

FOR SALE:
114 EAST UNIVERSITY BLVD., 1204 CHURCH STREET
GEORGETOWN, TEXAS 78626

LEGAL:

114 E. University: Morrow Addition, Block G (pt), .18 acres

1204 Church Street: Morrow Addition, Block G (pt), .18 acres

LOCATION:

Located on the south side of University Blvd. (Hwy. 29 East) and Church Street; 2 miles east of IH-35 in Georgetown, Texas.

DESCRIPTION:

114 E. University: - Corner property that is currently being used as an auto mechanic/service center (Wiley's). Property has approximately 1,428 sq. ft. under roof consisting of an office, restroom and work bays. There is approximately 600 feet under canopy. Property was built in 1986 and was a working fueling station and repair facility until 2008 when all 3 fuel tanks were removed. A Phase II environmental analysis was completed and the results found that there was no contaminants present and no further assessment was warranted. A copy of the environmental report can be furnished to a qualified purchaser. If any further remediation is required, it is Seller's responsibility.



1204 Church Street: Adjacent to 114 E. University is another .18+/- acres (7,841+/- sq. ft.) that is owned by the Seller of 114 E. University. The Seller would like to sell both properties as a package. This property has a 2,000+/- sq. ft. house built in 1940, which is currently vacant and in dire need of repair. This property could possibly be used as either a residence, office or overflow parking for the 114 E. University property. Interested prospects should check with City of Georgetown.

TRAFFIC COUNTS: Approx. 19,800 vpd

UTILITIES: City of Georgetown

PROPERTY TAX: Est. 2009 - \$9,600.00

SCHOOL DISTRICT: GISD

ZONING:

114 E. University: Commercial, mixed use. Current use is grandfathered

1204 Church Street: Currently zoned Residential

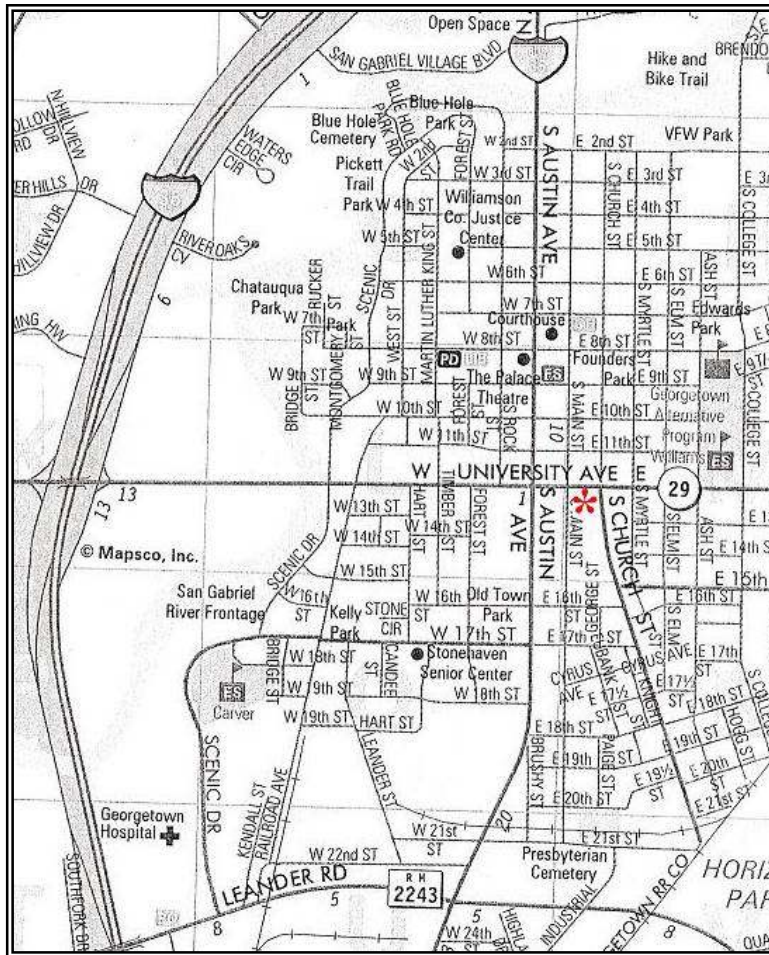
COMMENTS:

This property is being offered for sale in its **"AS IS, WHERE IS"** condition. Property can continue to operate as automotive use as per City. Would also make a good office/retail location. The residential property could possible be sold separately if sold prior to the commercial corner being sold. Tenant is on a month-to-month basis. Total land area available for sale: 15,681+/- sq. ft.

PRICE: **\$245,000.00**

COMMISSION: 3%

The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The Broker makes no warranty, express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages an independent examination of the property be conducted by representatives of the buyer. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS



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