



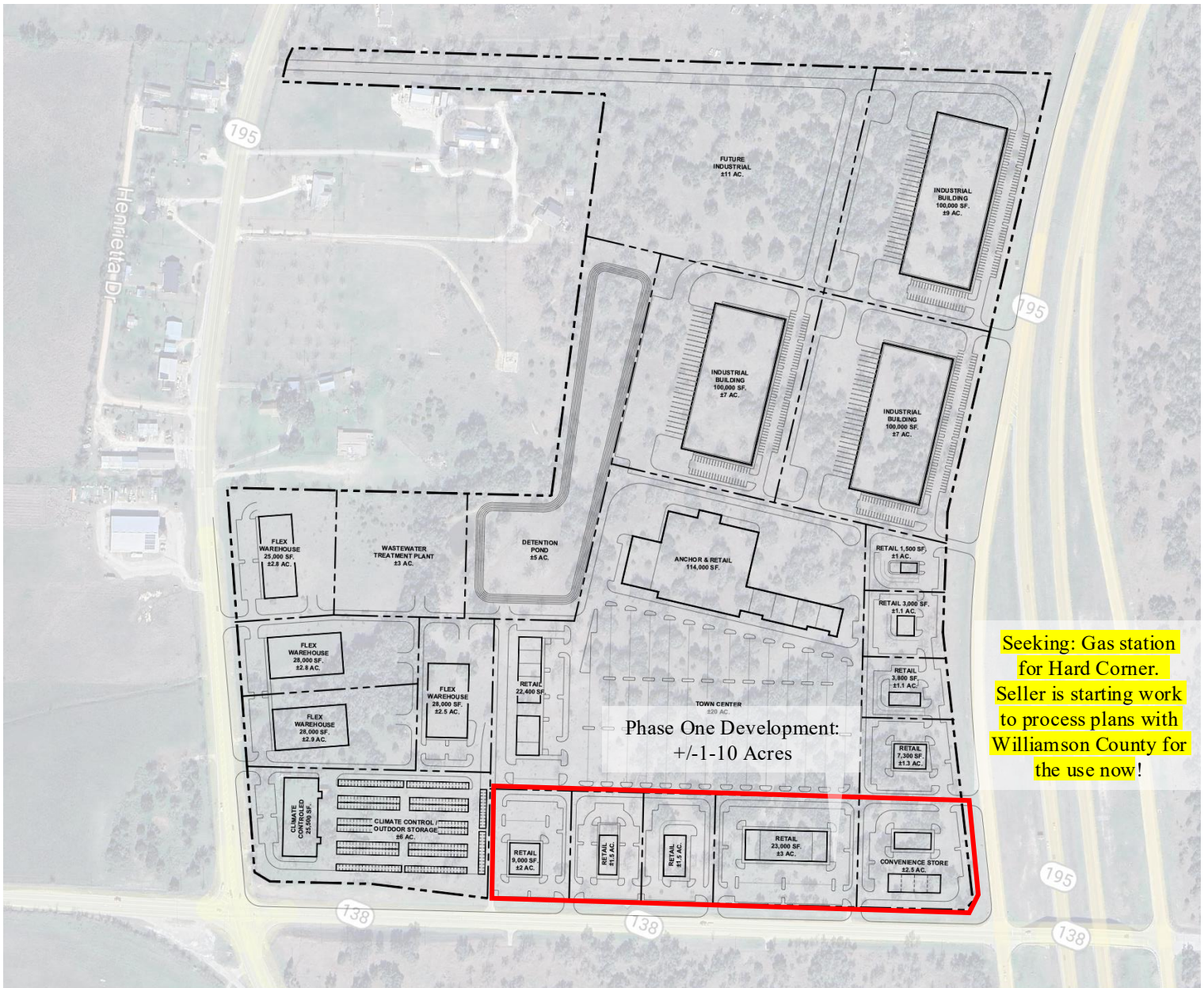
Seeking Gas Station/QSR Users for Pad Sites

Located at the northwest corner of Highway 195 and 138 in Florence, TX, this corner offers flexible pad sizes ranging from approximately 1-2 acres. The property is located outside the Florence ETJ, so building permits will be processed directly with Williamson County, which should allow for a number of different uses, including retail, gas station/c-store, drive-through restaurant and more. Less than one mile north of downtown Florence, this market is poised to be the next hot area in Central Texas, which is evidenced by the recent investment from Georgetown in expanding both water and wastewater facilities in the area and the future flyover that is planned for this corner.

John Cummings
Dalton Shults

John@QuestRealtyAustin.com
Dalton@QuestRealtyAustin.com

512.415.8508
512.925.8077

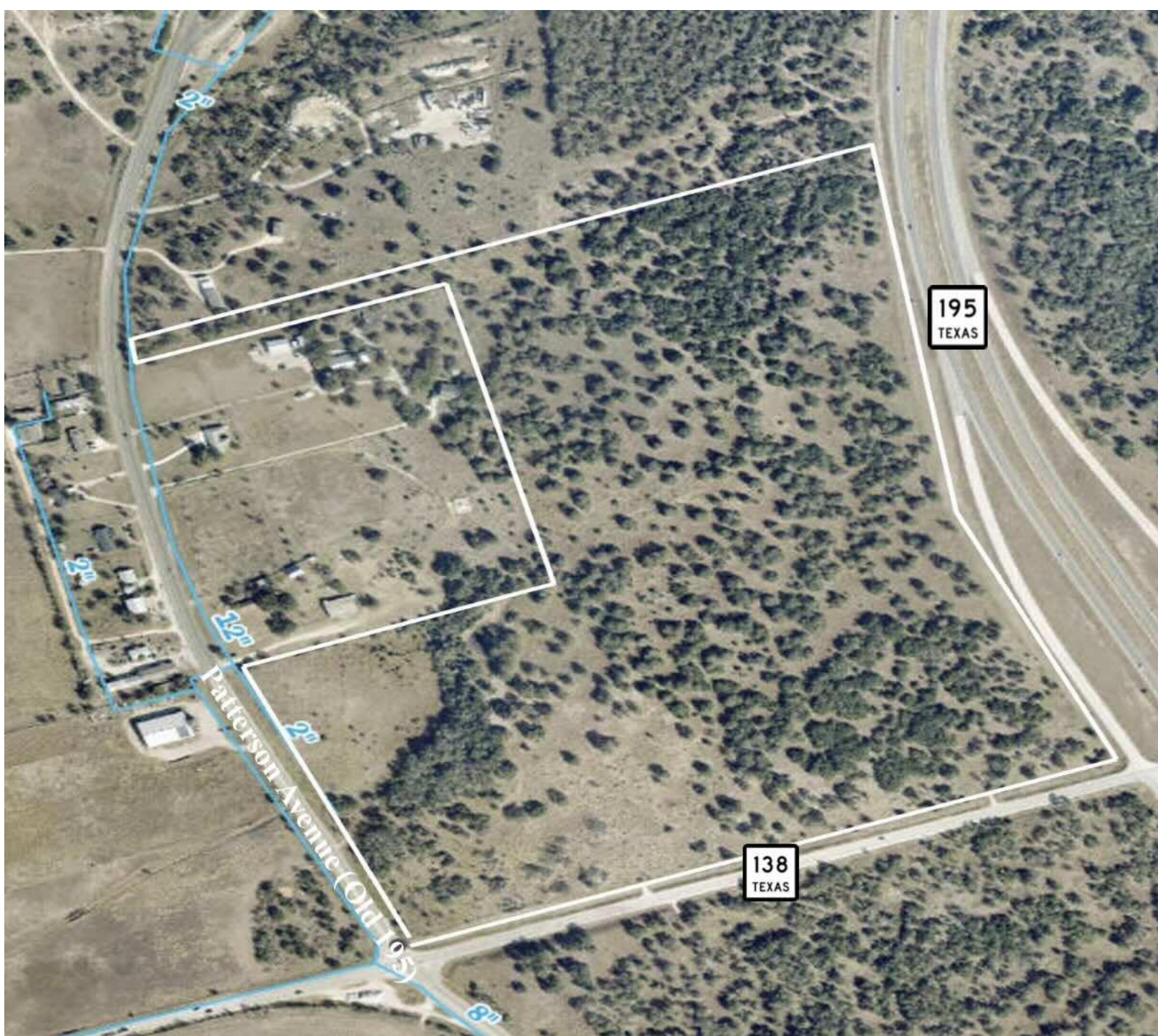


- Future Big Box Retail but focus for the time being is on the pad sites along 138 (see outline in red).
- **Acreage:** Approximately 1-2 acre pad sites but can be flexible, depending on user needs.
- **Zoning:** N/A. There is a portion of the property near the corner within Florence ETJ. **Low taxes!**
- **Wastewater:** Buildings should be planned to operate off septic for wastewater service. Developer is considering a future location for on-site wastewater treatment service but has not started the application process with TCEQ.
- **Water:** City of Georgetown CCN for water, which is located directly across the intersection of 138 and Patterson Road. Initial conversations with Georgetown indicate that capacity should not be an issue. Impact fees for water will be paid to Georgetown.
- **Access:** Current discussions related to access in process with the Williamson County/TXDOT.
- **Pricing:** Please reach out directly for pricing guidance.

Southeast Aerial



Waterline Extension



News in Florence



1. DPS Tactical Training Center – Texas Legislature appropriated \$381 million in funding to make improvements to the Williamson County Facility, expanding the premier training facility for state troopers in Williamson County. The vision is to turn the site into a Texas law enforcement academy that could be used by agencies from across the state. This Florence location is already a significant employer in northern Williamson County, employing around 1,200 employees.



2. The Nolina Community - A new master-planned community in the Georgetown-Florence area developed by Johnson Development Corp. The 524-acre community, located off of Ronald Reagan Boulevard about eight miles north of Highway 29, is planned for 1,341 single-family homes. Nolina opened for home sales in early 2024 and includes homes from developers like Chesmar Homes, Perry Homes, Taylor Morrison and Westin Homes.



3. H-E-B is building a 112,000 square feet new build with a \$30 million price tag. H-E-B's newest location will feature a fuel station and car wash. In addition to H-E-B, the Parmer Ranch Marketplace retail center will feature two retail buildings with 40,000 square feet of space, along with five additional pad sites for lease or purchase. The planned new H-E-B could bring some respite to those living near the northern edge of the suburb, such as in Florence, where the nearest H-E-B is about 20 miles away.. Location will be open late summer/early fall 2025.

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>John P. Cummings Jr.</u>	<u>348897</u>	<u>Sean@TemplarDevelopment.com</u>	<u>(512)656-8030</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>John P. Cummings III</u>	<u>662316</u>	<u>John@QuestRealtyAustin.com</u>	<u>(512)415-8508</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

