

\$1,700,000 - 7801 E State Highway 29, Georgetown

MLS® #2527430

\$1,700,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 14.98 Acres

FURGUSON, Georgetown, TX

Prime Location & Less Regulation: Subject Property is a short 4 miles to the east of Hwy 130 Toll Rd. on E Hwy 29 and is just outside of the Georgetown ETJ! The land is located about 20 minutes from the proposed Samsung facility in Taylor; about 5 minutes from Hwy 130 toll in Georgetown, and 10- 12 minutes from Round Rock, Hutto and Pflugerville. Rancho San Gabriel Development (WBW Development Company) is planned to the east of the subject property and will house the Williamson County MUD district # 16 wastewater facility. Rancho San Gabriel is platted for 1500 Single Family homes.

In addition, another residential development is permitted for 2100 single family homes to the east of the both the subject property and the Rancho San Gabriel development.

Water and Wastewater- Williamson County MUD district #16. The Jonah Water board recently voted to approve construction of the wastewater treatment plant that will be located on the adjacent property to the east of the subject property! Once the land and permits are transferred to Jonah Water from the developer, then Jonah Water will be building/maintaining and owning the sewer treatment plant with capacity to serve the current and future projects along the high growth Hwy 29 E corridor. Buyers can present their projects to Jonah Water who will conduct an investigational study and if approved Jonah



will reserve wastewater and water capacity for one year. 7801 Hwy 29 E Georgetown is a perfect opportunity for a high density residential mixed use projects (apartments, hotels etc), office space and retail due to Hwy 29 road frontage and pending utilities! Flexible use with less regulation!

Water capacity: Jonah Water is putting in a 24" water line from FM 1660 to the WBW development just east of the subject property. Water capacity would be included in an investigational capacity study and if approved Jonah Water will reserve capacity for the project.

Built in 2019

Essential Information

ListingFeed	abor_vow
MLS® #	2527430
List Price	\$1,700,000
Sale Price	\$1,300,000
Sale Date	March 9th, 2022
Bathrooms	0.00
Acres	14.98
Year Built	2019
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed

Community Information

Address	7801 E State Highway 29
Subdivision	FURGUSON
City	Georgetown
County	Williamson
State	TX
Zip Code	78626

Amenities

Utilities	Cable Connected, Electricity Connected, Water Connected
Parking	Direct Access, Driveway, Garage, Gravel, Gated
View	Meadow, Pasture, Rural

Interior

Interior	Concrete, Tile
Heating	Central
Cooling	Central Air

Exterior

Construction	Metal Siding, Spray Foam Insulation
Foundation	Slab