



2650 Bell Gin Rd.

2650 Bell Gin Rd, Georgetown, TX 78626



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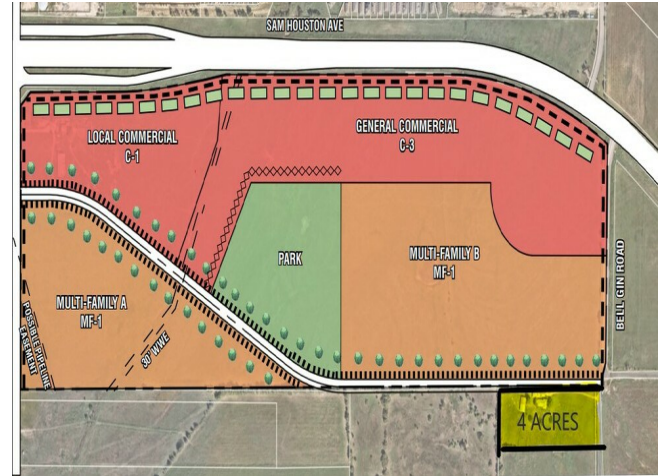
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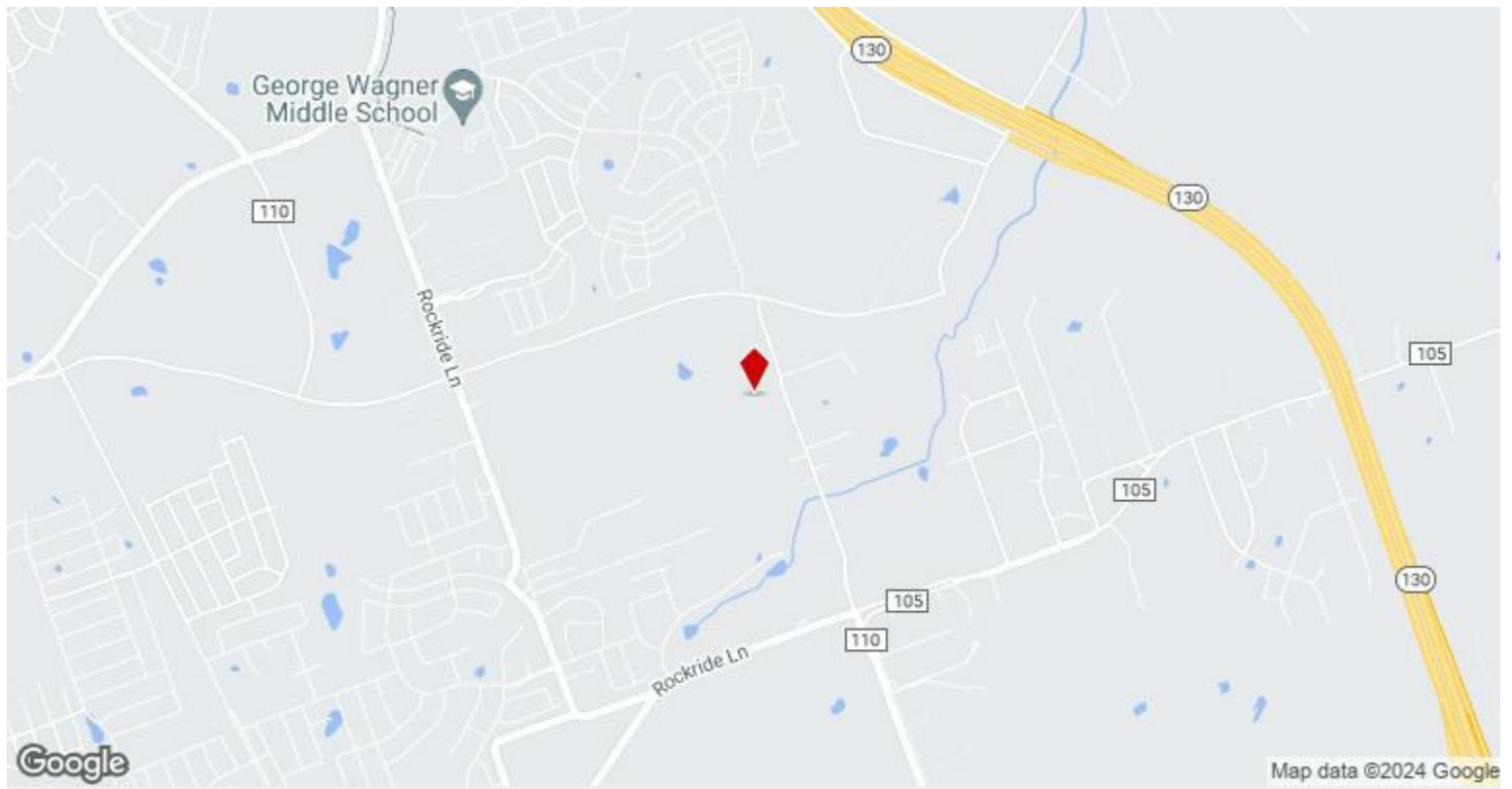
2650 Bell Gin Rd.

\$1,700,000

- Prime area in ETJ sharing City Limit Line of Georgetown, Tx.
- Large 16" waterline on frontage with sewer nearby
- Tremendous growth corridor with approved 132 acre PUD next door, expansion of existing roads all around the area.
- Potential hard corner site



Price:	\$1,700,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Industrial
Sale Type:	Investment
Total Lot Size:	4.00 AC
No. Lots:	1
Zoning Description:	None
APN / Parcel ID:	R038800



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Fantastic +/-4 acre very buildable property in Georgetown ETJ with no zoning 16" waterline on frontage, sewer approx +/-800 ft away. Possibility of this acreage becoming a hard corner based on Georgetown future roads map and the approved 132 acre mixed use PUD going in just north of this property(link in listing). The current owner will be developing high end office warehouse space in the 5 acres adjacent (see photos for rendering and area). The possibilities for development on this site are almost endless. Owner would consider selling +/-2 acres at a different price. Buyer to do their own due diligence.