



3613 Williams Drive, Suite 304
Georgetown, TX 78628

BROKER: STEVE TURNER
Representing the Seller
512-930-2800 (O)
512-632-9225 (M)

**FOR SALE 4400 HWY. 29 WES
GEORGETOWN, TEXAS 78628**

LEGAL:

AW0178 I. Donagan Survey, 18.75 acres

LOCATION:

Approximately 4 miles west of IH-35 on the south side of Hwy. 29 West.

DESCRIPTION:

Sites from 1.07+/- acres to 18.75+/- acres available (see preliminary site plan) on Hwy. 29 West. At the rear of the property is a 7,500+/- sq. ft. office building which is the office for the Insurance Store, Tim Long Custom Homes and Rick O'Donnell, Architect. The office building is located on Lot 6 and could be purchased individually or as a whole (18.75+/- acres). See Broker for details.

UTILITIES:

Currently Chisholm Water and septic, but sewer located nearby (see Broker for details).

TRAFFIC COUNTS: 16,000 vpd pass this site.

COMMENTS:

Excellent location for office or future retail. Property is directly across the highway from the 1,800-acre Water Oak at San Gabriel development by Galo Properties out of San Antonio. The City of Georgetown is extending sewer service down the South San Gabriel River to serve Water Oak. Water Oak's high-end residential development has indicated homes priced from \$400,000.00 to over one million dollars. With the opening of Parmer and Hwy. 29 West in 2007, Austin and Round Rock proper are only minutes away.

ZONING: None, but located in Georgetown ETJ.

FLOOD PLAIN: None

SCHOOL DISTRICT: GISD

TAXES: 2008 - \$16,284.00

PRICE:

Lot #	Acres +/-	Price per Sq. Ft.	Price
1	2.05	\$4.00	\$357,000.00
2	1.28	\$3.50	\$195,000.00
3	1.08	\$3.00	\$141,134.00
4	1.11	\$3.00	\$145,000.00
5	1.09	\$3.00	\$142,441.00
6	1.96 **		\$1,100,000.00
7	1.13	\$3.00	\$147,600.00
8	1.07	\$3.00	\$139,000.00
9	1.12	\$3.00	\$146,400.00
10	1.28	\$3.00	\$167,300.00
11	1.49	\$3.50	\$227,000.00
12	2.19	\$4.00	\$381,000.00

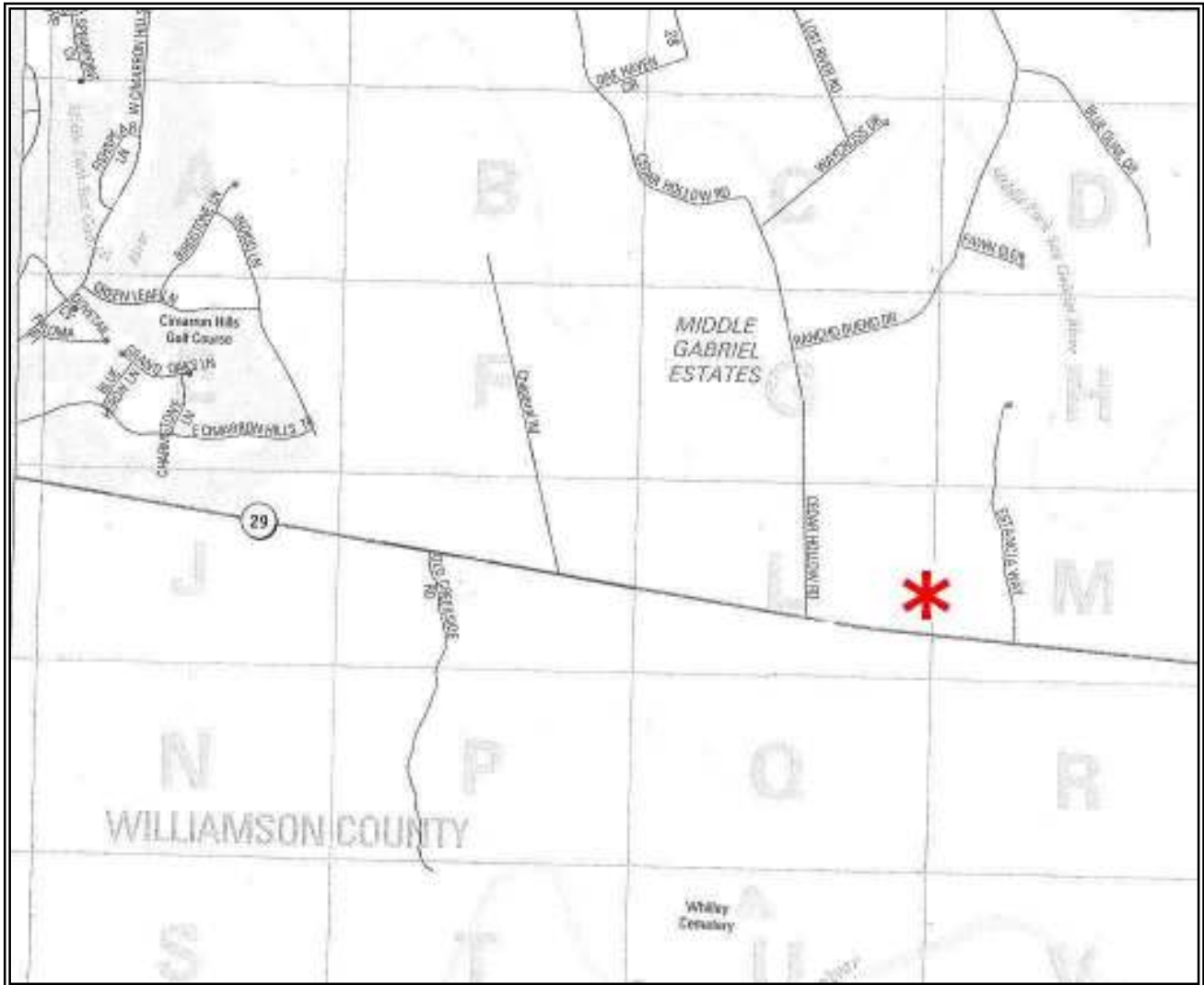
** Office

COMMISSION: 3% to Selling Broker

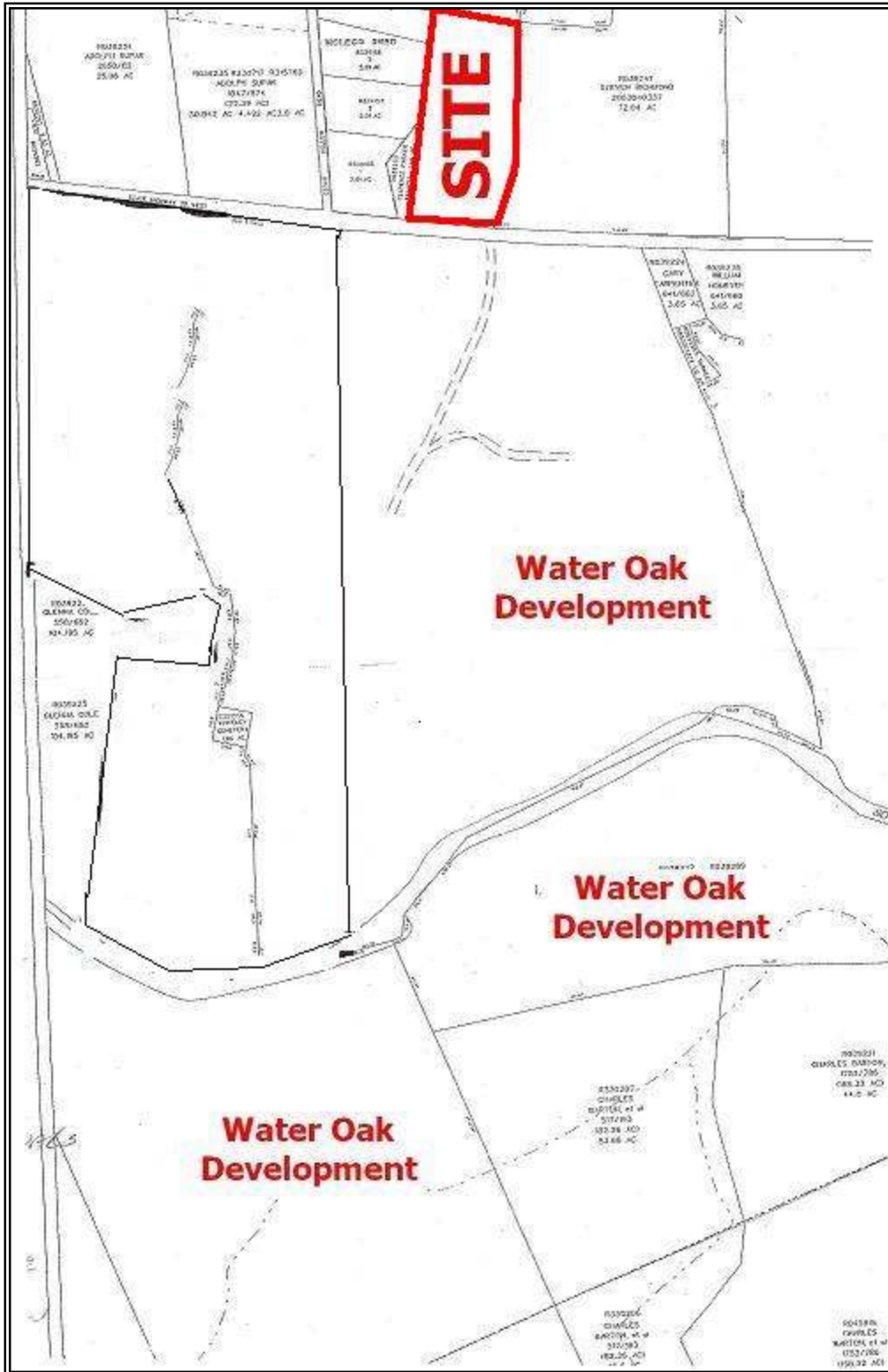
The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The Broker makes no warranty, express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms 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.

TURNER COMMERCIAL PROPERTIES

3613 Williams Drive, Suite 304 • Georgetown, Texas 78628
512/930-2800 (Phone) • 512/819-0141 (Fax)

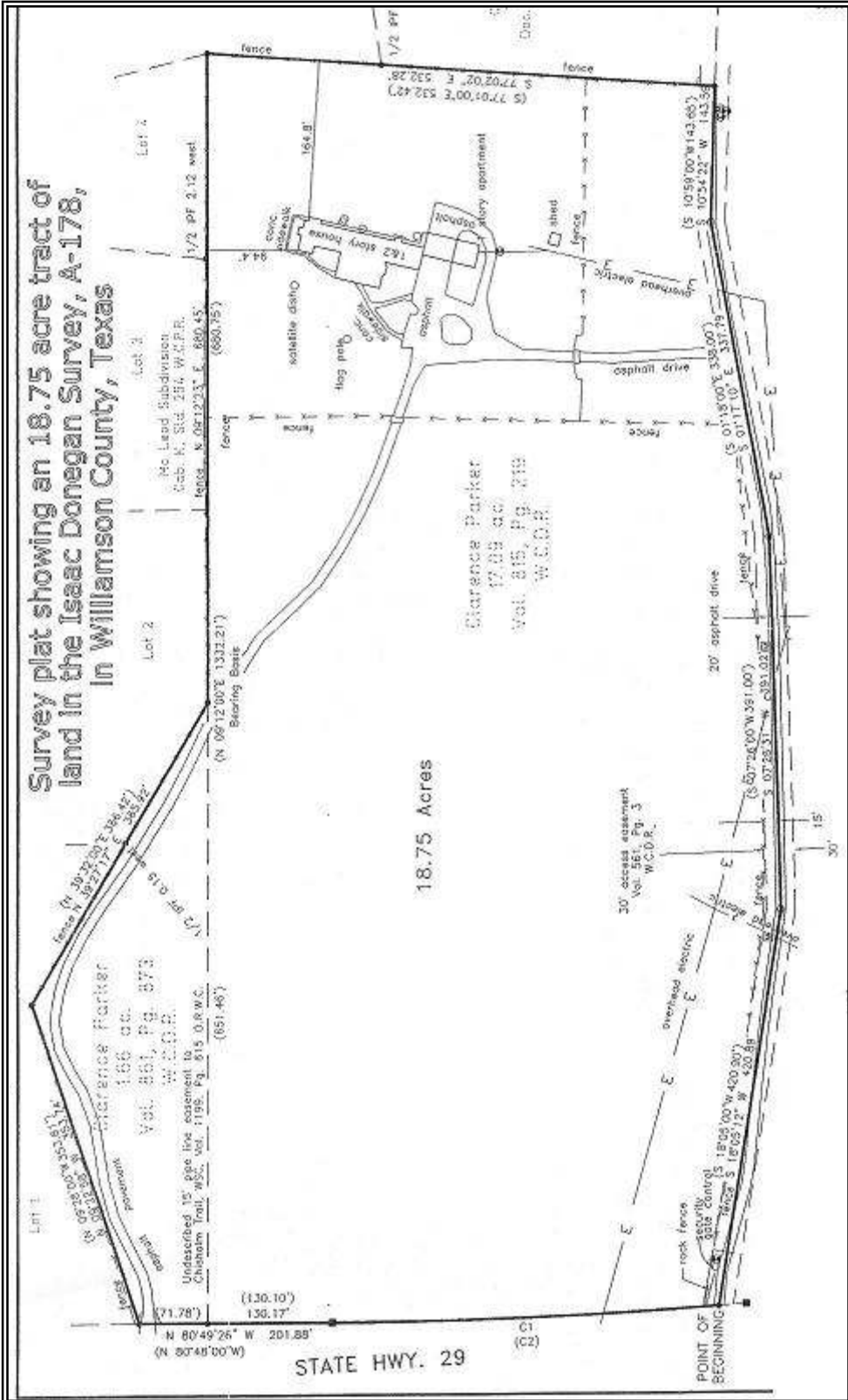


**MAPS COURTESY OF:
TURNER COMMERCIAL PROPERTIES
512-930-2800**



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

**Survey plat showing an 18.75 acre tract of
land in the Isaac Donegan Survey, A-178,
in Williamson County, Texas**



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



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