



19 mi. to Georgetown

195 TEXAS

Florence

Chris Wren, (281) 705-6416 cwren@treatyoakdev.com 332 Acres 12570 Hwy 195, Florence, TX

195 TEXAS





332 ACRES 12570 HIGHWAY 195, FLORENCE, TX



Size	332 AC	
Tax Parcel #	R010353, www.wcad.org	
Legal	AW0523 REESE, W.P. SUR., ACRES 337.704	
Jurisdiction	Williamson County	
Water / Sewer	City of Florence or MUD	
Electric	РЕС Со-ор	
Internet / Fiber	Heritage Broadband / Century Link	
Schools	Florence Independent School District	
Google Earth File	treatyoakdev.com/salado	
Aerial Drone Video	https://youtu.be/UDruzBMyVBQ	

2023 Tax Rates

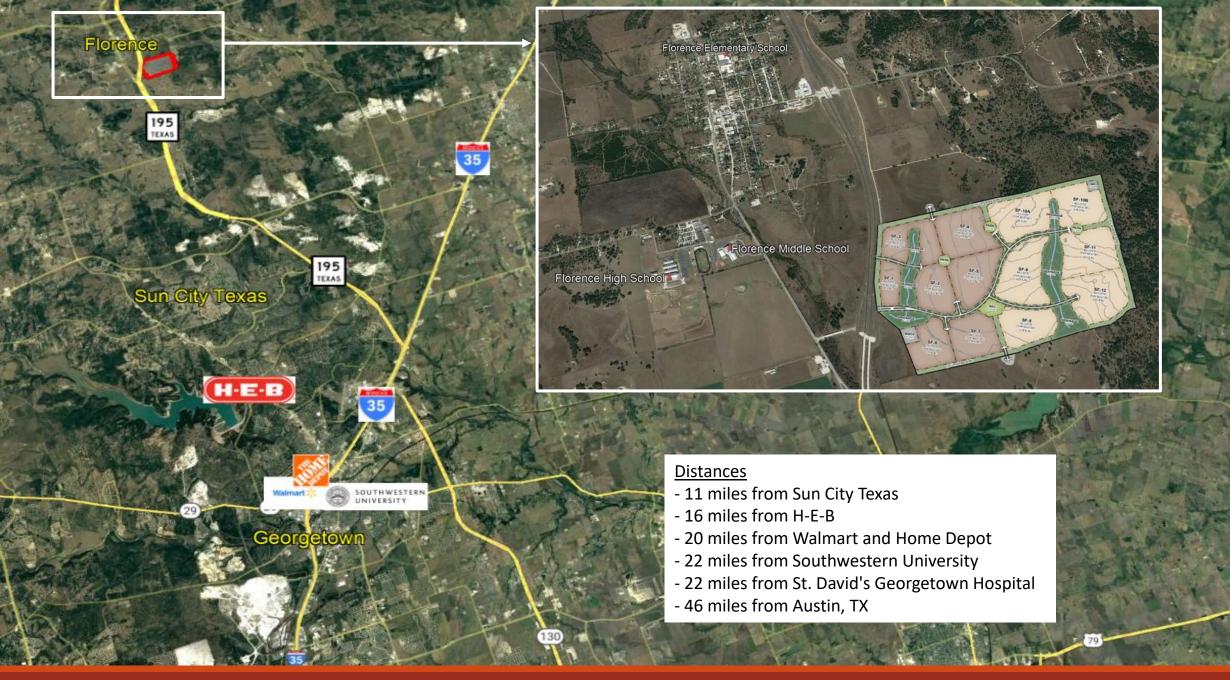
Florence ISD	1.106500
Williamson CO	0.333116
Wmsn Co ESD #7	0.080166
Wmsn Co FM/RD	0.044329
Total	1.564111

Description

Unrestricted 332 acres in Williamson County now available. This property has gentle, rolling topography with beautiful live oaks, multiple stock ponds and well-maintained open space. Located just outside the city limits of Florence, TX with 1,700 feet of frontage paralleling SH 195. New waterline projects coming to the area make this property highly desirable.

The City of Georgetown provides water to the area and they are expanding and extending a 24" line from Hwy 183 to HWY 138. A 16" waterline will need to be run down the SH 195 on the east side of Florence (see attached exhibit). This will allow us 1,200+ connections (LUEs). Estimated timeframe is 24 months.

PROPERTY INFORMATION



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SURROUNDING AREA



GEORGETOWN, IX





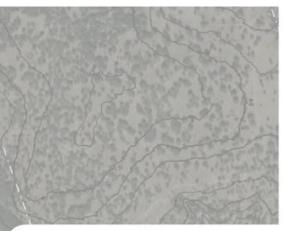






LAND USE ANALYSIS

RESIDENTIAL			±237.2 Ac.		
SF RESIDENTIAL - TYP. 40'x120' SF RESIDENTIAL - TYP. 50'x130'	544 LOTS 456 LOTS	54% 46%	±114.8 Ac. ±122.4 Ac.		
TOTALS	1,000 LOTS	±237.2 Ac.			
NON-RESIDENTIAL	±3.2 Ac.				
WASTE WATER TREATMENT PLANT WATER PLANT PARKS / DETENTION / OPEN SPACE			±2.2 Ac. ±1.0 Ac.		
			±82.9 Ac.		
PARK PARK / REC DRAINAGE / DETENTION LANDSCAPE / BUFFER / C	PEN SPACE		±6.0 Ac. ±37.9 Ac. ±39.0 Ac.		
CONSTRAINTS			±13.1 Ac.		
COLLECTOR STREETS			±13.1 Ac.		
PROJECT TOTAL			+336.4 Ac.		



a conceptual development plan for SALADO CREEK MEADOW ± 336.4 ACRES OF LAND preparad for TREATY OAK DEVELOPERS ACTION OF CONCEPTION 24275 Katy Freeway, Ste. 200 Katy, Freeway, Ste. 200 Ka

> MTA-72006 OCTOBER 5, 2020

SCALE

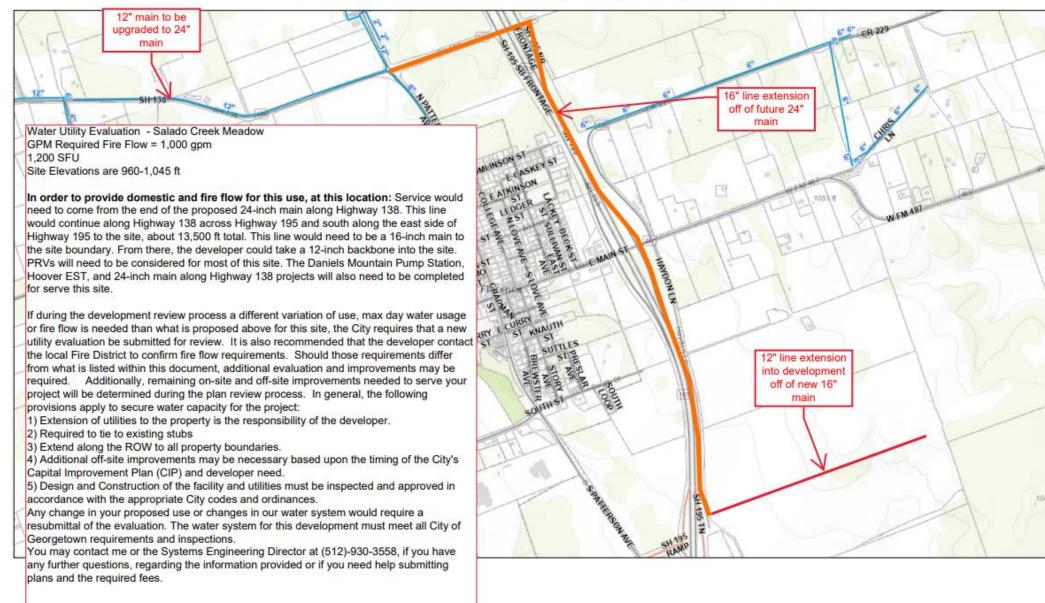
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O 2021 META PLANNING + DESIGN, ALL RIGHTS RESERVED

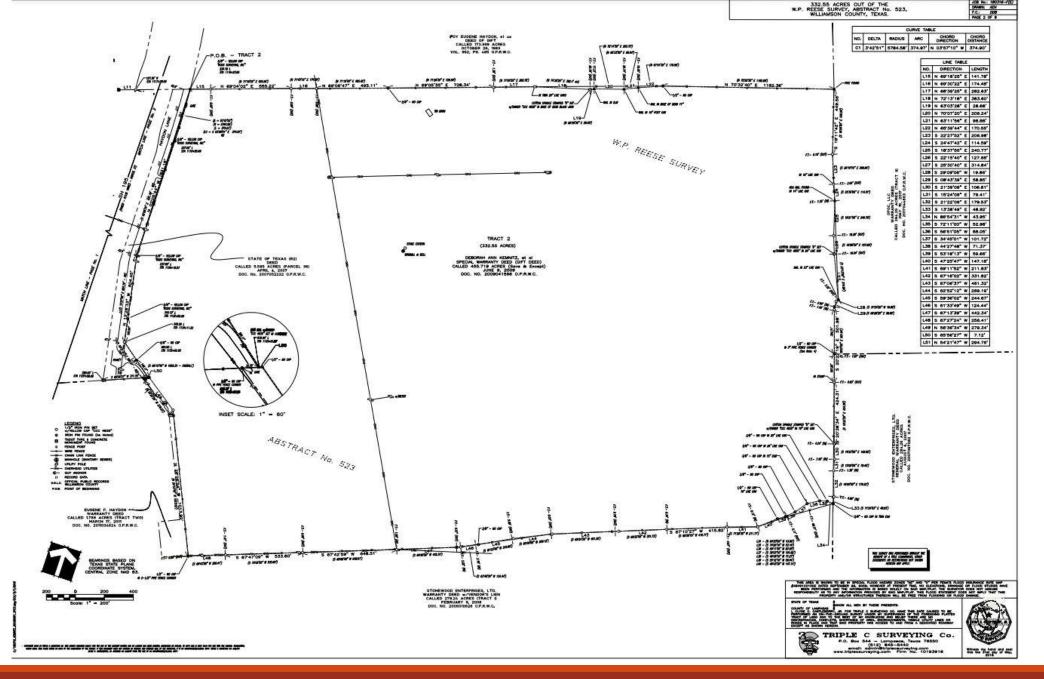
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Salado Creek Meadow Water Utility Evaluation 76281



PROPOSED WATER LINE EXPANSION



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SURVEY