

## LAND FOR SALE: SE Corner of FM 1460 & Quail Valley Georgetown, Texas

### LEGAL:

Horizon Commercial Park, Block B, Lot 1, .990 acres  
Horizon Commercial Park, Block B, Lot 2, 1.0 acre  
Lot 3, 1460 Commercial Park, 1.2571 acres

### LOCATION:

SE Corner of FM 1460 & Quail Valley in Southeast  
Georgetown.

### DESCRIPTION:

Three lots totaling 3.2471 acres on the going home corner of  
FM 1460 and Quail Valley. TXDOT has plans to expand FM  
1460. After the taking, there will be approximately 1.70847  
acres left (74,421+/- ft.) for development. Property has two  
approved curb cuts from TXDOT providing very good access  
to the property.

**ZONING:** C-3

**TRAFFIC COUNTS:** 7,500 vpd

**SCHOOL DISTRICT:** GISD

**PROPERTY TAX:** 2008 estimate - \$10,758.00

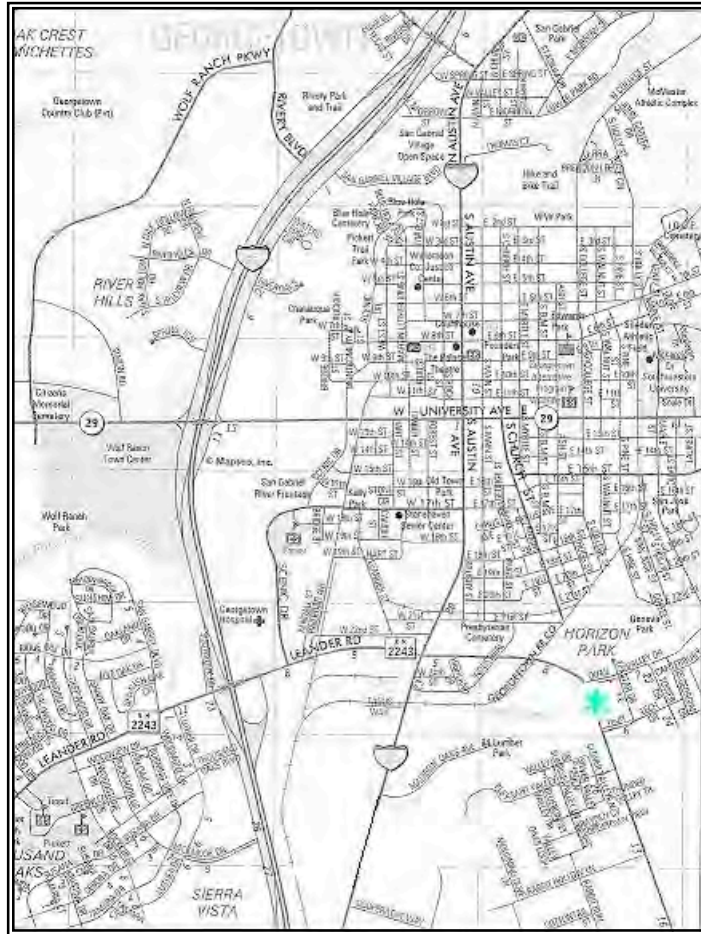
**UTILITIES:** City of Georgetown

**COMMENTS:** Great site for a convenience store or small retail strip center, which could be situated on approximately 1.50 acres after the taking by TXDOT. Property is relatively flat and with the number of new root tops in the area, as well as Texas State University, Seton, Scott & White and the new Concordia College just south at FM 1460 and University Avenue, the site has great commercial potential.

**PRICE:** \$525,000.00 - \$3.71 per sq. ft. for 3.24714+/- acres; and buyer negotiates with TXDOT - - \$7.05 / sq. ft. for 1.70847 acres (Lots 1, 2 & 3); -\$8.00 / sq. ft. for 1.50174 acres (Lot 1 and 2 after taking). See Broker for details.



*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 Lessee. 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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