



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

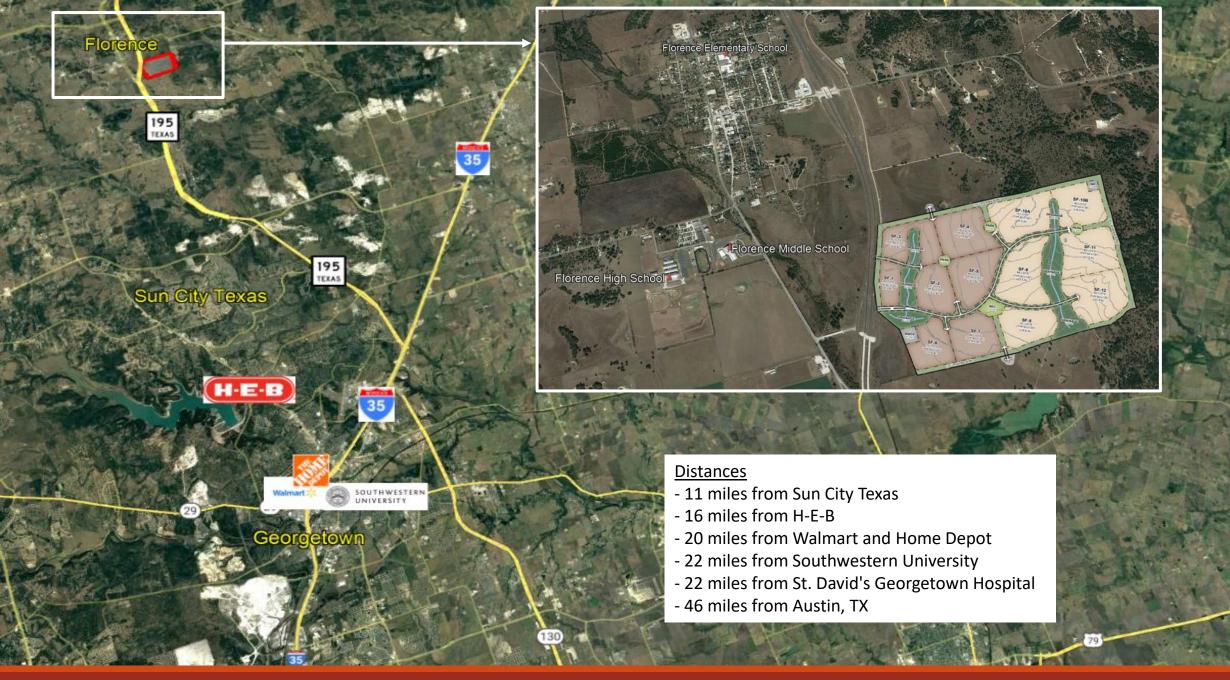
Florence ISD	1.106500
Williamson CO	0.333116
Wmsn Co ESD #7	0.080166
Wmsn Co FM/RD	0.044329
Total	1.564111

#### 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**



Chris Wren, (281) 705-6416 cwren@treatyoakdev.com

### SURROUNDING AREA

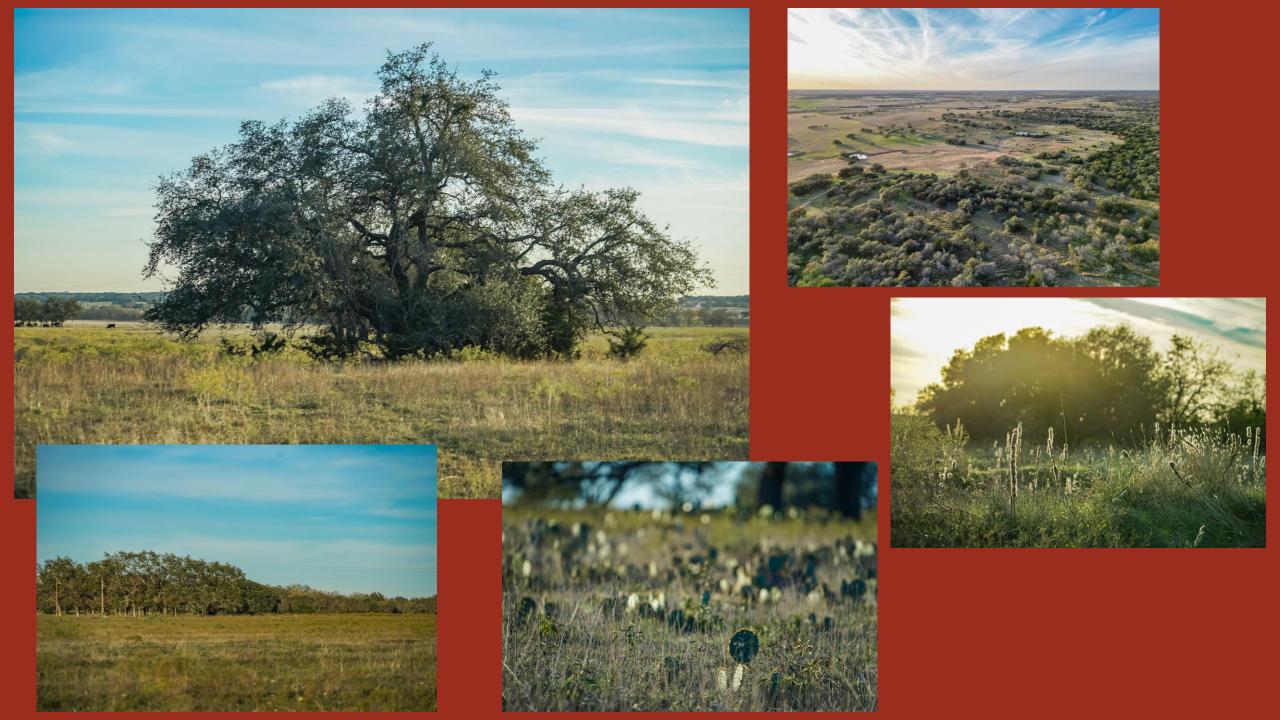


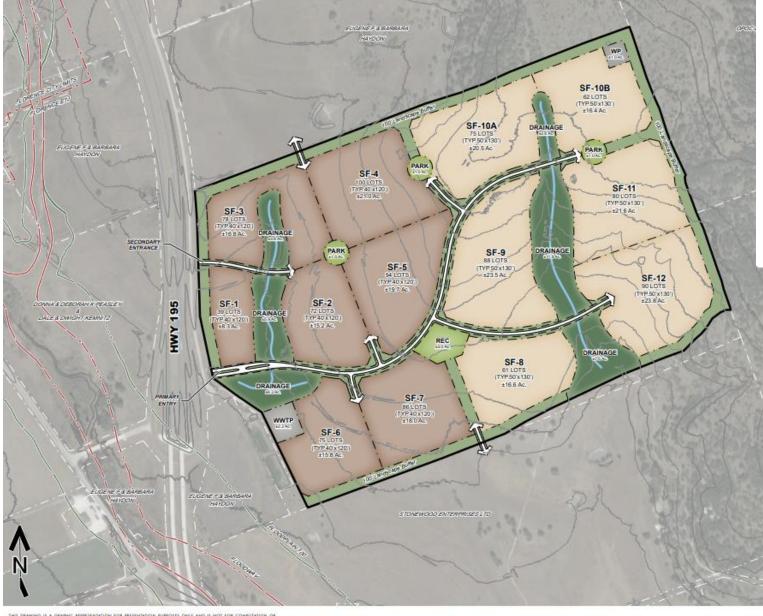
# GEORGETOWN, IX





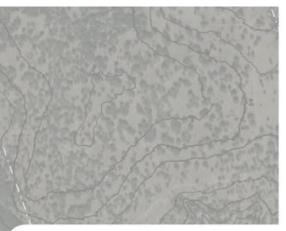






LAND USE ANALYSIS

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

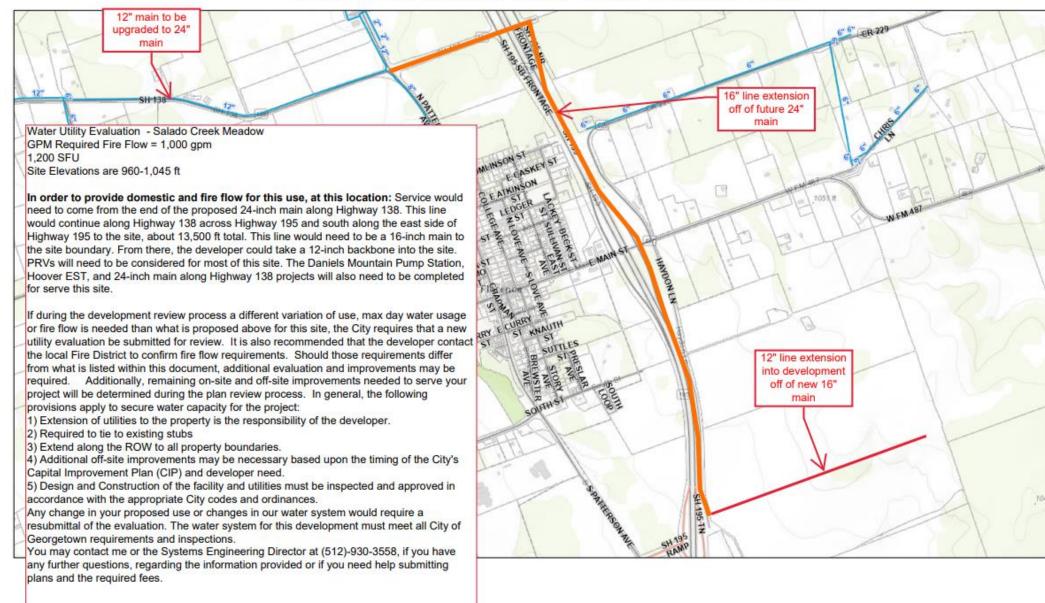
THE SMARHED IS A GRANNEL ERESENTITION FOR RESENTITION FUNDIDE DERA AND IS NOT FOR COMPUTITION OF CONSIDERTION PROFESSE. SOO SAMMED IS A LOCARDO MARIE DE ALECTA DE ALECTA META ALEMENDA - BEIGN MAY DE MAY ADD INTIGANT ADDITIONAL INFORMATION PROVIDED IN OTHER CONSULTATION INTEGRATORI DE LINETO TO THE PROVIDE DE MARIE DE ALECTA DE ALECTA DE ALECTA META ALEMENDA - BEIGN MAY DE MAY ADDITIONAL INFORMATION PROVIDED IN OTHER CONSULTATION INTEGRATORI DE LINETO DE LINET DE ALECTA DE MARIE ALECTA DE ALECTA META ALECTA DE LINETO DE LINETO DE ALECTA DE MARIE ALECTA DE LINETADO INTEGRATORI DE LINETO DE LINETO DE LINETADO INTEGRATORI DE LINETO DE LINETO DE LINETADO INTEGRATORI DE LINETO DE LINETO DE LINETADO INTEGRATORI DE LINETADO INTEGRATORIA DE LINETADO INTEGRATORI DE LINETADO INTEGRATORIA DE LINETADO INTEGRATORI DE LINETADO INTEGRATORI DE LINETADO INTEGRATORIA DE LINETADO INTEGRATORI DE LINETADO INTEGRATORI DE LINETADO INTEGRATORI DE LINETADO INTEGRATORI DE LINETADO INTEGRATORIA DE LINETADO INTEGRATORIA DE LINETADO INTEGRATORI DE LINETADO INTEGRATORIA DE LINETADO INTEGRATORI DE LINETADO INTEGRATORIA DE LINETADO INTEGRATORIA DE

O 2021 META PLANNING + DESIGN, ALL RIGHTS RESERVED

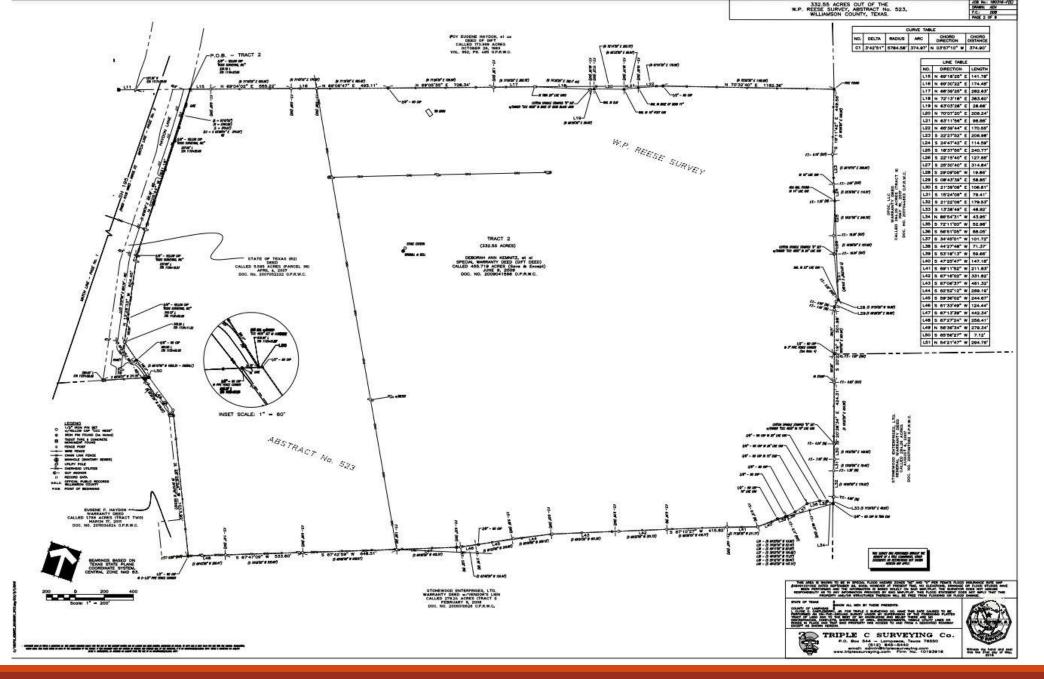
Chris Wren, (281) 705-6416 cwren@treatyoakdev.com



### Salado Creek Meadow Water Utility Evaluation 76281



#### **PROPOSED WATER LINE EXPANSION**



Chris Wren, (281) 705-6416 cwren@treatyoakdev.com

#### SURVEY