



**LAND FOR SALE - 4.47+/- ACRES  
NW CORNER OF AIRPORT ROAD AND CAVU ROAD  
GEORGETOWN, TX**

Presented By:

**Steve Turner**  
*Representing the Seller*  
**512-930-2800**

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The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The property is being offered for sale in "AS IS, WHERE IS" condition. Please note that all information submitted for your review has been gathered from what we believe are reliable sources, but the accuracy of the information is not guaranteed. Turner Commercial Properties has attempted to use reasonable care in obtaining the information submitted to you. Generally, a substantial portion of the information must be obtained from sources other than Turner Commercial Properties. Not all sources can be absolutely confirmed. Consequently, Turner Commercial Properties makes no warranty, either 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. No warranty or representation is made to you as to the value, or the accrual of future value, for this property. Turner Commercial Properties urges that you consult your business, tax and legal advisors before you make any final determination regarding the property being offered to you. 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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**LAND FOR SALE – 4.47+/- ACRES  
NW CORNER OF AIRPORT ROAD AND CAVU ROAD  
GEORGETOWN, TEXAS**

**LEGAL:**

AW0013 D. Wright Survey, Tract AKA Air Country Estates, 4.47 acres.

**LOCATION:**

NW corner of Airport Road and Cavu Road, just north of the Georgetown Airport.

**DESCRIPTION:**

4.47+/- acres, located between the Georgetown Airport and the Berry Creek subdivision. Property has approximately 605 feet along Airport Road and 346+/- feet in depth on Cavu Road. Property is level. Frontage on Airport Road is being developed into commercial uses such as industrial, a church site and directly across Airport Road, an approximate 382-acre mixed-use development planned by Bob Wunsch in the near future.

**SCHOOL DISTRICT:** GISD

**TAXES:** 2008 estimated, currently Ag Exempt

**ZONING:** Not zoned, but in Georgetown ETJ.

**UTILITIES:**

Water, City of Georgetown, Sewer, currently septic (see Broker for more details).

**TRAFFIC COUNTS:** 12,000 vpd pass this site.

**COMMENTS:**

***This property is being offered for sale in its "AS IS, WHERE IS" condition.***

Site has been preliminary site planned for a 9 lot industrial office/warehouse subdivision with each lot approximately ½ acre. The property also lends itself to a church or similar uses.



**UTILITIES:**

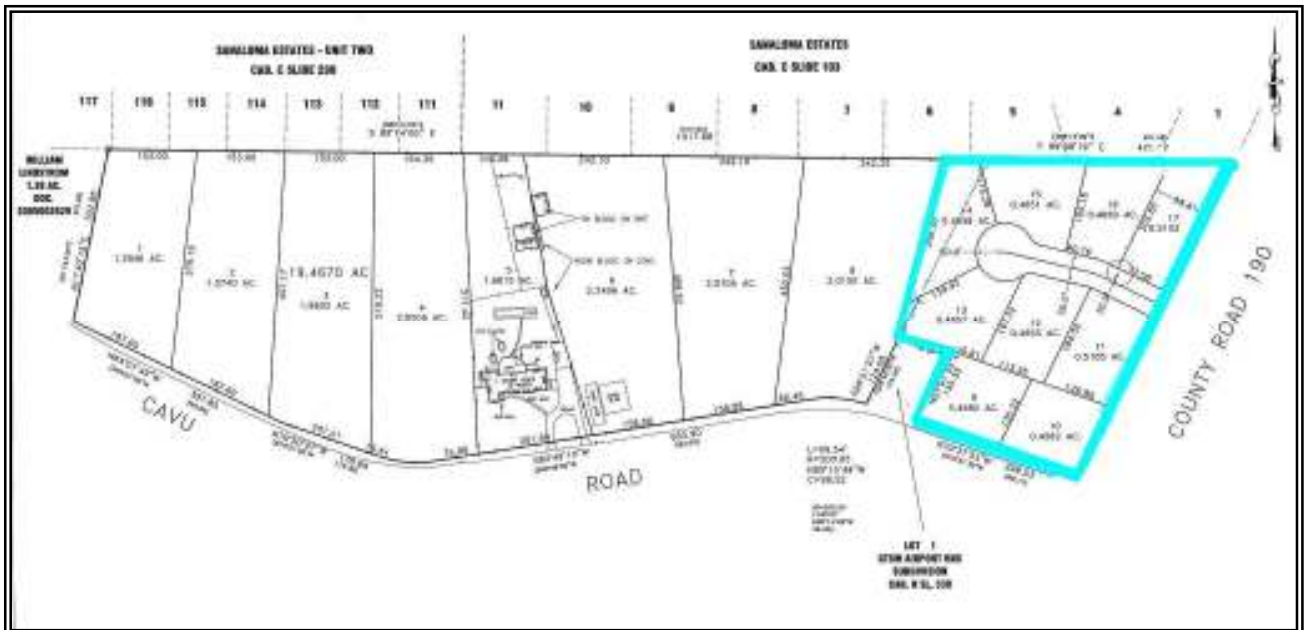
Water, City of Georgetown, Sewer, currently septic (see Broker for more details).

**PRICE:** \$428,000.00 - \$2.20 per sq. ft.

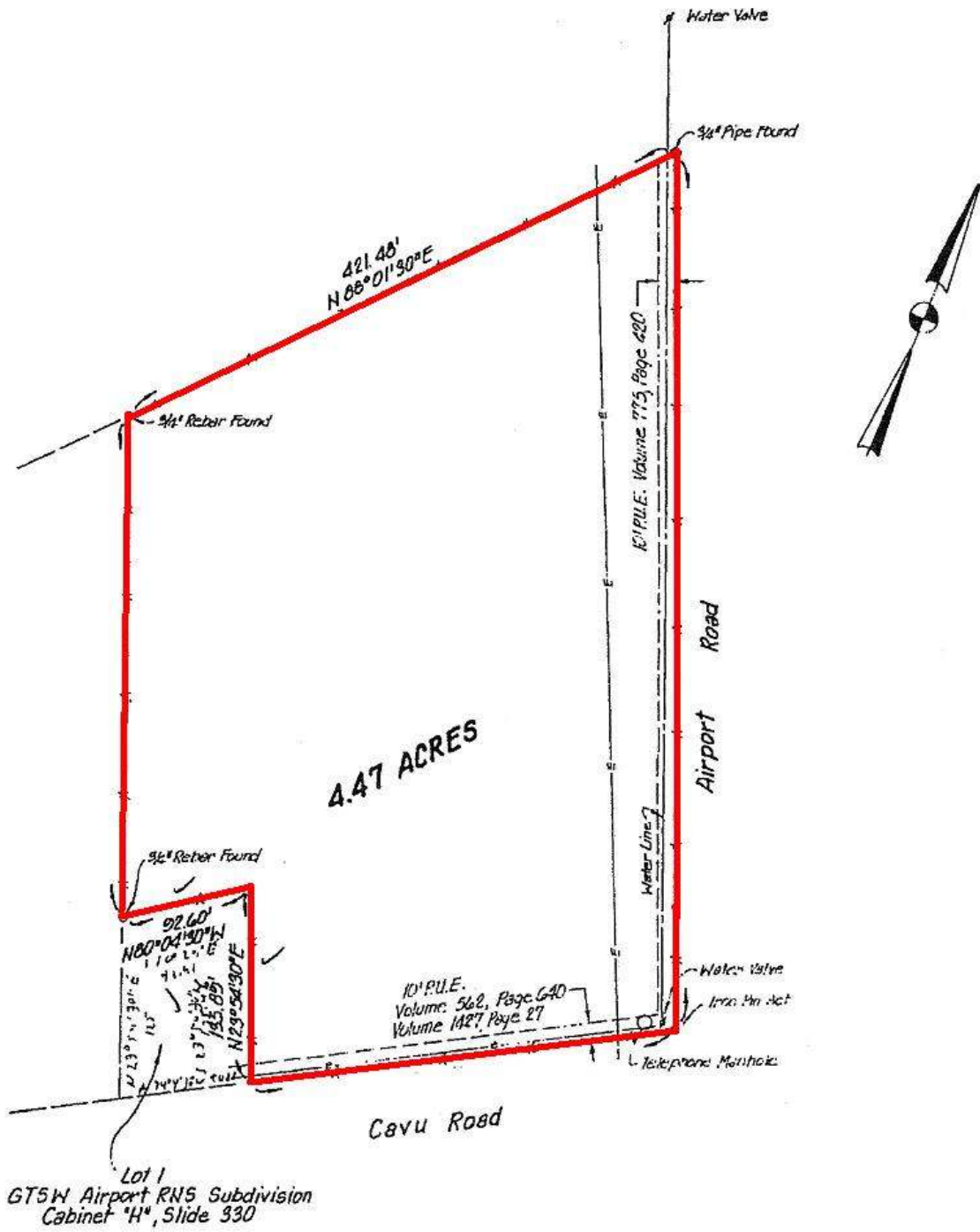
**Seller financing available-see broker**

**COMMISSION:** 3% to Selling Broker

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