	
	TOTAL	%	TOTAL	%
0-4	16,717	8	18,197	8.14
5-9	15,117	7.23	15,988	7.15
10-19	26,535	12.69	29,339	13.12
20-29	45,395	21.71	43,020	19.23
30-39	32,662	15.62	34,684	15.51
40-49	23,171	11.08	27,040	12.09
50-59	18,739	8.96	20,163	9.02
60-64	8,701	4.16	8,905	3.98
65+	22,055	10.55	26,322	11.77
Median Age	31.443	0.02	32.219	0.01

Sex	2021		2026	
	TOTAL	%	TOTAL	%
Male	104,389	49.92	111,612	49.9
Female	104,703	50.08	112,046	50.1

Ethnicity Distribution	2021		2026	
	TOTAL	%	TOTAL	%
White (non-hispanic)	84,266	40.3	88,613	39.62
Black (non-hispanic)	49,934	23.88	53,982	24.14
American Indian (non-hispanic)	1,053	0.5	1,158	0.52
Asian (non-hispanic)	4,846	2.32	5,213	2.33
Pacific Islander (non-hispanic)	2,471	1.18	2,717	1.21
Other (non-hispanic)	3,807	1.82	4,025	1.8
Multirace (non-hispanic)	17,995	8.61	19,427	8.69
Hispanic	44,725	21.39	48,529	21.7

Race Distribution		2021		2026	
	TOTAL	%	TOTAL	%	
White	95,877	45.85	100,798	45.07	
Black	52,309	25.02	56,490	25.26	
American Indian	1,934	0.92	2,122	0.95	
Asian	5,129	2.45	5,511	2.46	
Pacific Islander	2,623	1.25	2,883	1.29	
Other	19,015	9.09	20,736	9.27	
Multirace	32,205	15.4	35,118	15.7	

Education Attainment		2021		2026	
	TOTAL	%	TOTAL	%	
< Grade 9	5,662	4.45	6,056	4.41	
Grade 9-12	8,083	6.35	8,641	6.29	
High School	36,706	28.85	39,550	28.81	
Some College	39,084	30.72	42,262	30.79	
Assoc Degree	15,093	11.86	16,357	11.92	
Bach Degree	15,659	12.31	16,907	12.32	
Grad Degree	6,953	5.46	7,495	5.46	

Labor Force Status		2021		2026	
	TOTAL	%	TOTAL	%	
Labor Force	105,219	n/a	108,936	n/a	
Employed	77,074	73.25	83,510	76.66	
Unemployed	6,202	5.89	8,907	8.18	
In Armed Forces	21,943	n/a	16,519	n/a	
Not In Labor Force	56,510	n/a	63,477	n/a	

Total Households		2021		2026	
	TOTAL	%	TOTAL	%	
Households	72,292	58.52	73,863	57.86	
Families	51,243	70.88	53,786	72.82	

Household Income Distribution	2021		2026	
	TOTAL	%	TOTAL	%
<\$10 K	5,381	7.44	4,860	6.58
\$10-\$20K	5,433	7.52	5,029	6.81
\$20-\$30K	7,780	10.76	6,243	8.45
\$30-\$40K	8,993	12.44	7,358	9.96
\$40-\$50K	7,687	10.63	7,939	10.75
\$50-\$60K	7,876	10.89	6,475	8.77
\$60-\$75K	8,047	11.13	9,317	12.61
\$75-\$100K	9,303	12.87	10,073	13.64
> \$100K	11,789	16.31	16,566	22.43

Total Number of Housing	2021		2026	
	TOTAL	%	TOTAL	%
Total Dwellings	81,106	n/a	82,774	n/a
Owner-Occupied Dwellings	35,629	49.28	36,141	48.93
Renter-Occupied Dwellings	36,663	50.72	37,722	51.07
Housing Units Occupied	72,292	n/a	73,863	n/a

Size of Household	2021		2026	
	TOTAL	%	TOTAL	%
1 Person	17,388	24.05	16,330	22.11
2 Person	22,596	31.26	21,908	29.66
3 Person	13,195	18.25	14,264	19.31
4 Person	10,516	14.55	11,604	15.71
5 Person	5,460	7.55	6,270	8.49
6+ Person	1,993	2.76	2,250	3.05

Means of Transportation to Work

	TOTAL	%
Drove alone	59,902	77.74
Carpool	8,976	11.65
Bus or trolley bus	459	0.6
Long-distance train or commuter rail	14	0.02
Light rail or streetcar or trolley car	1	0
Ferryboat	0	n/a
Taxicab	10	0.01
Motorcycle	233	0.3
Bicycle	20	0.03
Walked	4,095	5.31
Other means	380	0.49
Worked at home	2,967	3.85

Data Source: Applied Geographic Solutions 2021

Map Layers | **Map** | **Satellite**

Change Radius
25 Miles

Select a Point
Select a point on the map and click apply to view reports

Cancel | **Apply**