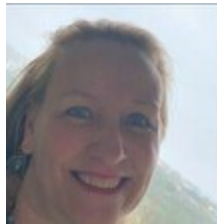




## Hwy 183 and CR 211 46.25 Acres

Hwy 183 and CR 211, Florence, TX 76527



**Linda Dittoe**

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(512) 947-6400



# Hwy 183 and CR 211 46.25 Acres

\$1,895,000

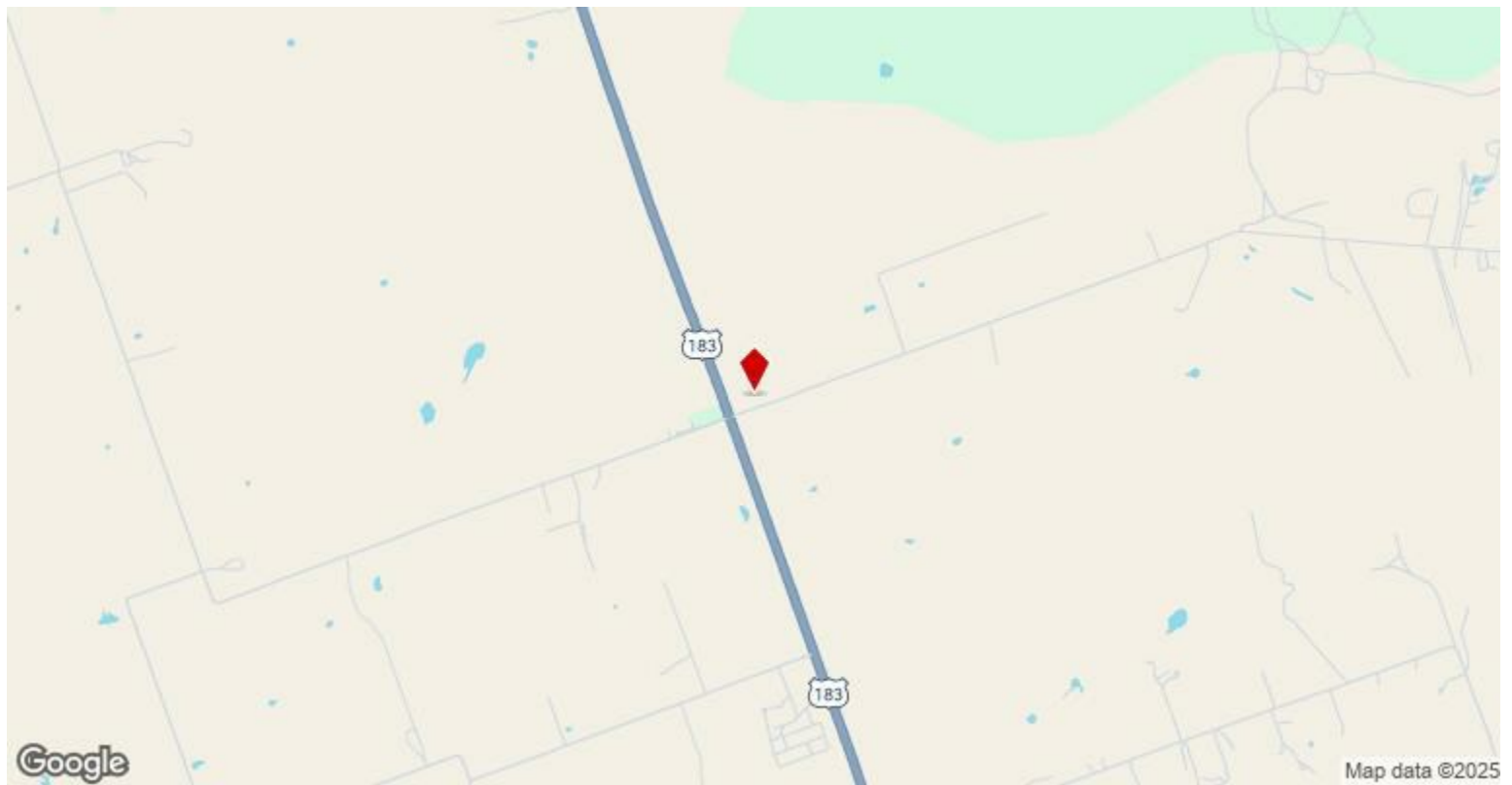
Discover easier access to this 46.248-acre property located in Florence, Texas, with the Just Opened Phase III of the 183A Toll Road. This extension will take the Toll Road from Hero Way north of Highway 29 along Liberty Hill. 183A and Ronald Reagan Boulevard near 183A are the growth corridor for new developments in the Northwest Austin suburbs. The property features 1,809 feet of frontage on CR 211...

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- 1809 FT on CR 211, Ag Exempt, Permitted Well, Easier Access with Toll Road Extension, Great Investment Opportunity.



Price:	\$1,895,000
Property Type:	Land
Property Subtype:	Agricultural
Proposed Use:	Agricultural
Sale Type:	Investment
Total Lot Size:	46.25 AC
No. Lots:	1
Zoning Description:	Agriculture
APN / Parcel ID:	48096



## Hwy 183 and CR 211, Florence, TX 76527

Discover easier access to this 46.248-acre property located in Florence, Texas, with the Just Opened Phase III of the 183A Toll Road. This extension will take the Toll Road from Hero Way north of Highway 29 along Liberty Hill. 183A and Ronald Reagan Boulevard near 183A are the growth corridor for new developments in the Northwest Austin suburbs.

The property features 1,809 feet of frontage on CR 211 and includes a permitted well, which the seller has never utilized. There is also a shed and a pole barn on the property, neither of which has been used by the seller. Additionally, the property has easements for the power pole supplying electricity to the well and for an underground pipeline. It is believed that a road can be constructed over the pipeline with the necessary approval from the pipeline company. An existing hay lease qualifies the property for an agricultural exemption, which will need to be transferred upon purchase. A property appraisal was completed in 2023. Opportunities like this are rare; the property has had only one other owner since 1986 and is now available on the market for the first time in 39 years. Don't miss your chance to own a piece of Central Texas, just a short distance from Austin. This is a great investment opportunity. Buyers are encouraged to conduct their due diligence to verify all information.



## Property Photos



4-web-or-mls-DJI\_0591



5-web-or-mls-DJI\_0591\_outlines a



## Property Photos





## Property Photos





## Property Photos





## Property Photos





## Property Photos



14-web-or-mls-DJI\_0609



15-web-or-mls-DJI\_0612



## Property Photos





## Property Photos





## Property Photos





## Property Photos





## Property Photos





## Property Photos

