



Austin FM970 Andice Land

ANDICE, TEXAS 78633 | 58.902 AC FOR SALE -



OFFERING MEMORANDUM

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664



PRESENTED BY:

FRANCES CROSSLEY
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frances@crossleycommercial.com
TX #624525

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Property Summary



OFFERING SUMMARY

Sale Price: 55K per AC
Lot Size: 58.902 AC

LOCATION OVERVIEW:

Andice, Texas, is a small town located in Williamson County, Texas. It is situated about 38 miles north of Austin and 15 miles north of Georgetown. The town lies at the intersection of Farm Roads 2338 and 970, approximately five miles southwest of Florence. While it has a small population (about 25 as of the 2000 census), it is part of a region experiencing growth due to its proximity to larger cities like Georgetown and Austin.

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Property Image



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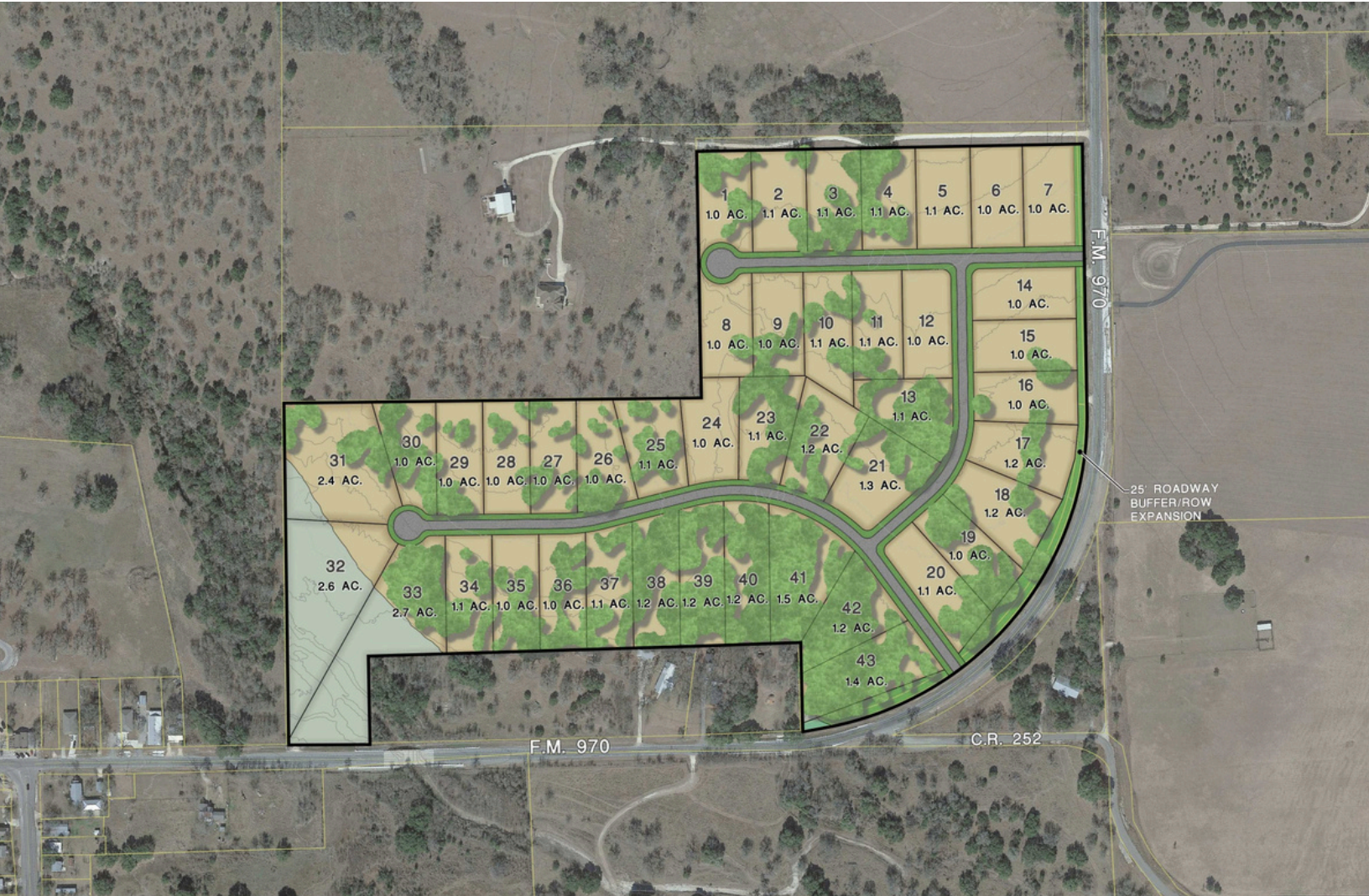
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Ariel Site Plan



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Site Plan

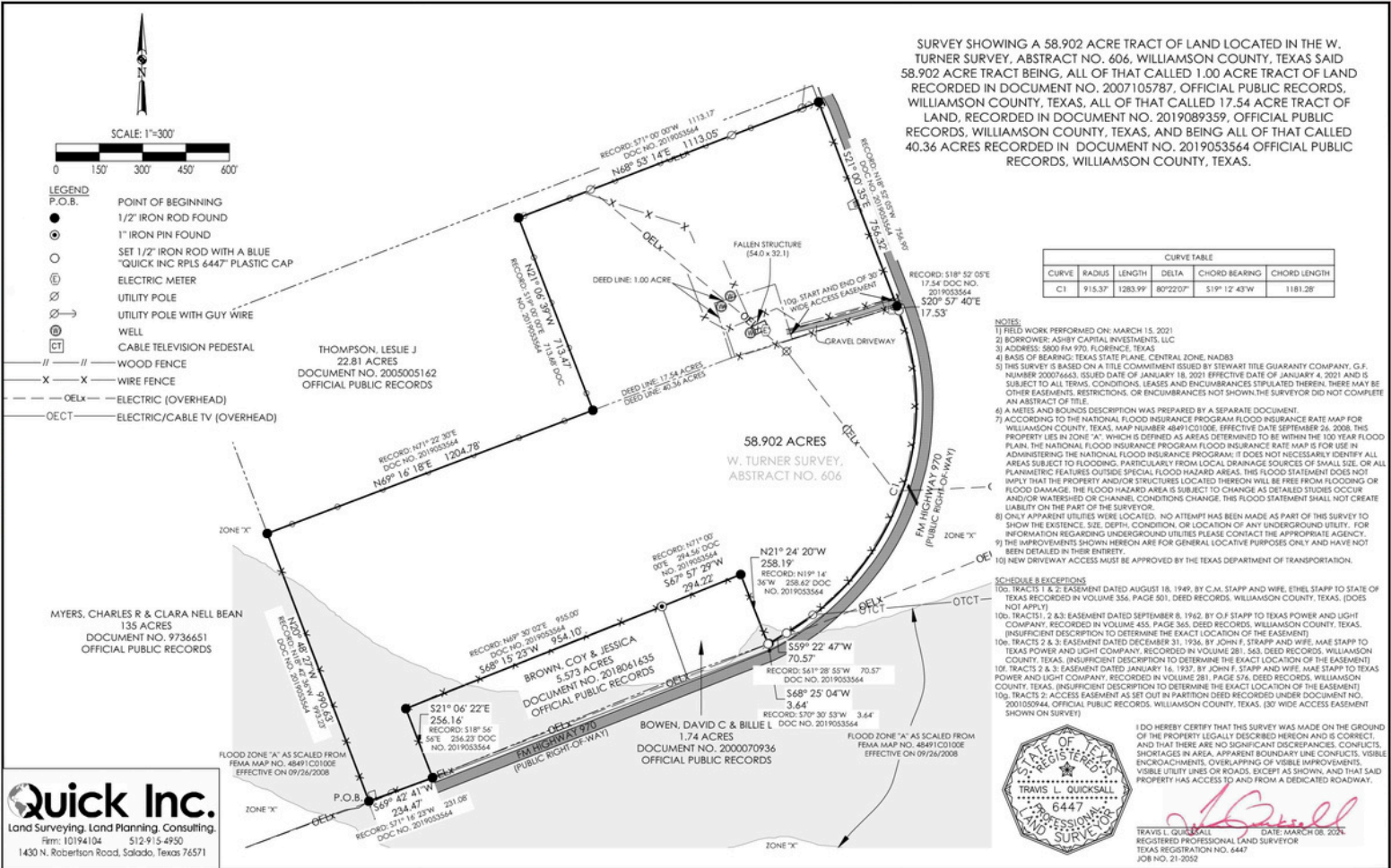


EXHIBIT "A"

Quick Inc.
Land Surveying, Land Planning, Consulting.
Firm: 10194104 512.915.4950
1430 N. Robertson Road, Salado, Texas 76571

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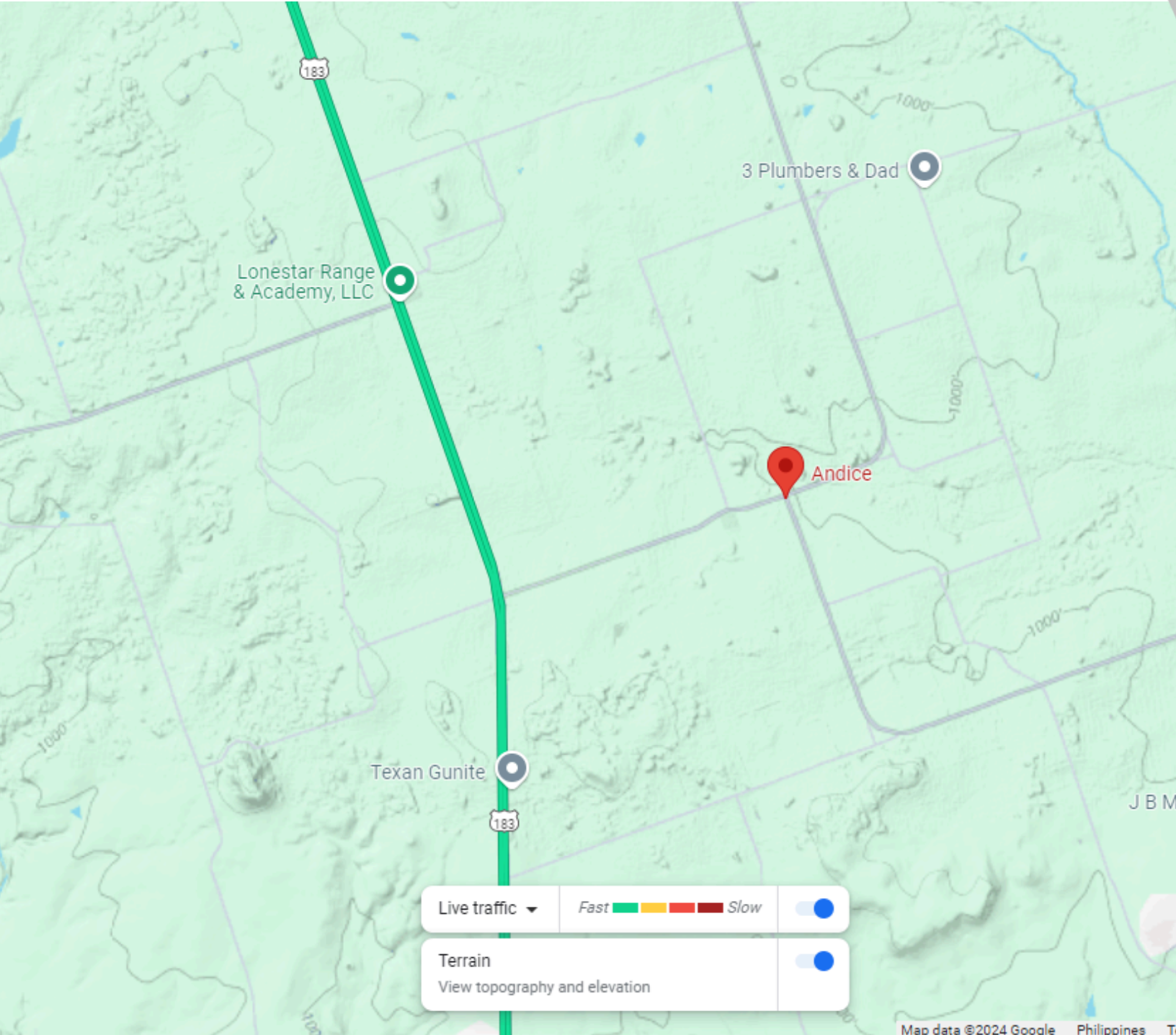
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Regional Map



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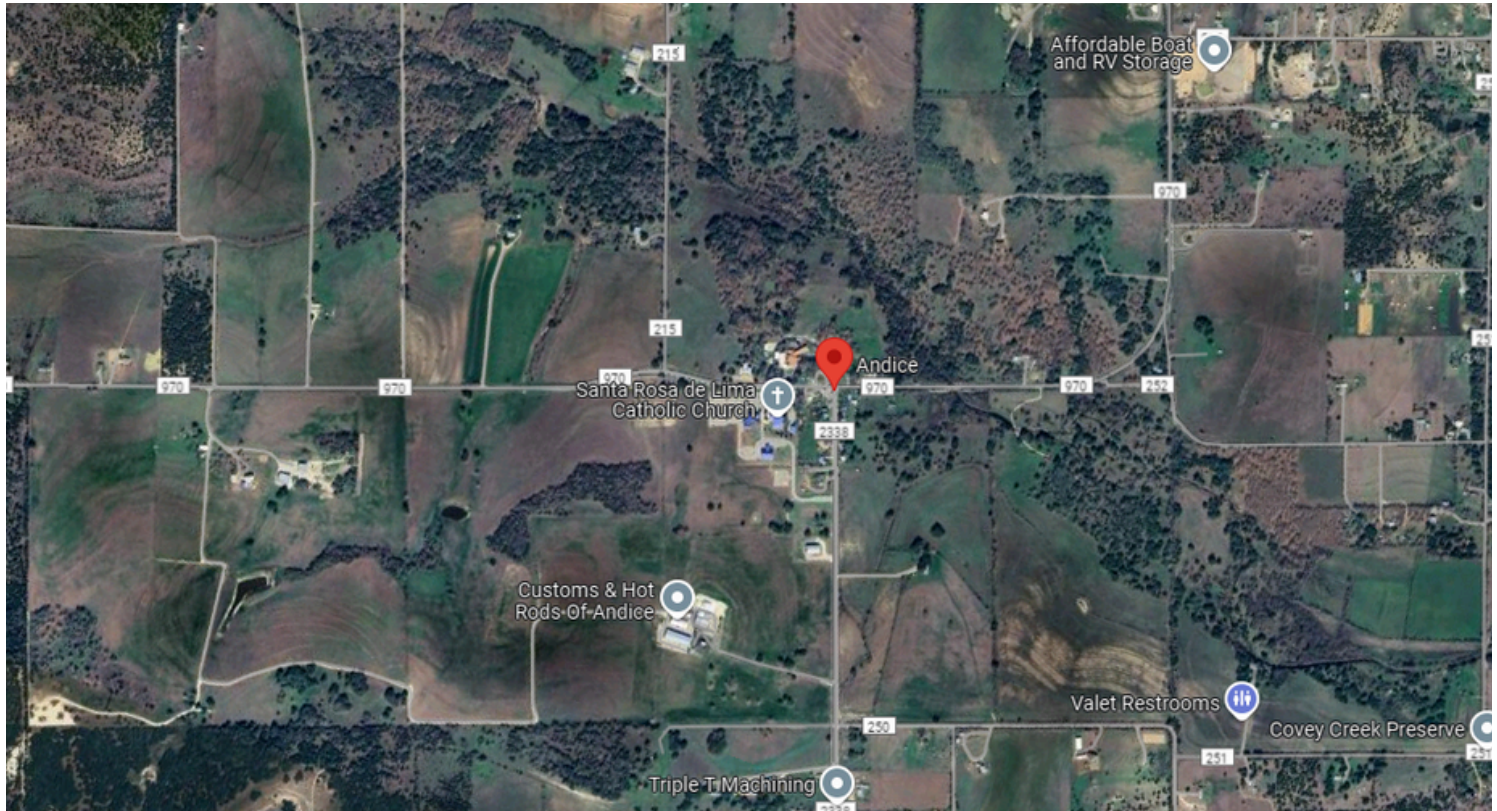
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Aerial Map



Here are the approximate distances from Andice, Texas (near FM 970) to some major landmarks in Austin:

1. Samsung Austin Semiconductor:

- Approximate distance: 37 miles (60 km)
- Samsung Austin Semiconductor is located in the northeast of Austin, making the trip from Andice take around 40-50 minutes by car.

2. Tesla Gigafactory Texas:

- Approximate distance: 47 miles (76 km)
- Tesla's Gigafactory is situated southeast of Austin, and the drive from Andice takes about 55 minutes to an hour, depending on traffic.

3. Austin-Bergstrom International Airport:

- Approximate distance: 49 miles (79 km)
- The airport is located in southeast Austin. The drive from Andice usually takes around 1 hour.

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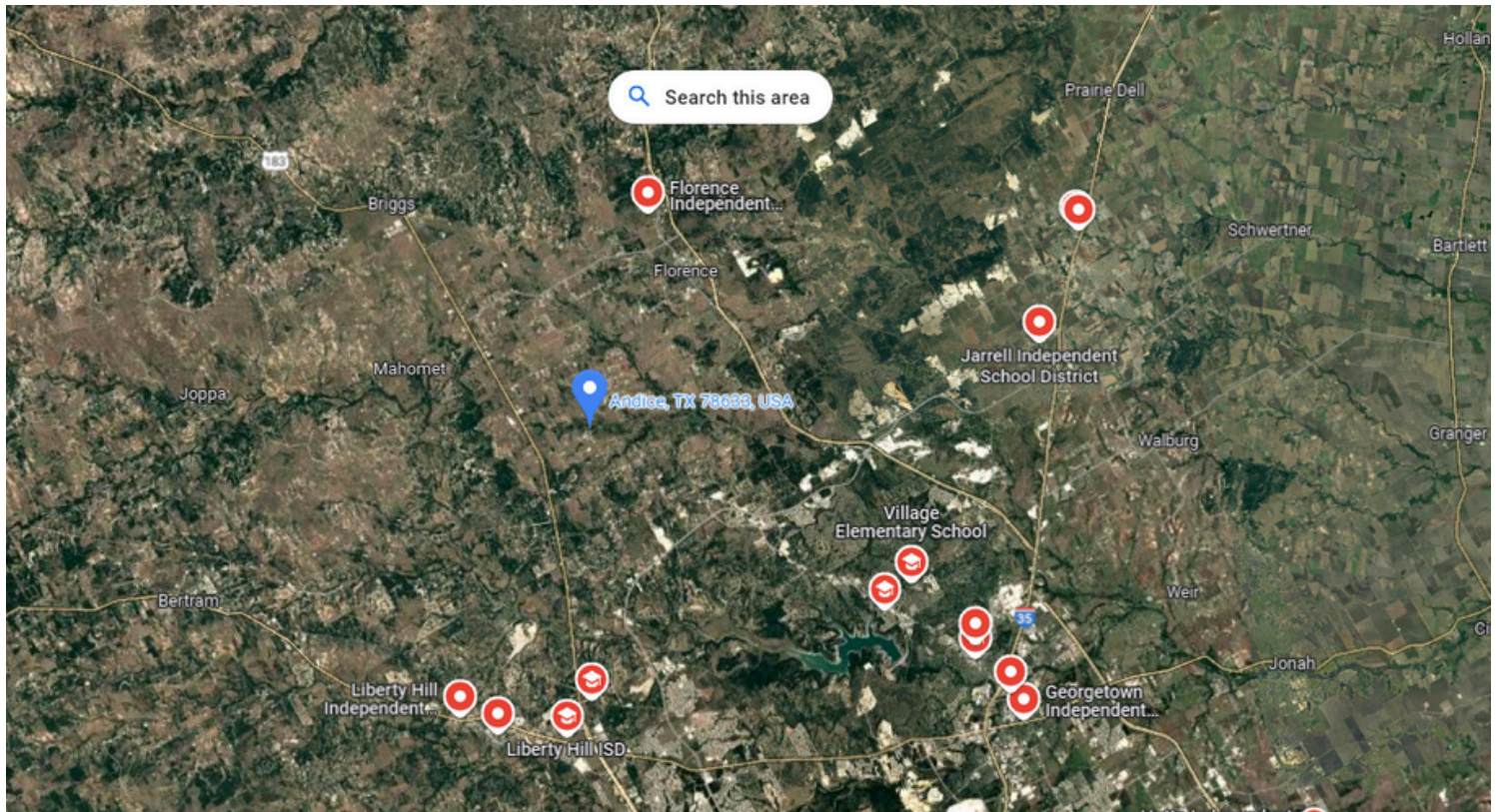
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Aerial Map



The school districts near FM 970 in Andice, Texas, primarily fall within Florence Independent School District (ISD), which serves Andice directly. However, due to the proximity of nearby towns and growing development, other school districts are also nearby:

1. Florence ISD:

- The primary school district serving Andice and its immediate surrounding area. This district includes Florence High School, Florence Middle School, and Florence Elementary School.

2. Georgetown ISD:

- Located approximately 15 miles southeast of Andice, Georgetown ISD serves a large portion of Williamson County and could be an option for families living near Andice.

3. Liberty Hill ISD:

- To the southwest of Andice, Liberty Hill ISD is another neighboring district. Liberty Hill ISD has been growing rapidly as the area develops.

4. Leander ISD:

- A bit further south, Leander ISD covers a large portion of northwest Austin's suburbs and may be relevant to families living in the southern areas near Andice.

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Major Employers

Williamson County is consistently one of the nation's fastest-growing counties, with upscale suburbs in its six unique cities and an array of retail and business parks. The county is home to **25% of Tennessee's inc.** 5000 companies including national & international headquarters for over 40 companies like Nissan North America and Mitsubishi. Williamson County offers a superior quality of life, historic ambiance and has the highest high school graduation rate in the state.



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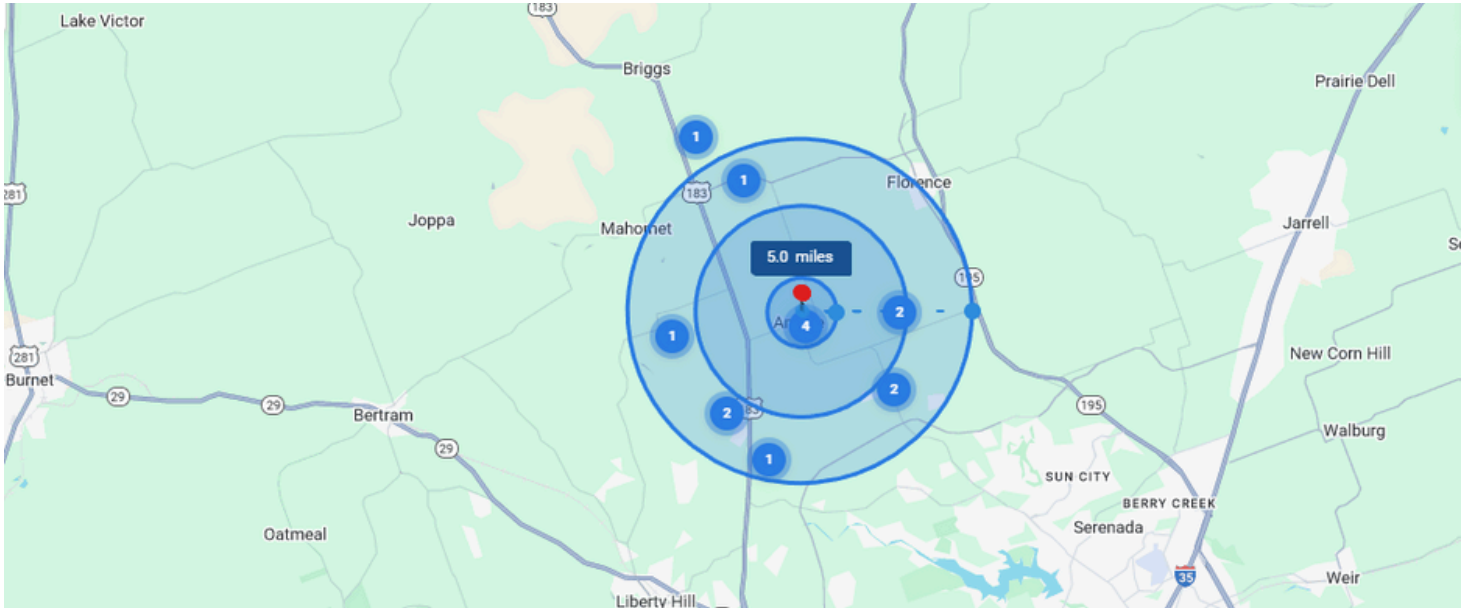
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Demographic Profile



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	32,600	139,00	275,00
Average Age	35	35	35
Age Growth Rate	3%	3%	4%
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Median Income	79,400	96,700	102,000
Income Growth Rate	33%	4%	4%
Number of Employees	25,500	108,000	212,000

* Demographic data derived from 2020 ACS - US Census

Household incomes around **FM 970 Andice, Texas**, vary based on proximity to nearby towns and economic conditions in Williamson County, average household incomes can range between:

- \$80,000 to \$90,000 in rural parts near Andice, such as Florence and smaller communities
- \$100,000 and up in areas closer to Georgetown and Liberty Hill, which are experiencing rapid development and growth

These figures give a general estimate of household income, but variations exist based on proximity to larger cities and local economic factors.

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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:

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

ABROKER'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 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.

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Sales Agent/Associate's Name	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date