



**LAND FOR SALE: 57+/- ACRES
ALL OR PART
HWY. 29 WEST
GEORGETOWN, TX 78628**

Presented By:

Steve Turner
Representing the Seller
512-930-2800

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**FOR SALE: 57 +/- ACRES (ALL OR PART)
5359 HWY. 29 WEST, GEORGETOWN, TEXAS**

LEGAL:

AW0490 A.H. Porter Survey, 24.356 acres
AW0490 A.H. Porter Survey, 1.68 acres
AW0490 A.H. Porter Survey, .62 acres
AW0490 I. Donagan Survey, 18.48 acres
AW0490 I. Donagan Survey, 11.446 acres
AW0490 I. Donagan Survey, .65 acres
Total: 57.232 acres

LOCATION:

Approximately 5 miles west of IH-35 on Hwy. 29 West on the south side of the road.

DESCRIPTION:

Approximately 57 acres of beautifully manicured land with approximately 154 feet of frontage on Hwy. 29 West. Property has approximately 600 feet of frontage on the South San Gabriel River. Improvements are listed below, but the main improvements are the two houses/cabins, which have been completely updated and are very attractive. The cabin next to the river is approximately 1,100 sq. ft. (2 bedroom, 2 bath) and the other is approximately 900 sq. ft. (3 bedroom, 1 bath). The other main structure is the office area (approximately 30' x 40') and warehouse/storage area (approximately 30' x 30').

COMMENTS:

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

Many improvements for a 57 +/- acre tract of land. Seller would be willing to sell all or part of the property, keeping the upper portion or lower (negotiable).

Property is an ideal small acre subdivision development, having the river as an amenity/park for the homeowners. It also would make a great single home site.

With the Water Oak development to the east and south across the river from this tract. Sewer service is currently under construction and being extended by the City of Georgetown just to the east of this property.



FLOOD PLAIN: Some, along San Gabriel River, see Broker for details.

UTILITIES: Chisholm water; current wastewater septic.

TRAFFIC COUNTS: 12,000 vpd pass this site.

SCHOOL DISTRICT: Georgetown & Liberty Hill ISD

TAXES: Currently Ag Exempt

ZONING: None

PRICE: \$26,500.00 per acre - \$1,516,650.00

COMMISSION: 3% to Selling Broker

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AMENITIES:

- ◆ Fully automated iron and stainless steel security gate at main entrance to property
- ◆ 1,800+/- ft. of improved paved asphalt
- ◆ Electric gate at cross fence to old Parnham section
- ◆ Cattle guard at cross fence at Seminole Pipeline
- ◆ Both cabins re-floored with Pergo-type flooring and repainted interiors
- ◆ Split-rail cross-fencing in river pasture with split-rail yard fencing for lower cabin
- ◆ 4 stall barn and separate tack room now in lower cabin
- ◆ 3,000+/- cubic foot hay storage for square bales. Can easily be moved and used for other storage barn type functions
- ◆ Cross fenced section along entry drive leading to shop building
- ◆ Enlarged decking for lower cabin to encompass 3 sides of building
- ◆ 8 car concrete parking at lower cabin
- ◆ "Legacy" aged oak trees in lower section fully de-mossed and trimmed to protect health
- ◆ 800+/- ft. deep water well into the Trinity Aquifer with 10,000+/- gallon storage, 2,000+/- ft 2" line supplying full length of property to the river. Backflow valve at Chisholm Trail water service for easy tie-in if necessary. 5 hp pressure pump, DE filter, chlorinator, supplies property with chlorinated, filtered water at a minimum of 70 psi pressure. Well has never gone dry.
- ◆ Entire well equipment and storage tanks enclosed on concrete pad with metal building
- ◆ Quantity 5 2" access points for irrigation or fire protection purposes
- ◆ Stock pond enlarged and deepened to 8+/- ft. in depth
- ◆ Well water services stock tank for year round stock pond supply
- ◆ 8 freeze-proof hydrants provide water trough or garden hose access to water service
- ◆ No other property serviced by water supply
- ◆ 1,200+/- sq. ft. addition to original barn serves as shop, with full bath included. Full HVAC, insulated, plumbed for building wide compressed air.
- ◆ Rustic "country front porch" façade on front of original barn building
- ◆ Warehouse and office has paved parking suitable for office or industrial use, and refinished inside - retaining 2 offices and dropped ceiling
- ◆ 1,000+/- sq. ft. covered storage external to shop building



Boundary Lines are Approximate!

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

