

# FOR SALE

112-114 W Davilla St, Granger, Tx 76530



## \$425,000

Two story building | 5,432 +/- sq ft

**Downtown Granger-** A hidden gem with historic brick buildings, vintage storefronts, and local businesses that give the area its classic Texas charm and friendly, small-town feel.

10 miles north of Taylor, 17 miles to Georgetown, 28 miles to Round Rock and 51 miles to Austin!



**Kelly Loessin**

Broker Associate

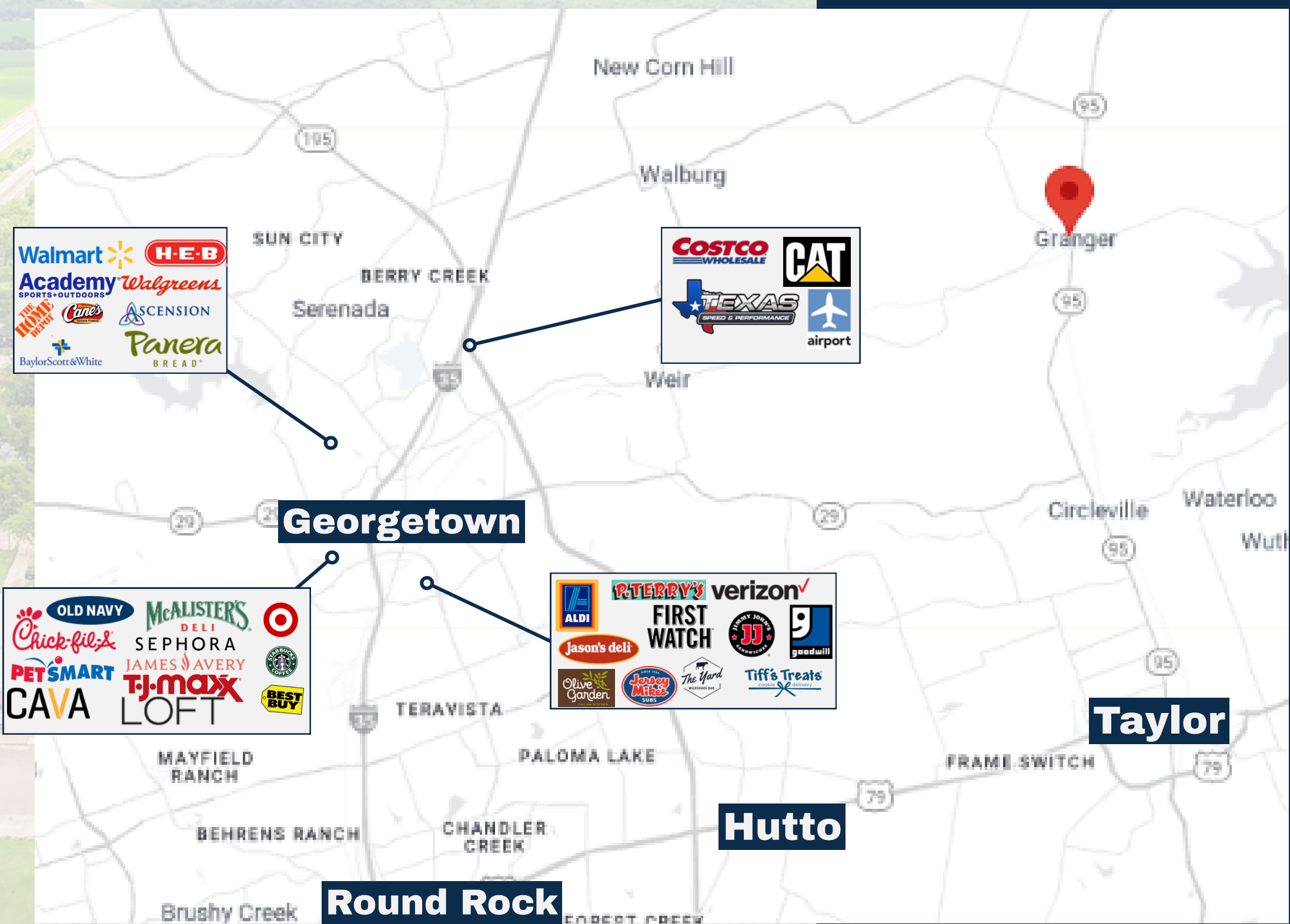
*Headwater*

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# LOCATION



**22 Miles**  
to Georgetown Airport

**33 Miles**  
to Dell Technologies

**17 Miles**  
to Downtown Georgetown

**18 Miles**  
to Round Rock

**29 Miles**  
to North Austin

# DEMOGRAPHICS

- ♦ Williamson County projected to grow **47.7%** over the next 10 years.
- ♦ **Samsung Taylor Project (10 miles away):** investment bringing 2,000+ jobs, plus suppliers and infrastructure investments
- ♦ The largest employers in Granger, TX are Manufacturing (90 people), Construction (71 people), and Retail Trade (41 people)
- ♦ About **29** Miles East of Austin. Granger combines affordability and reasonable commute times
- ♦ **29 Minute** average commute time to Georgetown, Taylor and North Austin Tech campuses.
- ♦ The traffic count on Highway 95 was **8,000**

**46**

Median Age

**1,193**

Population

**\$60,313**

Average Income



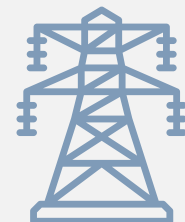
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# PROPERTY DETAILS



IDEALLY  
LOCATED



UTILITIES  
TO SITE

- All utilities to site
- Affordable housing
- Within City Limits
- Historic Early 1900s
- Two-Story Brick Building
- Adaptive reuse or redevelopment

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