

COMMERCIAL FOR SALE

383 FM 970, FLORENCE, TX 76527, WILLIAMSON COUNTY

383 FARM TO MARKET ROAD 970, FLORENCE, TX 76527



FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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PROPERTY SUMMARY

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Property Summary

Lot Size:	2.0 Acres
Building:	6,000 SF
HVAC:	(1) 10-ton Trane (2) mini-splits
Roll-up Doors:	(1) 12' roll-up door (front) (1) 16' roll-up door (side)

Property Overview

Located just west of Georgetown in the high-growth corridor of Florence, TX, 383 FM 970 is a 6,000 square foot flex building situated on 2 unrestricted acres in Williamson County. This versatile property blends showroom-quality finish with functional industrial utility, offering 3,500 square feet of climate-controlled space—including two large offices with mini-split systems and loft space above—and 2,500 square feet of warehouse or production area. The entire building is fully spray-foamed and coated with a fire-retardant paint for added insulation and efficiency. Features include stained concrete floors in the conditioned area, a 12-foot glass roll-up door at the front, a 16-foot metal roll-up door for drive-in access, and a clean, modern steel façade accented with stone and lighting. Additional highlights include a new septic system, upgraded three-phase power at the pole, a 10-ton Trane HVAC system, covered patios in both the front and rear, and an asphalt parking lot with drive-through capability. With no zoning restrictions and direct FM 970 frontage across from the Florence ISD complex, this property offers strong visibility, easy access to SH 195 and I-35, and the flexibility to support a wide range of commercial, industrial, or owner-occupied uses.

Location Overview

Situated in Florence, TX—just 13 minutes from Georgetown and 45 minutes from North Austin—383 FM 970 enjoys a strategic position within one of Central Texas's fastest-growing regions. Located in Williamson County, this property benefits from a pro-growth environment, no zoning restrictions, and direct frontage on FM 970, offering strong visibility and convenient access to State Highway 195, SH 138, and I-35. The site sits directly across from the Florence ISD complex, bringing consistent daytime traffic and community presence. Florence continues to attract businesses and residents looking for space, value, and accessibility without the regulatory constraints and overhead of larger metro areas. With rapid residential and commercial expansion extending north from Austin and west from Georgetown, this location offers long-term upside for both users and investors seeking to plant a flag in a high-opportunity corridor with seamless access to major markets and supply chains.

AERIAL VIEW

383 FARM TO MARKET ROAD 970



INTERIOR

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INTERIOR

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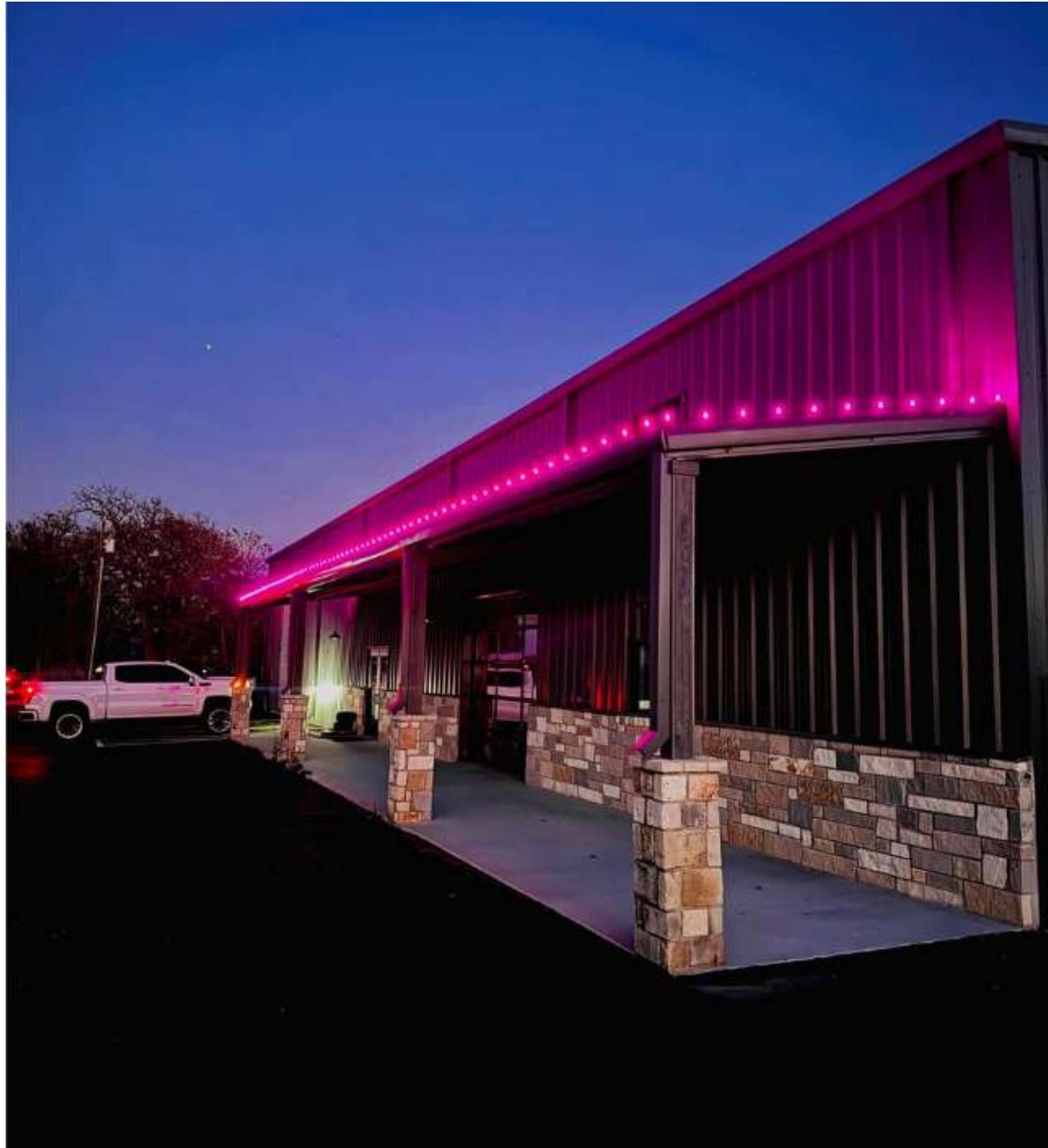
EXTERIOR

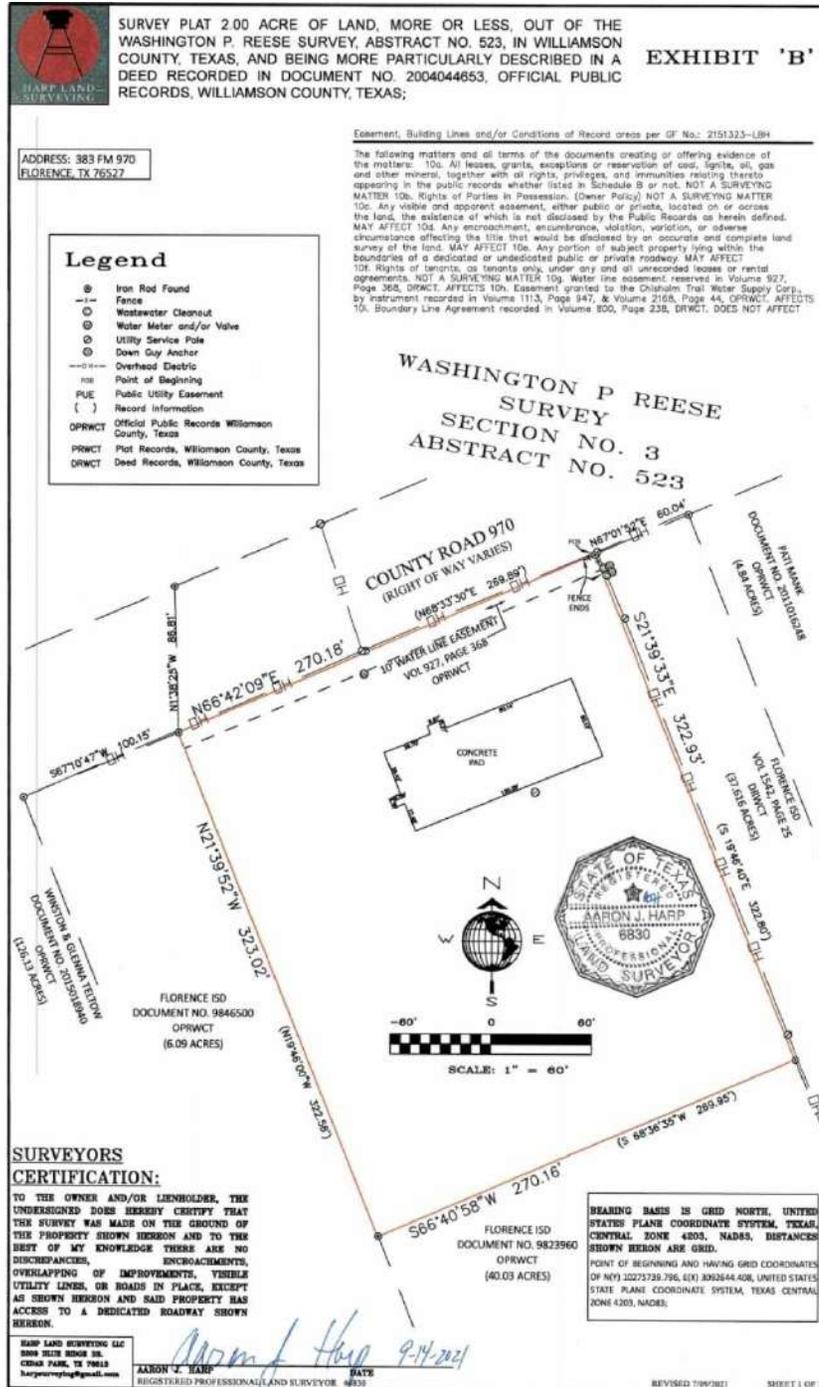
383 FARM TO MARKET ROAD 970



EXTERIOR

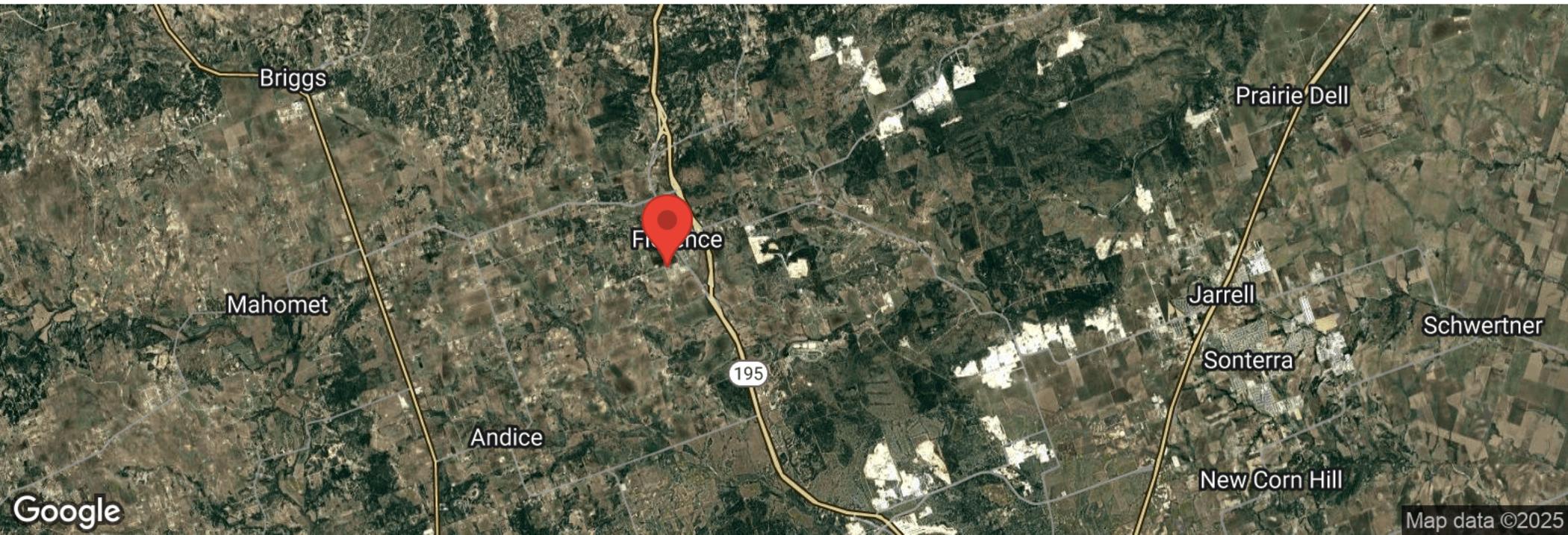
383 FARM TO MARKET ROAD 970





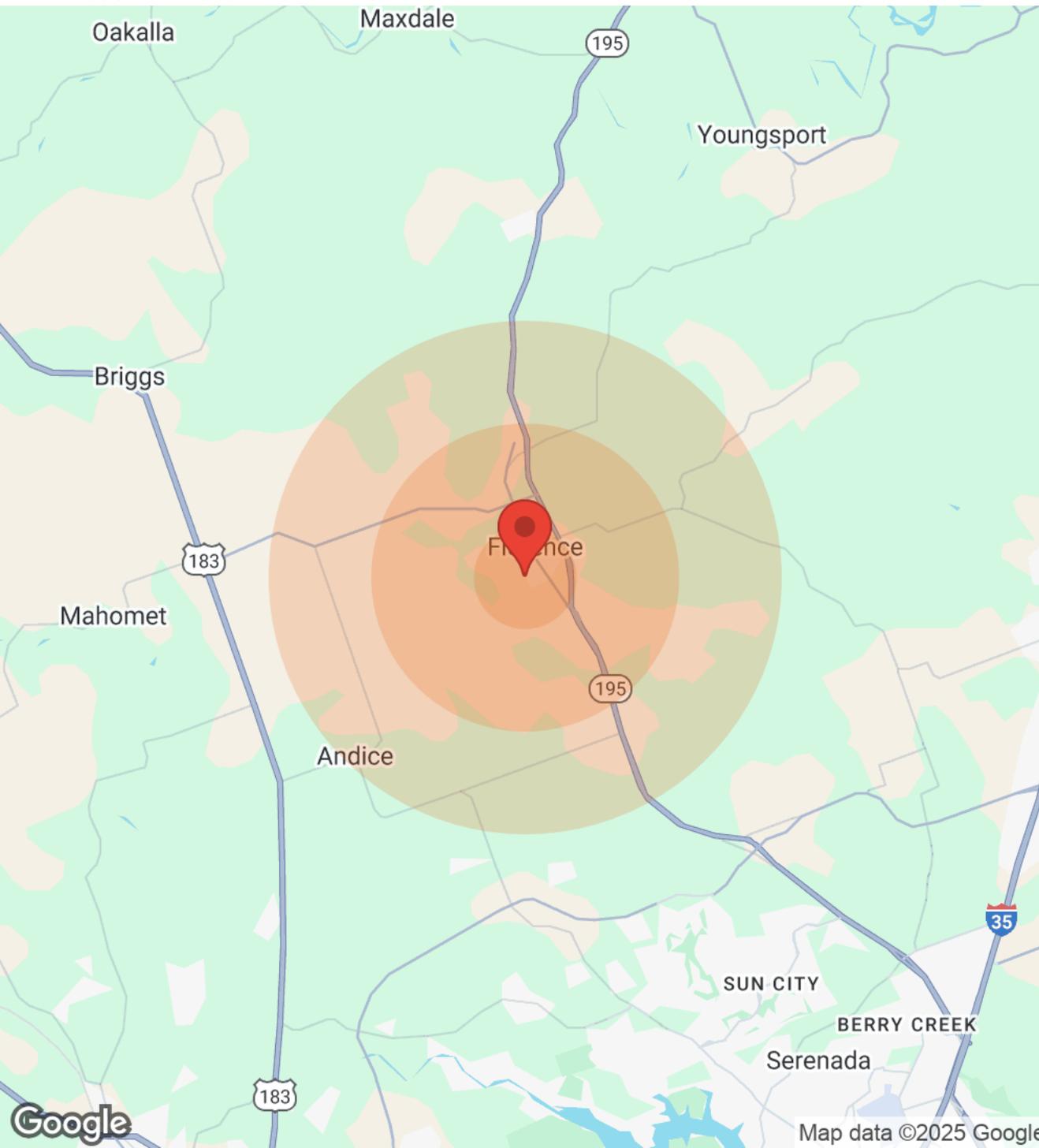
LOCATION MAPS

383 FARM TO MARKET ROAD 970



DEMOGRAPHICS

383 FARM TO MARKET ROAD 970



Population	1 Mile	3 Miles	5 Miles
Male	716	716	1,117
Female	722	722	1,077
Total Population	1,438	1,438	2,194

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	347	347	494
Ages 15-24	221	221	331
Ages 25-54	498	498	786
Ages 55-64	161	161	260
Ages 65+	211	211	323

Income	1 Mile	3 Miles	5 Miles
Median	\$62,718	\$62,718	\$60,343
< \$15,000	57	57	68
\$15,000-\$24,999	46	46	66
\$25,000-\$34,999	17	17	58
\$35,000-\$49,999	102	102	162
\$50,000-\$74,999	100	100	168
\$75,000-\$99,999	73	73	95
\$100,000-\$149,999	84	84	132
\$150,000-\$199,999	7	7	19
> \$200,000	N/A	N/A	N/A

Housing	1 Mile	3 Miles	5 Miles
Total Units	560	560	936
Occupied	491	491	827
Owner Occupied	378	378	655
Renter Occupied	113	113	172
Vacant	69	69	109

BUSINESS MAP

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DISCLAIMER

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