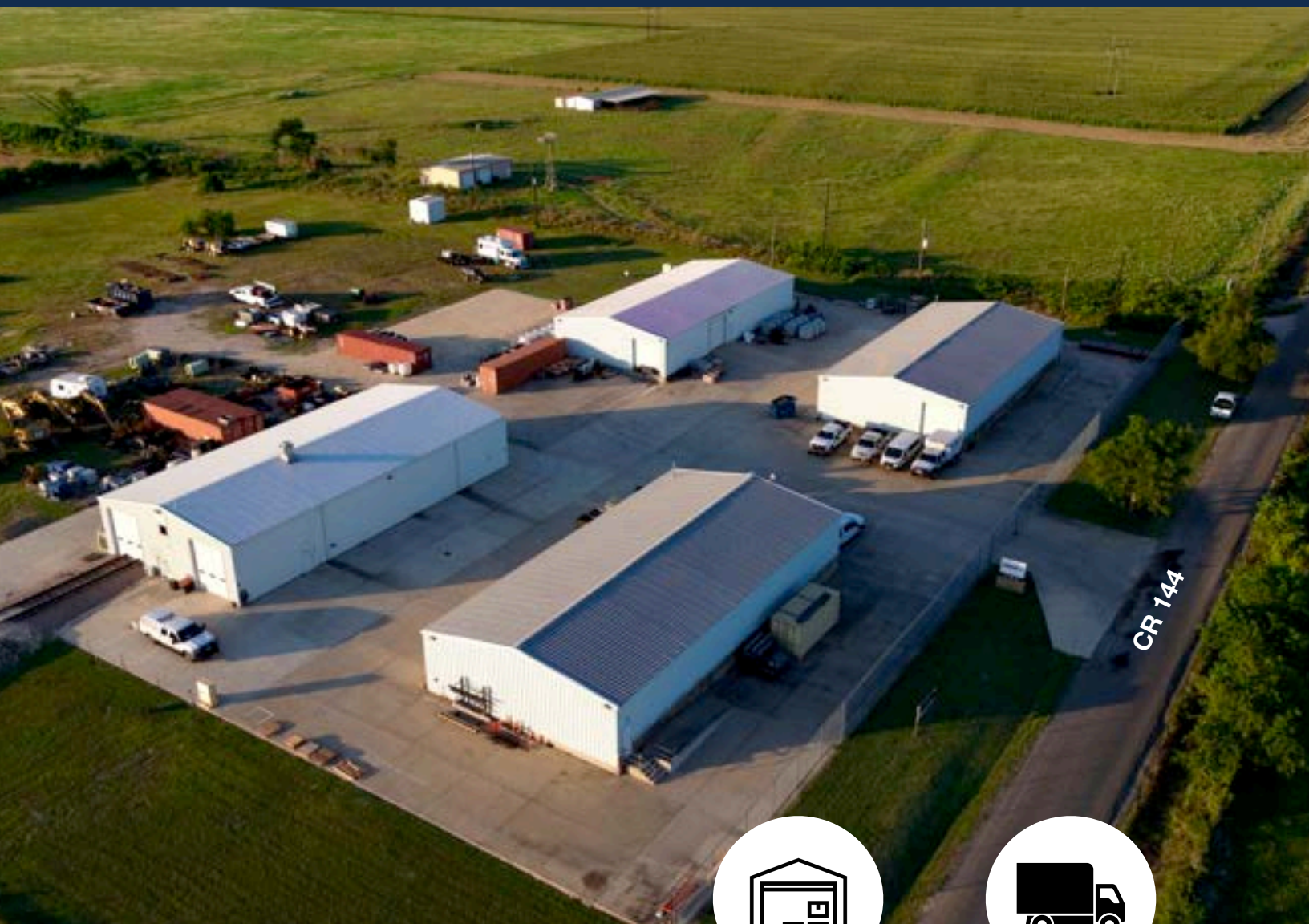


FOR SALE

701 COUNTY ROAD 144 GEORGETOWN TX 78626



10 ACRES

TOTAL 20,000 SF

JERRELL ETJ

Lauren Prikryl
lauren@hw-companies.com
512-983-3095

Tim Harris
timharristx@gmail.com
512.560-9763

The information contained herein has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.



www.Headwater-US.com

EXECUTIVE SUMMARY



This 10 acre commercial property features four 5,000 SF buildings, ideal for a single user or multiple tenants, along with industrial outdoor storage on site. Located in a prime area with excellent access to major transportation routes, it offers flexibility for various commercial activities. With the potential for leasing income and future development, this property represents a valuable investment opportunity. Contact Headwater Commercial Realty for more details.

- ✓ **Fully insulated**
- ✓ **Fully climate controlled**
- ✓ **More than 7 acres of IOS**
- ✓ **Security fencing**

PROPERTY DETAILS



PROPERTY INFO

Total Size	Approximately 10 acres
Price	\$3,900,000
Zoning	None, Jarrell ETJ
County	Williamson
Utilities	Water and electric to site
Wastewater	Septic

DISTANCE

IH35	.8 miles
Jarrell	5 miles
Georgetown	8 miles
Killeen	34 miles
Samsung Taylor	33 miles
Tesla Giga Texas	41 miles

OVERVIEW:

Each building has drive through capability with grade level doors on each building. The property is on septic system and with well water that meets the needs of the 20,000 SF. Jonah SUD water is nearby. The property has the capacity for additional building, making this property perfect for an investor or end user. The property is located in the ETJ with no zoning requirements. Please ask the listing agent regarding seller's leaseback needs.

Lauren Prikryl

lauren@hw-companies.com
512-983-3095

Tim Harris

timharristx@gmail.com
512.560-9763

