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# 72.3 ACS | FLORENCE, TX

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HARD CORNER LOCATION | WILLIAMSON COUNTY |  
DEVELOPMENT OPPORTUNITY

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1617 W. 6TH ST. SUITE C AUSTIN, TX 78703

# HIGHLIGHTS

- **Location:** Within Florence ETJ, Williamson Co., TX. Prime development opportunity in the Texas Triangle.
- **Access:** ±3540' on SH 138 & Business SH195 (N. Patterson Ave). ±0.5 miles to SH195 ramp (24,360 AADT).
- **Utilities:** Water: Georgetown CCN with 8" & 12" at Rd. Electric: PEC on site. Sewer: City WW line .25mi South.
- **Zoning:** Un-zoned & Unrestricted.
- **School District:** Florence ISD.
- **Taxes:** AG/Wildlife Valuation ('22 Tax: \$316).
- **Easements:** Utility along Rd.
- **Topo:** Level/gentle slope (1000' to 1020').
- **Price:** \$3,380,000



## LINKS TO SUPPORTING MAPS & REFERENCES

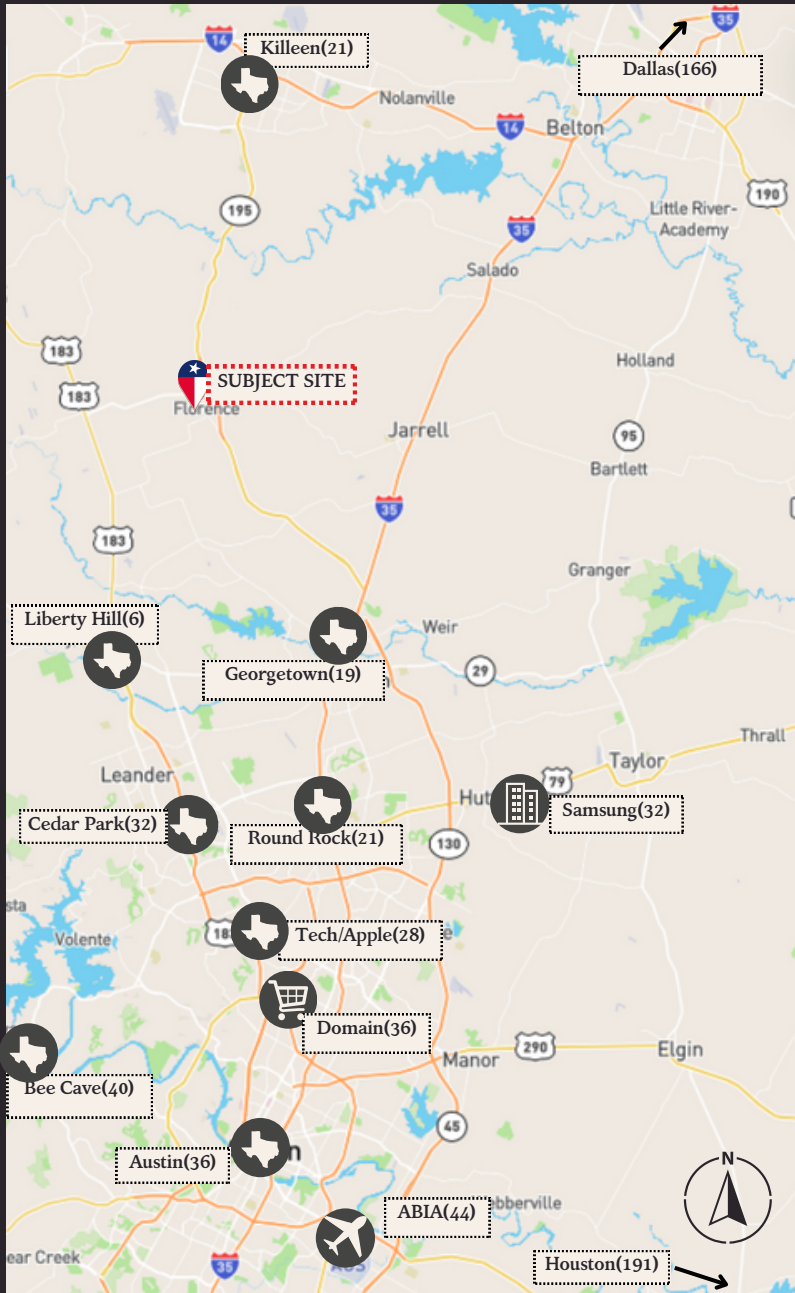
[Interactive Map](#) | [Photos](#) | [Taxes](#) | [Survey](#) | [FEMA](#) | [TxDot](#) | [Concept Plan](#)

973 N. PATTERSON AVE. | 72.3ACS | SH-195 |  
FLORENCE, TX



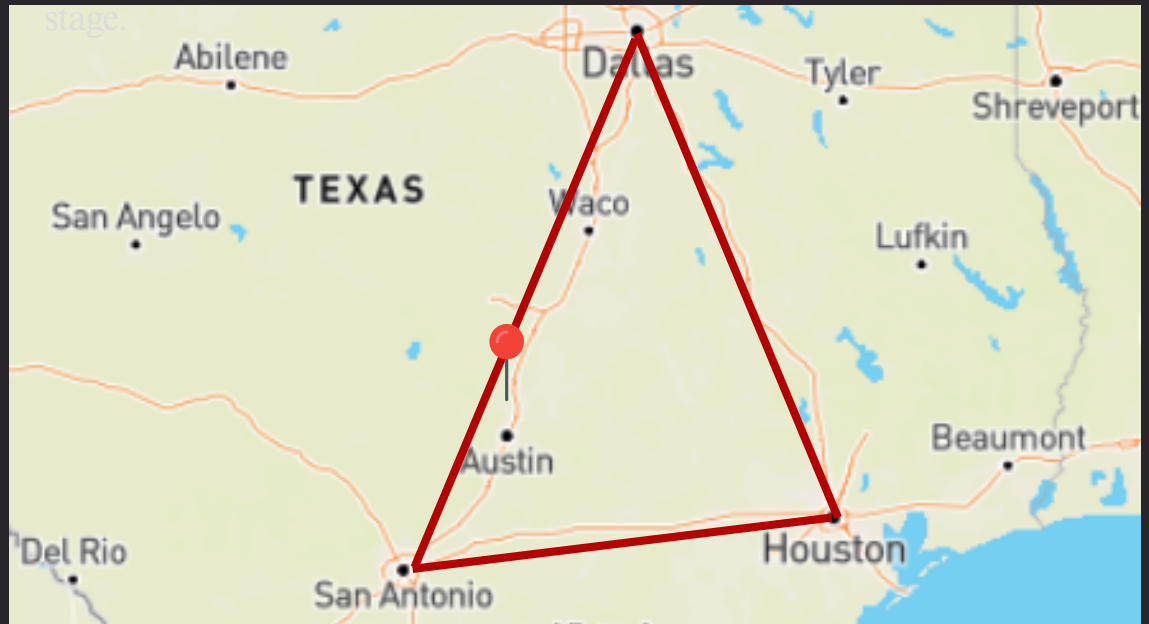
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# LOCATION & ACCESS



## • Access:

- Hard SW corner of a four-way intersection.
- 3540' of total road frontage on two sides ( $\pm 2300'$  on SH-138 and  $\pm 1240'$  on Business SH-195 (N. Patterson Ave.).
- 1/2 mile to the on/off ramp of Highway 195 trade route (24,360 AADT).
- Long range transportation plan ([Corridor J](#)) calls for an expansion of SH-138 from SH-183 all the way to IH-35 in Jarrell.
- **Williamson County:** One of the fastest growing counties in TX & U.S. Attractive economic climate for small & large businesses; Samsung/ Dell; Affordable living luring mass migrations from Austin.
- **Texas Triangle:** A mega-region of growth outlined by Dallas, Houston, San Antonio Austin;  $\pm 85\%$  of TX population;  $\pm 75\%$  of TX GDP; +50 Fortune 500 Co.s; Economic hub of the SW U.S. and major player on the global



# UTILITIES

- **Water:** Within City of Georgetown CCN. 12" line along SH 138 & 8" line on N. Patterson Ave. Old well on site. Trinity Aquifer.
- **Sewer:** City of Florence WW terminates  $\pm 0.25$  mi S at int. of N. Patterson & E. Tomlinson. City WW unavailable unless a subdivision is annexed out of ETJ into city limits.
- **Electric:** PEC lines along length of road frontage & meter on site.



\*Buyer to verify municipal regulations pertaining to annexation into city limits to secure WW services as well as overall utility capacity and location as it pertains to specific development needs.

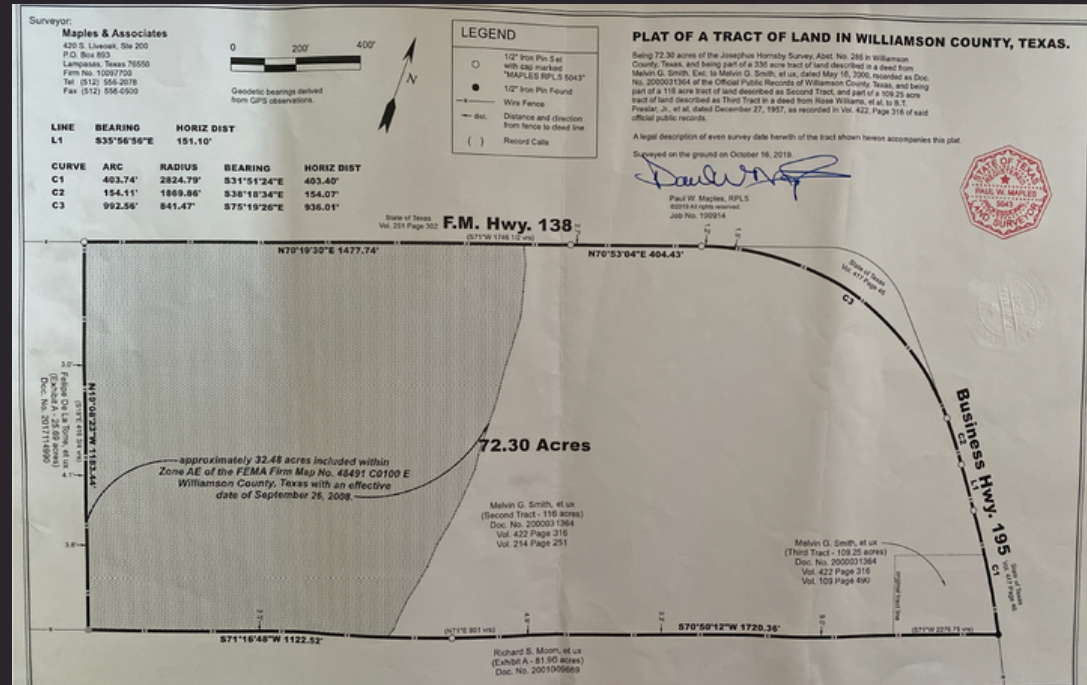
# ADDITIONAL INFORMATION

## • Land Attributes:

- Gently rolling improved pasture land suited for grazing largely cleared of trees.
- \$/AC has been adjusted to reflect that Salado Creek bed, a seasonal creek, runs through the property resulting in a portion of the land residing in the 100yr floodplain (see survey).

## • Documents available upon request:

- Boundary survey, preliminary title commitment, conceptual development plan, Geo. Study and Phase 1.



# PHOTOS



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**For additional information pertaining to this property or to inquire about other on or off market offerings, please contact listing associate, Reid Barry.**



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