

3 ACRES FOR SALE

701 CR 107, Georgetown TX

ASKING Price: \$1,400,000



COMPASS

Sale Package



SALE SUMMARY

Presenting approximately 3 acres in the Georgetown ETJ off County Road 107, located in one of the fastest-growing areas of Williamson County.

The property has no deed restrictions and includes:

- Approximately 3 acres
- 1,200 SF shop
- 1,980 SF house / office space
- Very flat and usable land
- 12-inch Jonah Water line located on the same side of the road

The property is very close to University Boulevard and SH 130, providing quick access to Georgetown, Round Rock, and the surrounding growth corridors. The property is also currently leased on a 2-year agreement, providing immediate income while a future owner plans development, holds the property, or prepares for another use.

With the existing infrastructure, flat land, no deed restrictions, and strong surrounding development, this property offers a lot of flexibility for an investor, owner-user, or developer.

PROPERTY SUMMARY

Asking Price	\$1,400,000
Acres	3
Avialability	Now
Zoning Type	None (ETJ)
Restrictions	None





TOLL RD 130

Chandler Road

County Road 107

*Driveway & Parking to be finished

An aerial photograph of a rural property. A large area is outlined in orange. Inside this area, there are several buildings: a large white building, a smaller white building, a brown-roofed house, and a blue-roofed office building. A dirt road curves around the left side of the property, and a paved road runs along the bottom right. In the background, there are more buildings and a large white storage area.

BLDG 2 (9000sf)

BLDG 1 (7500sf)

Office (1700sf)



*Driveway & Parking to be finished



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EXCLUSIVELY PRESENTED BY:
ANZELL ZAPATERO



Realtor
Mobile: 7374440777
anzell.zapatero@compass.com
License #: 755082

COMPASS

Compass

2500 Bee Cave Rd
Westlake Hills, TX 78746
Office: (512) 575-3644