

COMMERCIAL ACREAGE FOR SALE

4400 and 4402 Highway 95, Granger Tx. 76530



9,450,000



188.04 Acres



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PROPERTY SUMMARY



Property Description

Ideal commercial or mixed-use development property located just north of Austin in one of the fastest growing counties in Texas. Located on the south side of Granger, the property includes significant frontage on State Highway 95, ~250 feet of frontage on Doss Lane and ~3,800 feet on County Road 347. Located 11 miles north of where the \$17 billion dollar Samsung semiconductor facility will be built in Taylor Texas. Small portion of the property is located within the city limits of granger and the remainder is in the Granger ETJ. Water and utilities are available and the two houses on the property currently utilize city water. The fertile clay soil is currently under cultivation and grazing and the property is under a 1-d-1 Ag appraisal keeping the taxes low with some farm income.

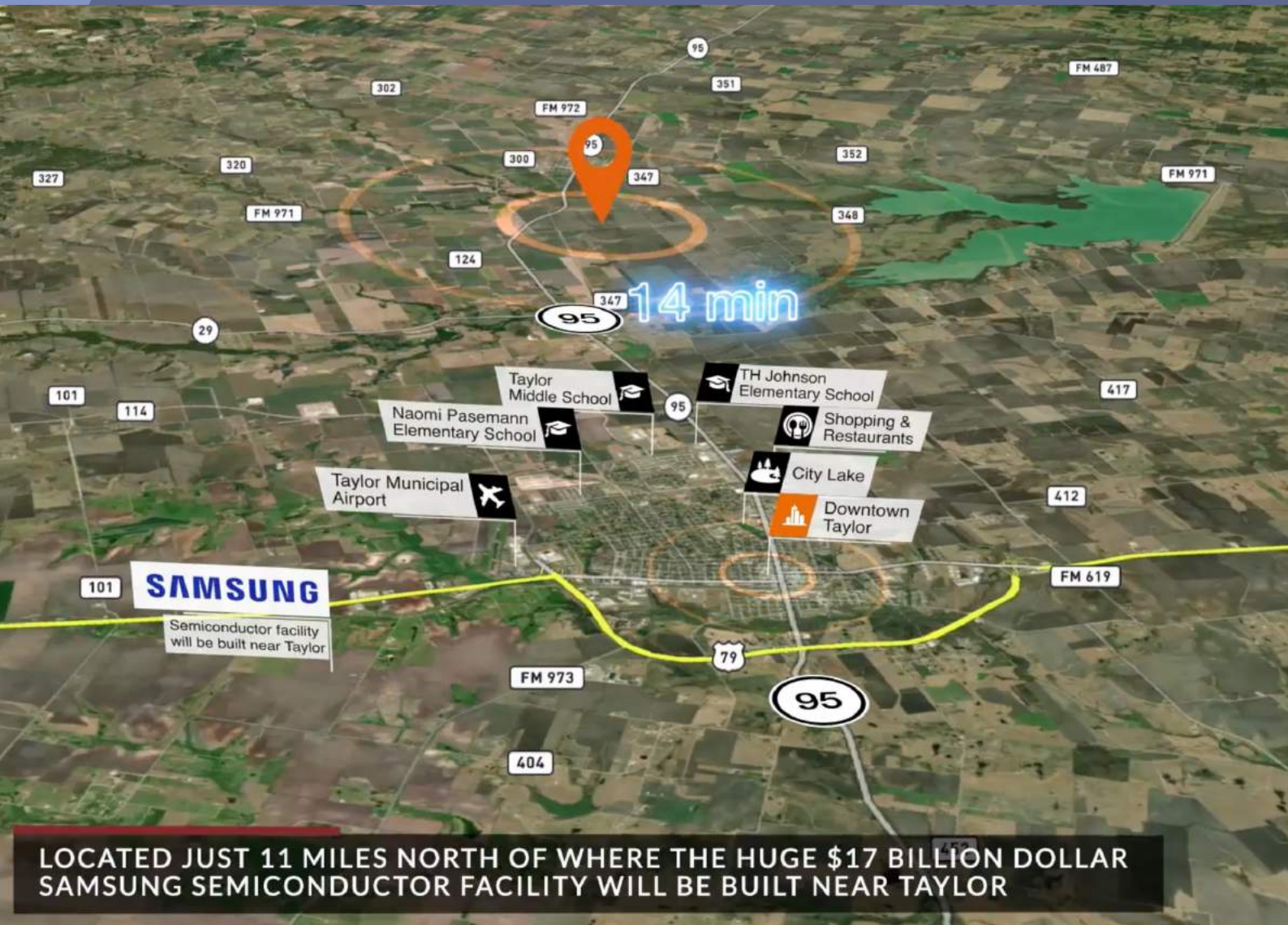
Offering Summary

Sale Price:	\$9,450,000
Lot Size:	188.04 Acres

Demographics

# of Households	614
# Of Total Businesses	39
Population	1,559
Projected Pop. Growth	2.83%

LOCATION INFORMATION



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Street Address:	4400 & 4402 Highway 95	Within Granger or Granger
City, State, Zip:	Granger, Texas 76530	ETJ, 10 miles north of Taylor,
County:	Williamson County	17 miles to Georgetown, 28
Market:	Central Texas	miles to Round Rock and 51
Nearest Highway:	Highway 95	miles to downtown Austin!
Nearest Airport:	Taylor Municipal Airport	

POTENTIAL USES



POTENTIAL LAND USES

- All residential tracts
- All commercial tracts
- Storage unit land
- Manufactured homes
- RV Park

Williamson County has grown over 20% in the last 5 years. Williamson County also has three cities that are ranked in the top 100 of fastest growing cities in the United States over the past year. There is tremendous opportunity for growth and expansion!



PRESENTED BY:



ANNETTE RAMEY

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SCHEDULE YOUR TOUR**