



**LAND FOR SALE - 40+/- ACRES  
6700 HWY. 29 WEST  
GEORGETOWN, TX 78628**

Presented By:

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

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## LAND FOR SALE – 40+/- ACRES 6700 HWY. 29 WEST, GEORGETOWN, TEXAS

### **LEGAL:**

See Broker. 3 Tracts - total 39.4 acres. 28.36 acres, 4.97 acres and 6.009 acres.

### **LOCATION:**

Approximately 6 miles west of IH-35 and 1.5 mile east of the Hwy. 29 West and Parmer Lane intersection on the north side of Hwy. 29 West.

### **DESCRIPTION:**

40+/- acres just 1,000+/- feet west of Cimarron Hills and directly across Hwy. 29 from Gabriel's Overlook. Property has approximately 675 feet of frontage on Hwy. 29 and is heavily treed with two houses. Each house being approximately 2,000 sq. ft. and 25 years old. There is much residential activity as well as commercial on the near horizon in this immediate area. See Broker for details.

**SCHOOL DISTRICT:** Liberty Hill

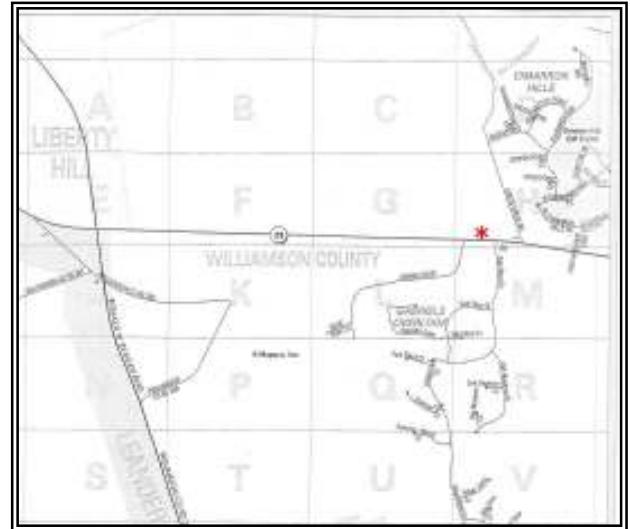
**TAXES:** 28.36 acres are Ag Exempt with approximately \$28,125.00 on the balance.

**ZONING:** None, and is currently not in any ETJ.

### **UTILITIES:**

Chisholm water/well, – wastewater currently septic. Verizon phone system, P.E.C. electric.

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

### **FLOOD PLAIN:**

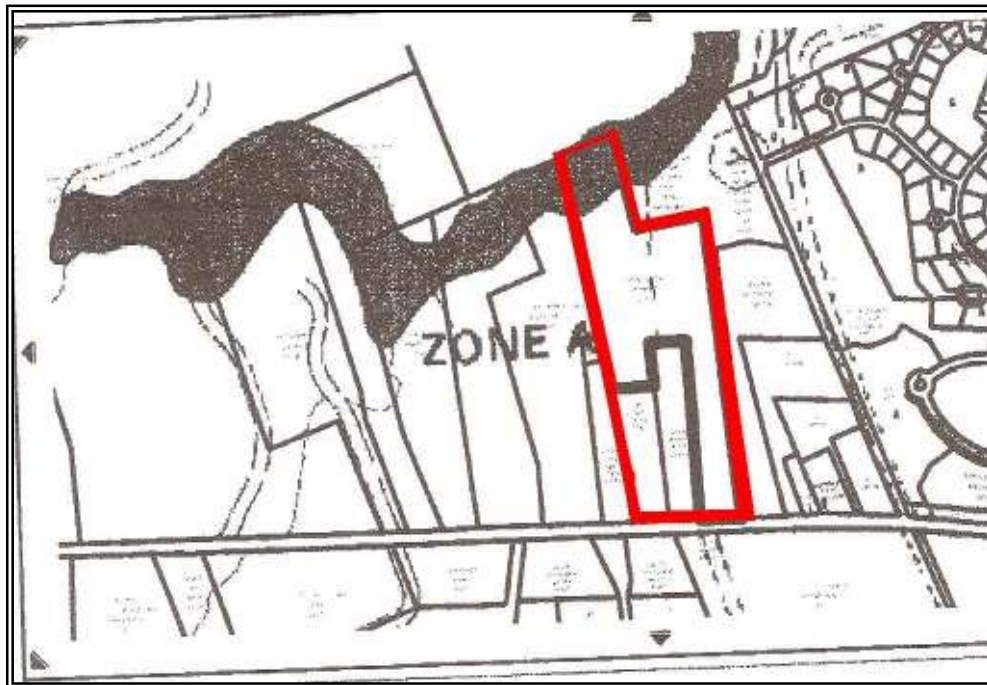
10% - north end of property - See Broker for details.

### **COMMENTS:**

**This property is being offered for sale in its "AS IS, WHERE IS" condition.** This property lies in the growth corridor west of Georgetown. There are approximately 13,000 residential lots and over 2,000 acres of commercial mixed use and multi-family developments being planned within 2 miles of this site, both to the east (ABG Development) and to the west - Pivotal/C-7 Ranch, which surrounds the Hwy. 29 and Parmer intersection as well as north toward CR 258. This site may be best suited for commercial pad sites along Hwy. 29 and multi-family/office in the rear when sewer is extended to site (scheduled to happen in the next 24 months).

**PRICE:** \$2,000,000 (\$1.16 sq. ft.)

**COMMISSION:** 3% to Seller's Agent

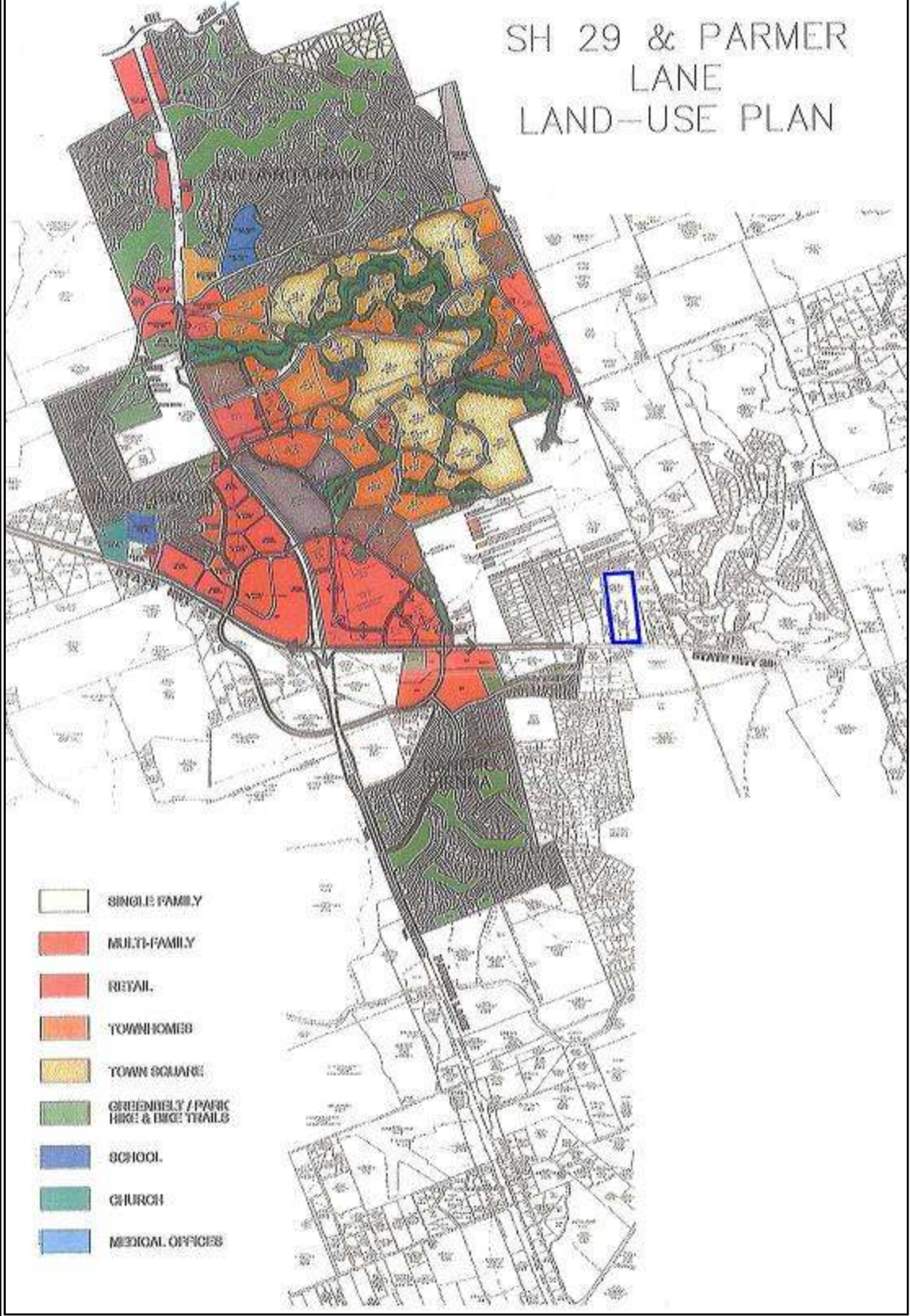


*Flood Plain Map*

**MAPS AND PHOTOS COURTESY OF:  
TURNER COMMERCIAL PROPERTIES  
512-930-2800**



# SH 29 & PARMER LANE LAND-USE PLAN



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