

# FOR SALE OR LEASE

10011 HWY 183, FLORENCE, TX 76527

4,000 SF on 4.80 Acres of Yard



183

ADDITIONAL 10 ACRES AVAILABLE

4.8 ACRES

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# PROPERTY HIGHLIGHTS

## THE PROJECT

This IOS opportunity offers a highly functional and well-located site in Williamson County.

The property features a 4,000 SF metal building situated on 14.59 acres, fully fenced with an industrial grade gate. This site includes 4.80 acres of yard area, ideal for industrial outdoor storage and related uses. With direct frontage and excellent visibility on Highway 183, the site provides seamless access to major transportation corridors with over 11,740 vehicles per day.

The property is available for immediate occupancy, making it an attractive option for users seeking scalable yard space with supporting improvements in one of Central Texas' fastest-growing counties.

## SITE DETAILS

### TOTAL SIZE:

14.59 AC

### YARD AREA:

4.8 AC

### EXISTING BUILDING:

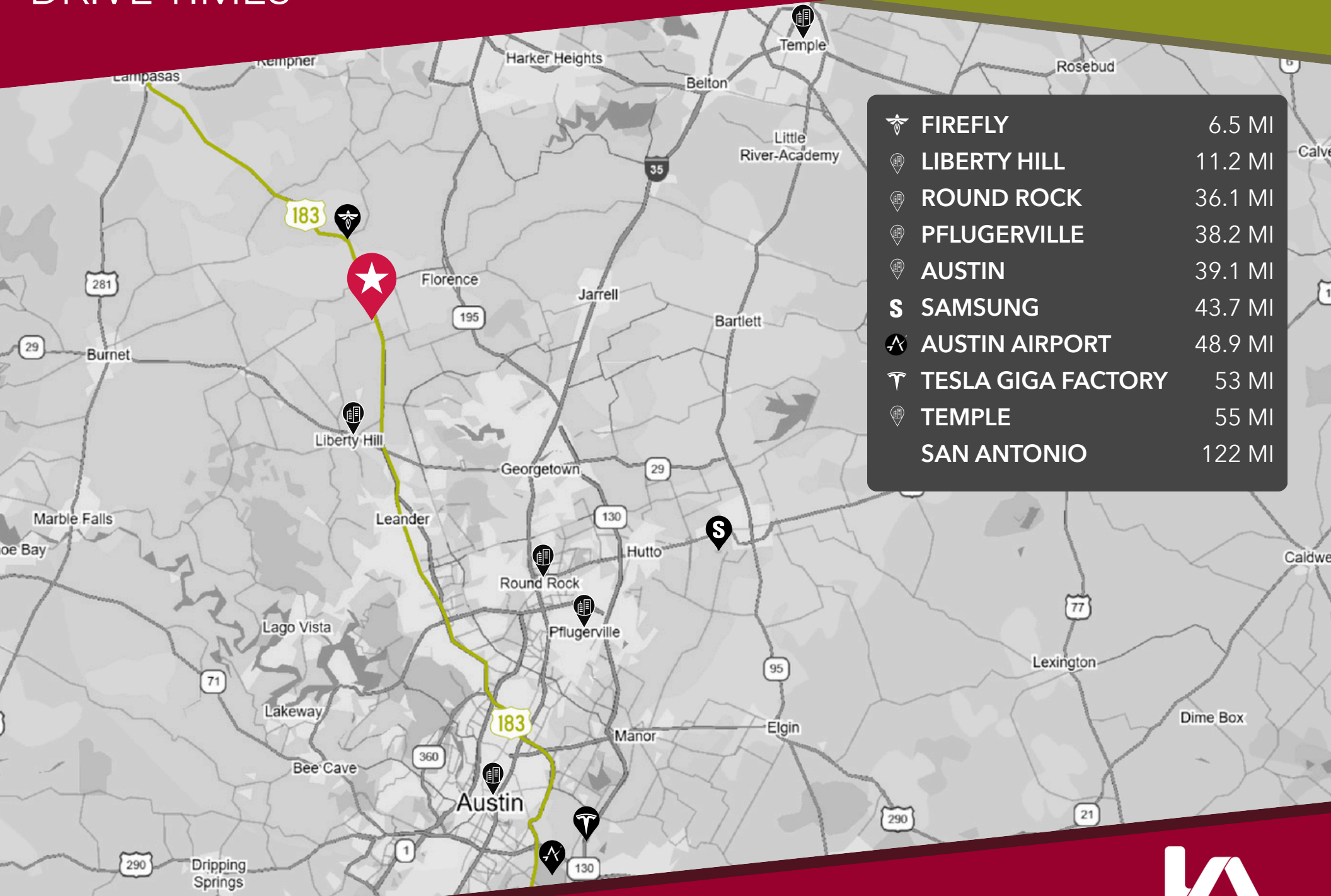
- 4,000 SF METAL STRUCTURE
- 14' CLEAR HEIGHT
- 2 GRADE LEVEL DOORS
- SINGLE PHASE POWER



# CONCEPTUAL RENDERING



# DRIVE TIMES





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