



FOR SALE

5.6 acre commercial tract in Georgetown

\$1,096,840

LOCATION: Property is located at IH35 and Luther Dr. in Georgetown. Excellent visibility from H35. **Property has access to IH35, Leander Rd. and Luther Drive.** Perfect location for retail, medical office, or service business. Prime location.

LEGAL: Lots 2,3, & 4, 5.6 acres, PW Properties, Georgetown, Williamson Co., Texas

FRONTAGE: Frontage on IH35, Luther Dr., and Leander Rd.

UTILITIES: Electricity: City of Georgetown
 Water: City of Georgetown
 Wastewater: City of Georgetown

ZONING: C-3 Commercial

FUTURE LAND USE: Community Commercial

TOPOGRAPHY: Fairly flat, easy to develop

FLOOD PLAIN: According to the FEMA maps, the property is not in the 100 year flood plain.

IMPROVEMENTS: none

SALES PRICE: **\$1,096,840 (\$5.75 per SF for 2 acres on IH35 frontage, \$3.80 per SF on 3.6 acres fronting Luther)**

COMMENTS: Excellent property for medical office, office condo, retail use, or service business use. Property has great visibility from IH35. Two pad sites could be developed on IH35 frontage parcel. There is demand for more retail here. Seller financing considered.

The information contained herein has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.

GEORGETOWN COMMERCIAL PROPERTIES

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