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FOR SALE: 72.08 ACRES (SELLER WILL SUBDIVIDE)
HIGHWAY 195 & COUNTRY ROAD 229, FLORENCE, TX

512.626.4424 | www.goldtier.net | taylor@goldtier.net

FLORENCE HIGH SCHOOL

DOWNTOWN FLORENCE, TX

195
TEXAS

195
TEXAS



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72 ACRES | FLORENCE, TX

PROPERTY DETAILS

ADDRESS: Hwy 195 & CR 229, Florence, Texas

SIZE: 72.08 Acres

PRICING: \$3,500,000 (\$48,557.16/acre)

UTILITIES:

- 6" Florence Water Line
- 8" Florence Sewer Line. Approx. 2,400' from Site

FRONTAGE & ACCESS:

- Roughly 1,200' of Highway 195 Frontage
- 2,700' of County Road 229 Frontage

REMARKS:

- Located in an Opportunity Zone
- No FEMA Floodzone
- Site can be Subdivided
- Great Street Visibility

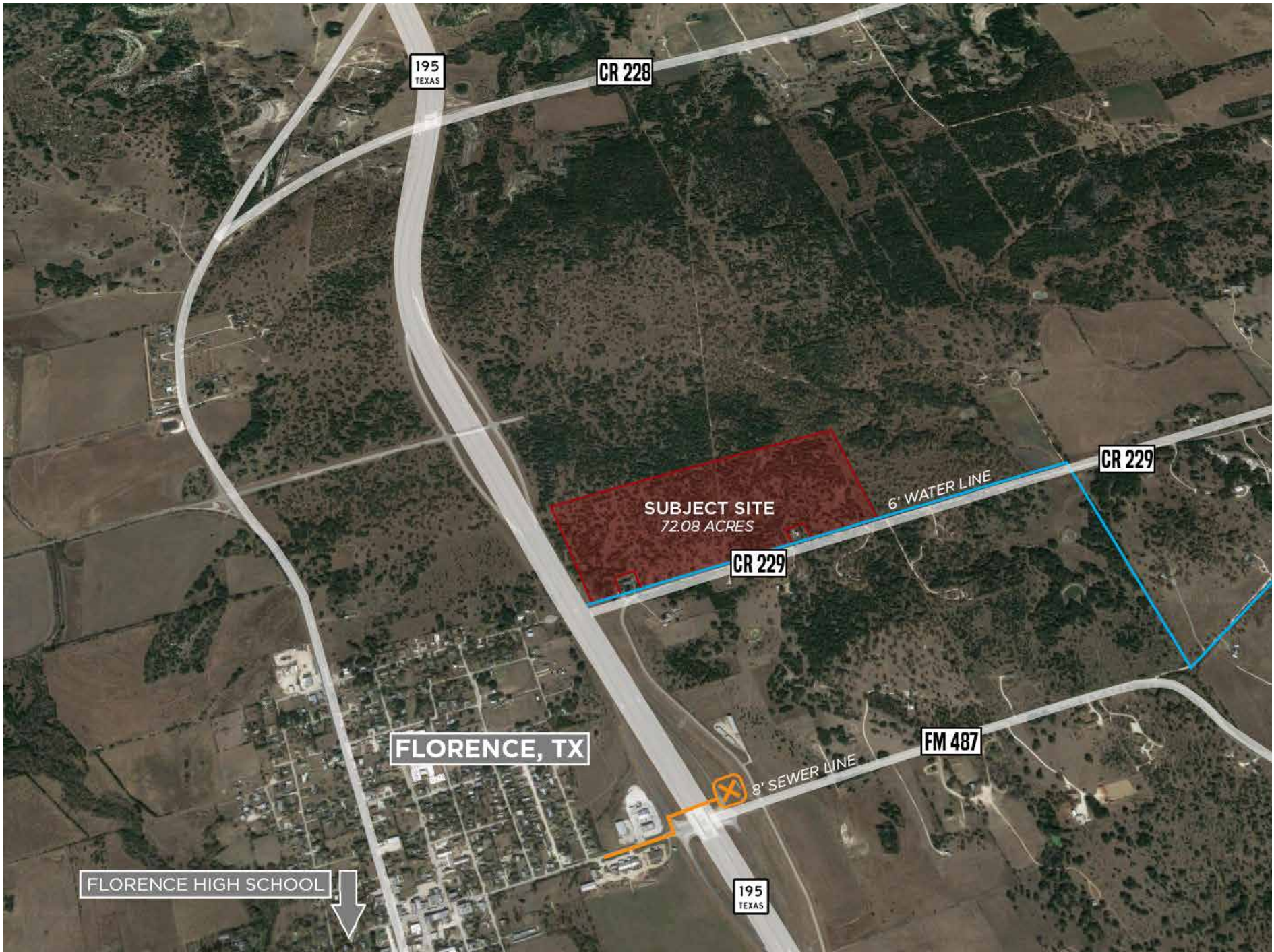
*Buyer to do all independent research on development potential.



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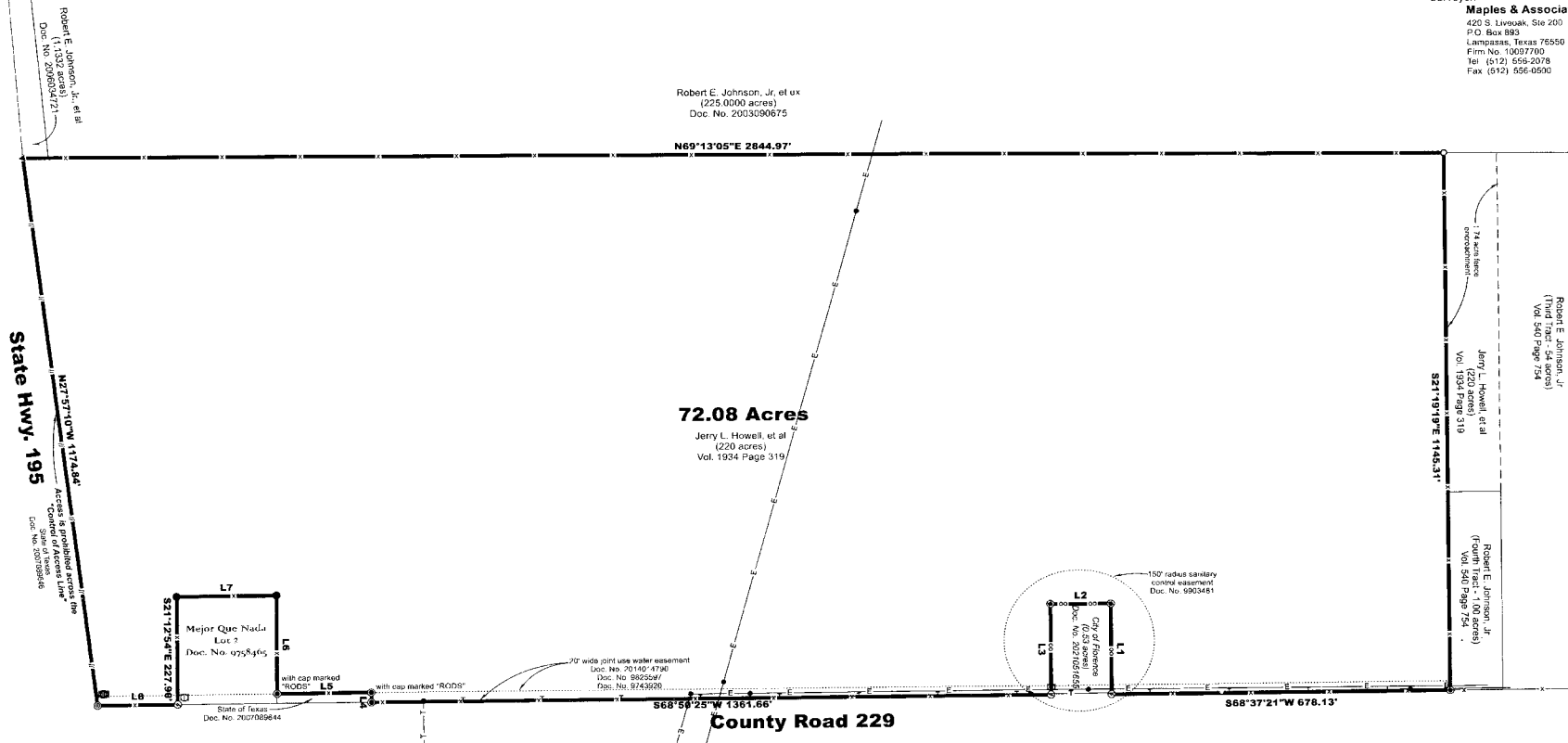
IMMEDIATE SURROUNDINGS





SUBJECT SITE SUREY

Surveyor:
Maples & Associates
 420 S. Liveoak, Ste 207
 P.O. Box 893
 Lampasas, Texas 76550
 Firm No. 10097700
 Tel (512) 556-2076
 Fax (512) 556-0530



72.08 Acres

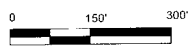
Jerry L. Howell, et al
 (220 acres)
 Vol. 1934 Page 319

State Hwy. 195

County Road 229

LEGEND

- 5/8" Iron Pin Found
- 1/2" Iron Pin Found
- ⊙ TxDOT Brass Disk Found
- 1" Iron Pipe Found
- ▲ 60d Nail Found
- ⊕ 2.5" Pipe Post
- ⊗ Chamlink Pipe Post
- Wire Fence
- |-|- Control of Access Line
- |-|- Chamlink Fence
- |-|- Overhead Electric
- |-|- Overhead Telephone
- ⊕ Water Valve
- Power Pole
- () Record Calls



Basis of Bearings:
 Texas State Plane Coordinate System
 NAD83 Texas Central Zone.

LINE	BEARING	HORIZ DIST
L1	N21°12'26"W	191.60'
L2	S68°52'11"W	119.91'
L3	S21°08'39"E	191.67'
L4	N21°30'49"W	20.86'
L5	S68°43'03"W	189.04'
L6	N21°03'53"W	207.70'
L7	S68°49'29"W	200.23'
L8	S68°47'13"W	160.46'

- The following blanket easements affect this tract:
- 10(a-c). Texas Power & Light Company
 Vol. 280 Page 532
 Vol. 300 Page 28
 Vol. 302 Page 361
 - 10(k). Central Telephone Company of Texas
 Vol. 1557 Page 32h
 - 10(f). Chisolm Trail Special Utility District
 Doc. No. 9743920

The following easement affects this tract:

- State of Texas
 Access Limitations
 Doc. No. 2007089645
 Doc. No. 2007089646
 Doc. No. 2008096557

The following easement does not affect this tract:

- State of Texas
 Access Limitations
 Doc. No. 2007096661
 Doc. No. 2007096662

First American Title Guaranty Company
 File No. 210077458

LAND TITLE SURVEY

Being 72.08 acres of the Josephus Hornsby Survey Abst. No. 285 in Williamson County, Texas, and being part of a 200 acre tract of land described in a deed from Lois B. Howell to Jerry L. Howell, et al, dated August 23, 1990, as recorded in Vol. 1934, Page 319 of the Official Public Records of Williamson County, Texas.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.
 Surveyed on the ground on April 5, 2021.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.

Paul W. Maples

Paul W. Maples, RPLS
 22021 N. High Street
 Job No. 210332





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



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.

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.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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