



*All lines are approximate

TRIAD PARK | 10 ACRES | FOR SALE

11740 N US Hwy 183

Florence, TX 76527



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*All lines are approximate

10.00 ACRES | US HWY 183 FRONTAGE | PAD READY

Triad Park is a 10 acre commercial tract on US Highway 183 north of Florence, offered as a pad ready small business park site. Ownership has completed grading, secured water and utility service, and carried a two building industrial office project through design and state accessibility review. A two building project, twin 7,200 square foot pre engineered metal shells totaling 14,400 square feet, has been designed by Trinity Architects and carried through TDLR accessibility review (plan assignment to a buyer subject to confirmation with the architect). Ownership has elected to sell rather than develop, so a buyer steps into a site positioned for permitting rather than starting from raw land.

PROPERTY HIGHLIGHTS

- Two contiguous 5 acre tracts totaling 10.00 acres
- Graded building pads, site work complete
- Water secured and utilities to the site
- Project designed: two 7,200 SF shell buildings, four grade level overhead doors each, storefront entries, optional 1,233 SF office core
- TDLR accessibility review complete, TABS 2026008337
- Direct frontage on US Highway 183, ten minutes south of Firefly Aerospace at Briggs

OFFERING SUMMARY

PRICE	\$2,000,000
PRICE PER ACRE	\$200,000
TOTAL SIZE	10 Acres
PARCELS	WCAD R009575, R009576
JURISDICTION	Williamson County; Florence ISD
2026 TAX RATE	\$1.531976 per \$100 valuation

THE 183 NORTH CORRIDOR

Growth in Williamson County is moving north. Leander and Liberty Hill have absorbed the last decade of expansion along US 183, and the corridor's next chapter runs through Florence. Firefly Aerospace operates its rocket manufacturing and test campus on 183 at Briggs, ten minutes north of the site, and SH 195 ties the Florence trade area to Georgetown, Killeen, and Fort Cavazos. Small usable commercial tracts with secured utilities remain scarce in this market, and pad ready sites are scarcer still.

WHY THIS SITE

- Firefly Aerospace's campus sits on 183 at Briggs, ten minutes north
- Growth from Leander and Liberty Hill continues to push north along the corridor SH 195 links Florence to Georgetown, Killeen, and the Fort Cavazos market
- Site work, utilities, design, and accessibility review are already complete



*Not to scale

10

GRADED ACRES

14,400

SF DESIGNED

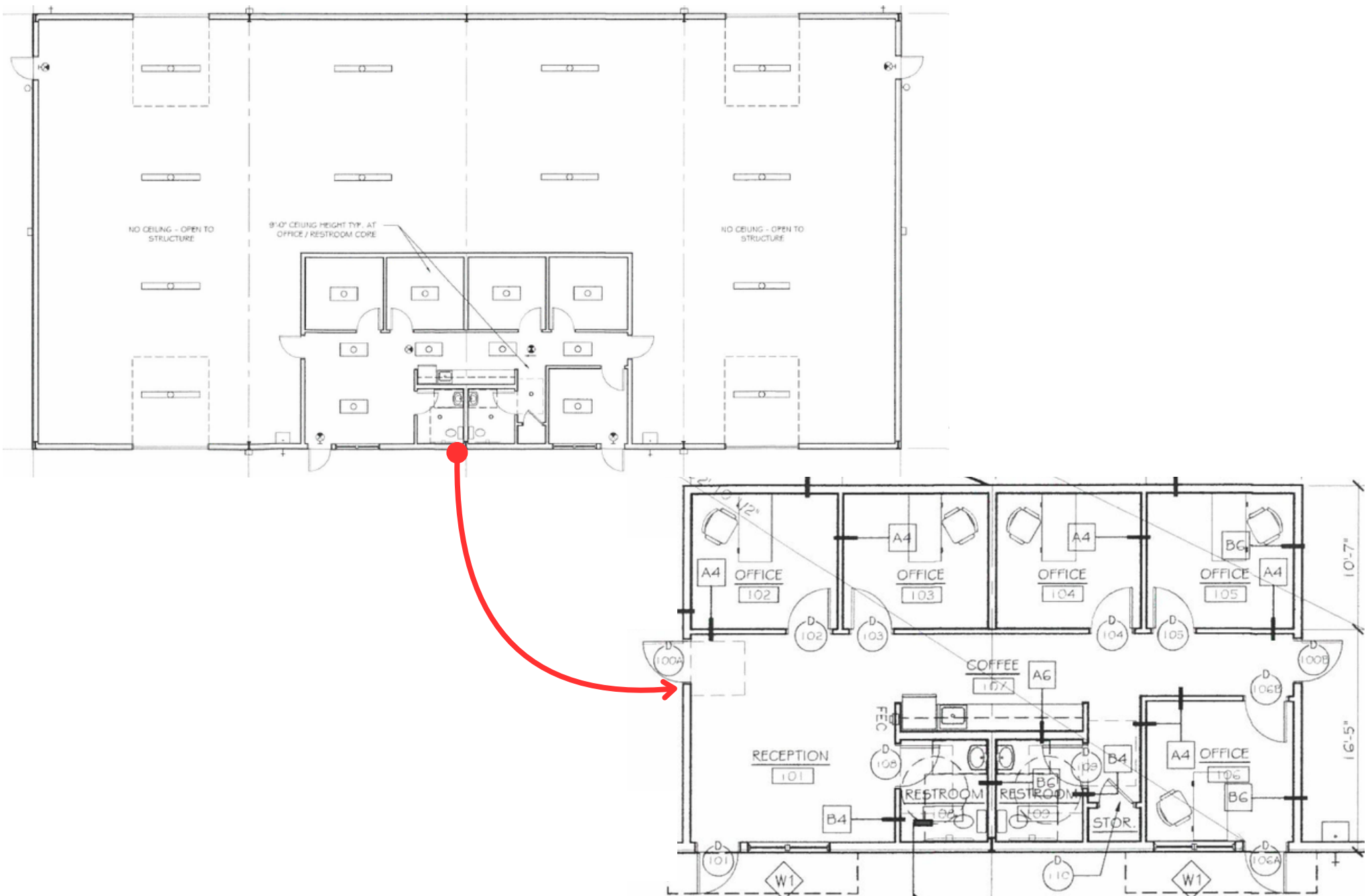
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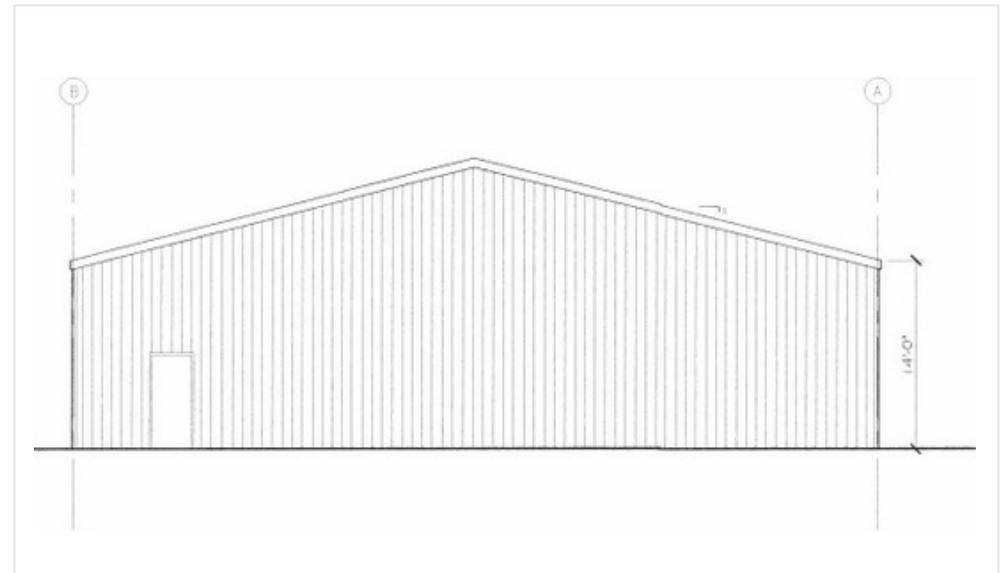
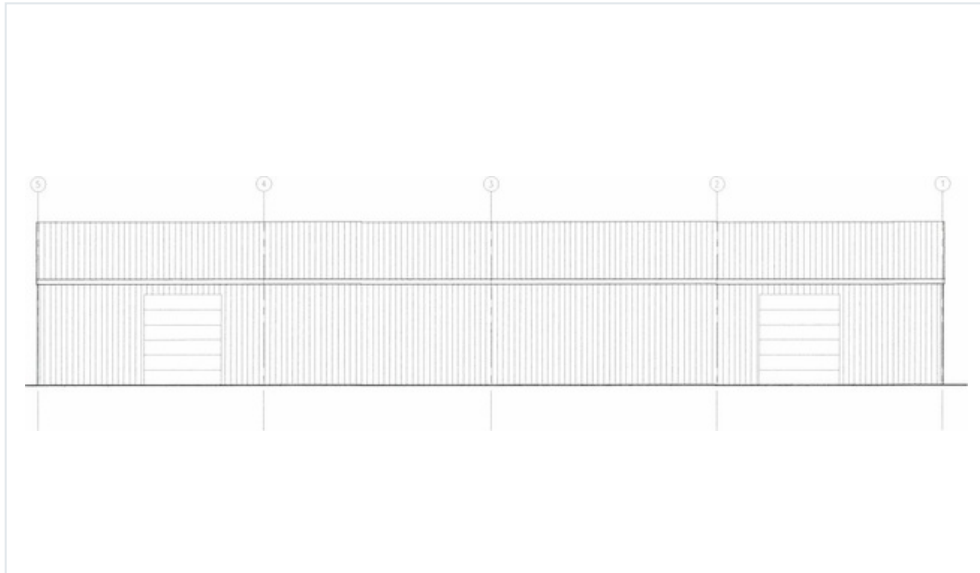
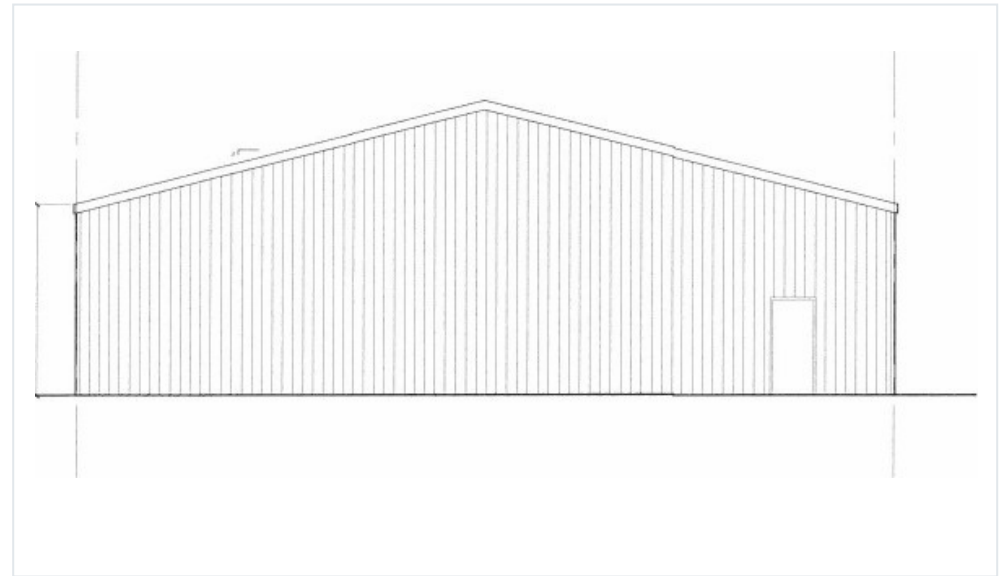
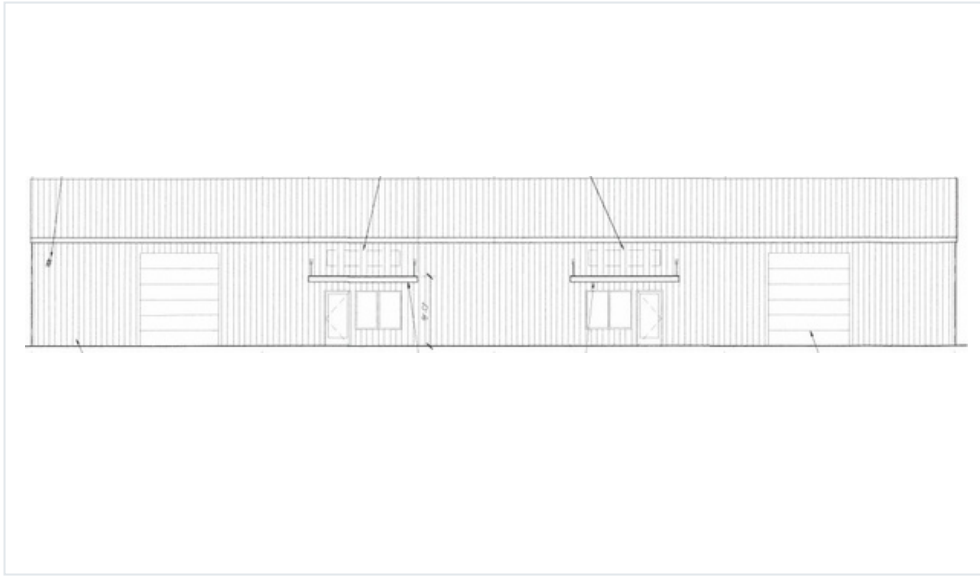
SHELL BUILDINGS

\$200k

PER ACRE

Sources: Williamson Central Appraisal District 2026 certified roll; TDLR TABS project 2026008337; Trinity Architects plan set, project 2504-01.





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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date