



FOR SALE

51.4988 acres, Florence, Texas

\$746,732

LOCATION: SE corner of SH195 and SH138 in Florence, Texas, just north of Florence City Limits. Also fronts on the new SH195.

LEGAL: 51.4988 acres, J. Hornsby Survey, Florence, Williamson County, Texas

FRONTAGE: 1,200 linear feet approx. of frontage on old SH195, 1,800 linear feet approx. on SH138, 1,200 linear feet approx. on new SH195

UTILITIES: Electricity: Pedernales Electric
Water: Florence or Chisholm
Wastewater: Florence (future)

ZONING: None
ETJ: Florence

(this property co-brokered with Bobby Rosenbusch)

TOPOGRAPHY: Fairly flat, slight depression on west side of property.

FLOOD PLAIN: According to the FEMA maps, none of the property is in the 100 year flood plain.

IMPROVEMENTS: None, other than good fences.

SALES PRICE: \$746,732 cash.

COMMENTS: Prime property in Florence, with excellent frontage on 3 roads. Currently fronts old SH195, but will also front the new SH195, as well as SH138 (will include two prime commercial corners). Very nice oak trees on property, and excellent tract to buy for investment. City utilities nearby. Commission 2.5% to Buyer's broker.

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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