



**LAND FOR SALE - 5+/- ACRES
HWY. 29 WEST
GEORGETOWN, TX 78628**

Presented By:

Steve Turner
Representing the Seller
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LAND FOR SALE – 5+/- ACRES HWY. 29 WEST, GEORGETOWN, TEXAS

LEGAL:

AW0178 Donagan, I., Survey, 5 acres.

LOCATION:

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

DESCRIPTION:

5-acre tract on the south side of Hwy. 29 West. Approximate dimensions are 271 feet of frontage on Hwy. 29 and 838 feet in depth. Property has a driveway/curb cut access in place. P.E.C. water meter has been purchased and transfers with the sale. Chisholm Trail water meter is in place. There is a small spring-fed pond located on the property. Geological Assessment engineering and permits for an approved TCEQ water abatement plan for approximately an 11,370 sq. ft. worth of building slabs which includes a 1250 ft. office/warehouse just completed. Owner has also just completed two other building pads. The plan includes the paving and parking for the buildings. Property has an approved Williamson County septic permit for the construction of the septic system. Interior property driveways and culverts are in place, and seller has approximately \$20,000.00 worth of limestone on the property that can be used for the construction of the approved 11,370+/- sq. ft. of buildings. All the above is included in the property's purchase price.

SCHOOL DISTRICT: GISD

TAXES: 2007 - approximately \$3,200.00

ZONING: None, out of the City of Georgetown ETJ.

UTILITIES:

Chisholm water – wastewater – septic.



TRAFFIC COUNTS: 12,000 vpd pass this site.

COMMENTS:

This property is being offered for sale in its "AS IS, WHERE IS" condition. Small user tracts are hard to find on Hwy. 29 West. This site lies in the middle of all the activity on Hwy. 29, just west of the ABG 2,000 acre development and just east of the Pennacle/C-7 development at Ronald Reagan Blvd. and Hwy. 29. All TCEQ and engineering permits are in place for all 7 individual pads. The existing new building is valued at \$95,000.

PRICE: \$475,000.00 (\$2.18 per sq. ft.).

COMMISSION: 3% to Seller's Agent

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