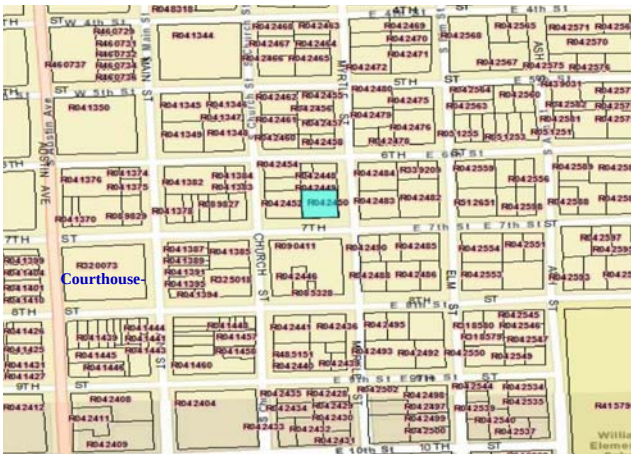

FOR SALE

606 Myrtle, Georgetown, Tx.

$185,000

LOCATION: Located at the corner of 7th and Myrtle, just one block off the "Square", the cultural hub of Georgetown

LEGAL: Block 11, Lots 3-4, .33 acres, City of Georgetown, Williamson Co., Texas

FRONTAGE: Property has frontage on 7th Street & on Myrtle Street

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

ZONING: Residential -
Part of the Downtown Overlay, but not the Historic District

FUTURE LAND USE: Specialty Mixed Use

TOPOGRAPHY: flat.

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

IMPROVEMENTS: 4 small homes on the property, one is 687 SF, the other three are 625 SF. Concrete block construction, these would need repair.

PRICE: **$185,000**

COMMENTS: Sold "as is, where is", this well located property would be suitable for a variety of uses. Four small homes currently, a developer would have a great infill project with this tract. Property takes up 1/4 of a City block. Huge potential for the right buyer.

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.

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