



FOR SALE

86.69 acres, Florence, Texas
\$996,935

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| LOCATION: SE corner of SH195 and CR 228 in Florence, Texas, just north of Florence City Limits. Also fronts on the new SH195. | TOPOGRAPHY: Hilly, excellent views, slopes down to CR 228. |
| LEGAL: 86.69 acres, J. Hornsby Survey, Florence, Williamson County, Texas | FLOOD PLAIN: According to the FEMA maps, none of the property is in the 100 year flood plain. |
| FRONTAGE: Frontage on old SH195, on CR228, and on new SH195 | IMPROVEMENTS: None. |
| UTILITIES: Electricity: Pedernales Electric
Water: Chisholm
Wastewater: Septic | SALES PRICE: \$996,935 cash. |
| ZONING: None | COMMENTS: Prime property in Florence, with excellent frontage on 3 roads. Currently fronts old SH195 and CR228, but will also front the new SH195. Good tree cover and excellent views, would make some very nice home sites or multi family project. Commission 2.5% to Buyer's broker. |
| ETJ: Florence | |

(This property co-brokered with Bobby Rosenbusch)

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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