

\$5,100,000 - Tbd Farm To Market 972, Georgetown

MLS® #6995451

\$5,100,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 99.01 Acres

G305M50H - E Gtown ISD Abstracts, Georgetown, TX

Prime opportunity for residential development! Expansive 99-acre land parcel, situated near historic Walburg, Texas, but zoned to Georgetown ISD, offers tremendous potential for investors & developers. An arterial road, as part of the Long-Range Transportation Plan (LRTP), is conveniently situated across the property & should be incorporated in the overall design of the future development. This thoroughfare will increase access to major travel routes & can reduce horizontal development costs to the developer via a "Cost Sharing Agreement" with Williamson County. Whether you're an experienced developer or an investor seeking a promising opportunity, this property offers flexible financing options, including the possibility of seller or private financing. Nestled in the picturesque Texas landscape & bordering the single family development, Twin Creek Farms, this vast land offers the perfect canvas for crafting a desirable neighborhood with gentle grade in topography. The natural grade leads to Opossum Creek at the South end of the property and would be a perfect setting for recreational use. The property fronts FM 972 in Walburg in two locations, offering separate entrances to the future development. The center frontage is roughly 250' in width & the easternmost front is roughly 95'. With two Jonah water lines, an 8" line along FM 972 and a 6" line located near the center of the property, & Oncor electric available, this is a developer friendly parcel.



Sanitary aspects of the development to be handled by on-site sewer(septic)until alternative options become available. This land is perfectly situated for residential development or can be a long-term hold with possibilities of expansion in the future as well. Take advantage of the strong demand for residential properties in this thriving region & unlock the potential for significant returns on your investment.*Additional docs upon request, dimensions are approx., Multiple parcels=99 acres,Currently has an Ag exemption*

Essential Information

ListingFeed	abor_vow
MLS® #	6995451
List Price	\$5,100,000
Sale Price	\$4,405,812
Sale Date	July 12th, 2024
Bathrooms	0.00
Acres	99.01
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	Tbd Farm To Market 972
Subdivision	G305M50H - E Gtown ISD Abstracts
City	Georgetown
County	Williamson
State	TX
Zip Code	78626

Amenities

Utilities	Electricity Available, Sewer Not Available, Water Available
View	Hills, Pasture, Trees/Woods
Waterfront	None
Has Pool	Yes

Exterior

Lot Description Agricultural, Farm, Trees Large Size

School Information

District	Georgetown ISD
Elementary	Pat Cooper
Middle	Charles A Forbes
High	Georgetown