

AVAILABLE FOR SALE

95.64 AC | 5555 FM 972 GEORGETOWN, TX 78626

Approximately 96-acre undeveloped property is located at the northwest corner of FM 972 and CR 318. Just east of Walburg and north of Georgetown, TX

The site provides proximity to IH-35 and Toll 130, enhancing regional accessibility. The immediate area is experiencing significant commercial and industrial growth, evidenced by developments such as the GTX Logistics Park and Walburg Business Park. Access to water is available to the property.

PROPERTY DETAILS

- 95.64 Acres
- \$5,738,400
- Asking \$60,000 per AC
- No Floodplain
- FM 972 Frontage = 2,050'
- CR 318 Frontage = 1,875'

UTILITY DETAILS

- Jonah Water SUD 8"

TURNER COMMERCIAL
PROPERTIES

CONTACT

MASON TURNER
512-630-9673
MASON@TURNERPROP.COM

95.64 ACRES

5555 FM 972

GEORGETOWN, TEXAS 78626

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AREA OVERVIEW

5555 FM 972

GEORGETOWN, TEXAS 78626



Property is located near Residential and new construction Commercial Developments.

GTX Logistics Park is a 180 AC Industrial Development under construction with a planned full delivery of over 2.6 million square feet of warehouse and industrial space.

Walburg Business Park will provide over 100,000 square feet of new construction flex warehouse space.

Twin Creek Farms is a gated residential community off FM 972 just east of Walburg, TX. Community has approximately 117 homes.

LOCATION

5555 FM 972

GEORGETOWN, TEXAS 78626

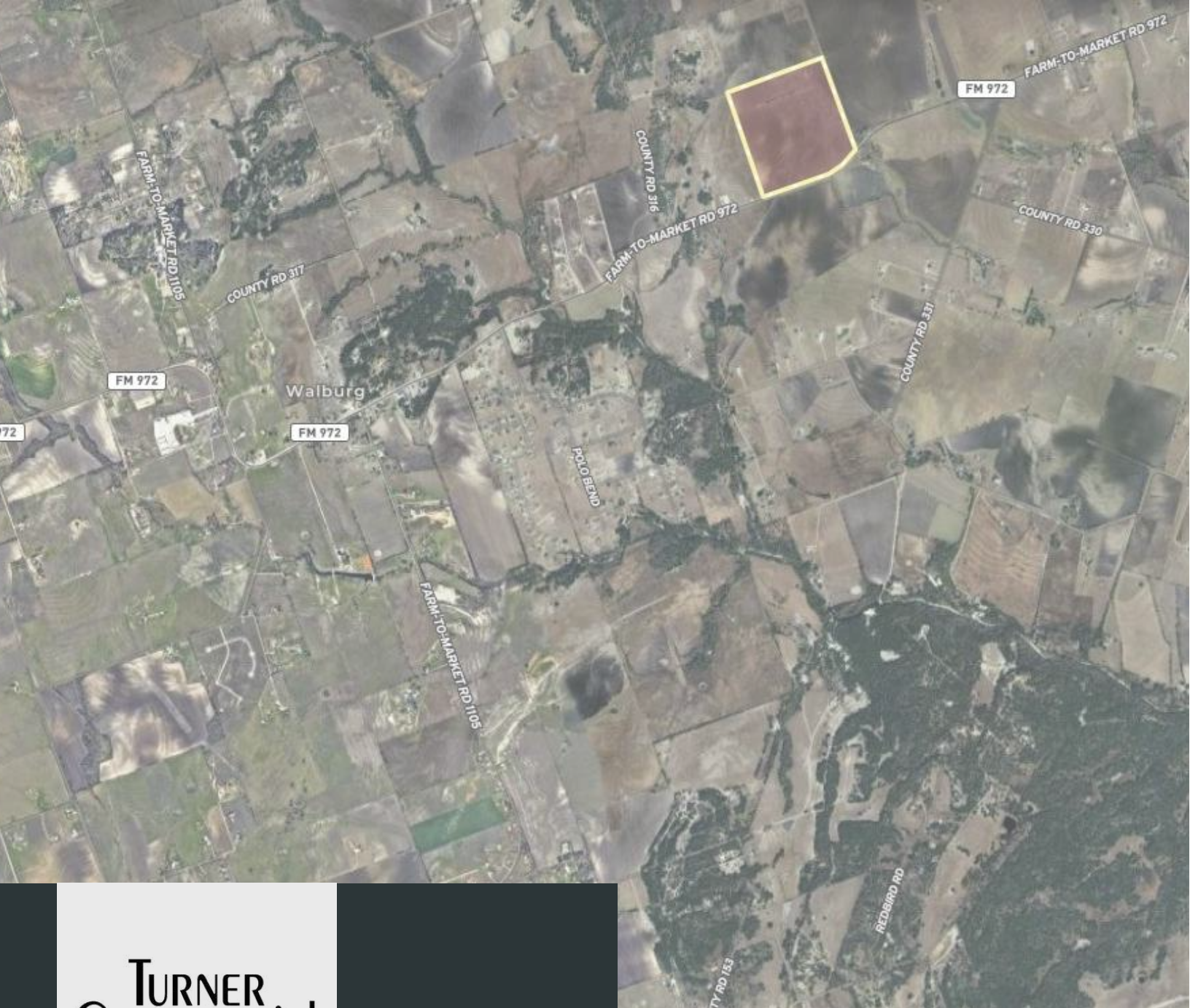
Property location provides quick accessibility to major thoroughfares in Williamson County including Interstate Highway 35 (5 ½ miles) & State Highway 130 (10 miles).

Located less than 15 miles north of the famous Georgetown Square. This location also provides quick access to Austin, Round Rock, Waco, & Killeen,



As the economy in the State of Texas continues to be robust, entities from around the United States and internationally continue to investigate the opportunities available in our great state. I-35 is recognized as one of the key roadways that feed supply chains and connects 2/3 of the mega region known as the Texas Triangle. Along with our strategic location on I-35, we reside within 3 hours of the cornerstone cities of Dallas/Fort Worth, San Antonio and Houston.





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THIS PROPERTY IS BEING OFFERED FOR SALE OR LEASE IN ITS "AS IS, WHERE IS" CONDITION. THE BROKER IS SUBMITTING THE ATTACHED INFORMATION IN ITS CAPACITY AS A REPRESENTATIVE OF THE OWNER. THE MATERIAL CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE. TURNER COMMERCIAL PROPERTIES, LLC MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ALL PRESENTED INFORMATION SUBMITTED IS SUBJECT TO CHANGE WITHOUT NOTICE AS REGARDS PRICE, TERMS OR AVAILABILITY. NOTHING CONTAINED HEREIN SHOULD BE RELIED UPON AS A PROMISE OR REPRESENTATION AS TO THE FUTURE. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION AND ANALYSIS OF THE TRANSACTION DESCRIBED HEREIN.



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Turner Commercial Properties, LLC	9014779	info@turnerprop.com	(512)930-2800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mason Turner	663187	mason@turnerprop.com	(512)930-2800
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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 Date

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