

Henderson Ranch

12175 N US 183, Florence, TX 76527

62.6 Acres | Williamson County



Property Highlights

- Approx. 1,000 feet of US Hwy 183 frontage
- Located on Wilco 183 Corridor F Project
- Rustic cabin with water well, electricity, septic
- Wildlife Management tax valuation
- Mix of pasture and woods with seasonal creek
- 0.8 miles south of proposed Corridor J
- 4.5 miles south of Firefly Aerospace Ranch



Scan or click



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Description

Strategically located along Hwy 183 just south of Briggs and the renowned Firefly Aerospace Ranch, this 62.6-acre tract offers a rare opportunity for investors, developers, or end users seeking a prime mix of natural beauty and long-term growth potential. With approximately 1,000 feet of highway frontage and high visibility, the property is less than 1 mile south of the proposed Corridor J connection to I-35, making it ideally positioned for future accessibility and value appreciation.

According to TxDOT schematics, the proposed Corridor F expansion of US 183 is expected to directly impact the frontage portion of this parcel, offering potential access and visibility advantages for future commercial or infrastructure-related uses.

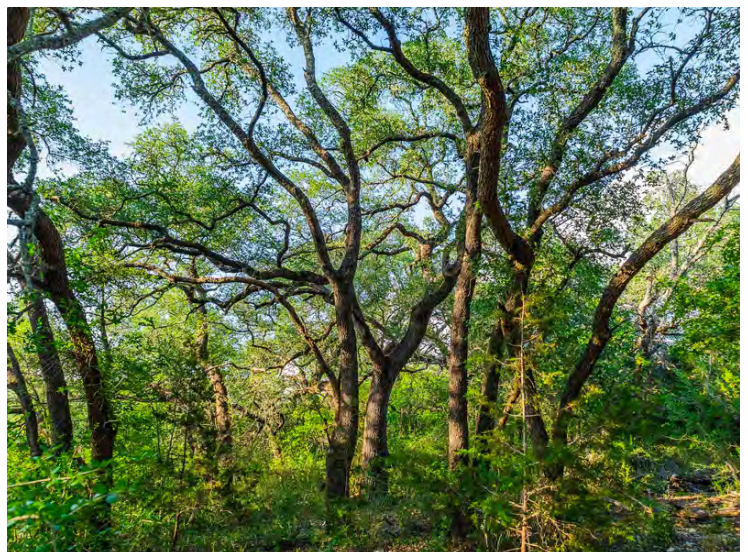
The property includes a rustic cabin with water well, electricity, and septic, set back in mature oak, elm, and cedar woods. A wet-weather creek runs along the rear of the property, with roughly 60 feet of gradual elevation change from front to back. The land is a balanced mix of open pasture and tree cover, supporting a range of uses including recreational, ranch, commercial, residential estate, or transitional development.

TAXES: The property has an agricultural tax valuation via Wildlife Management, keeping taxes low at approximately \$2,850 for 2025. Williamson County, Florence ISD.

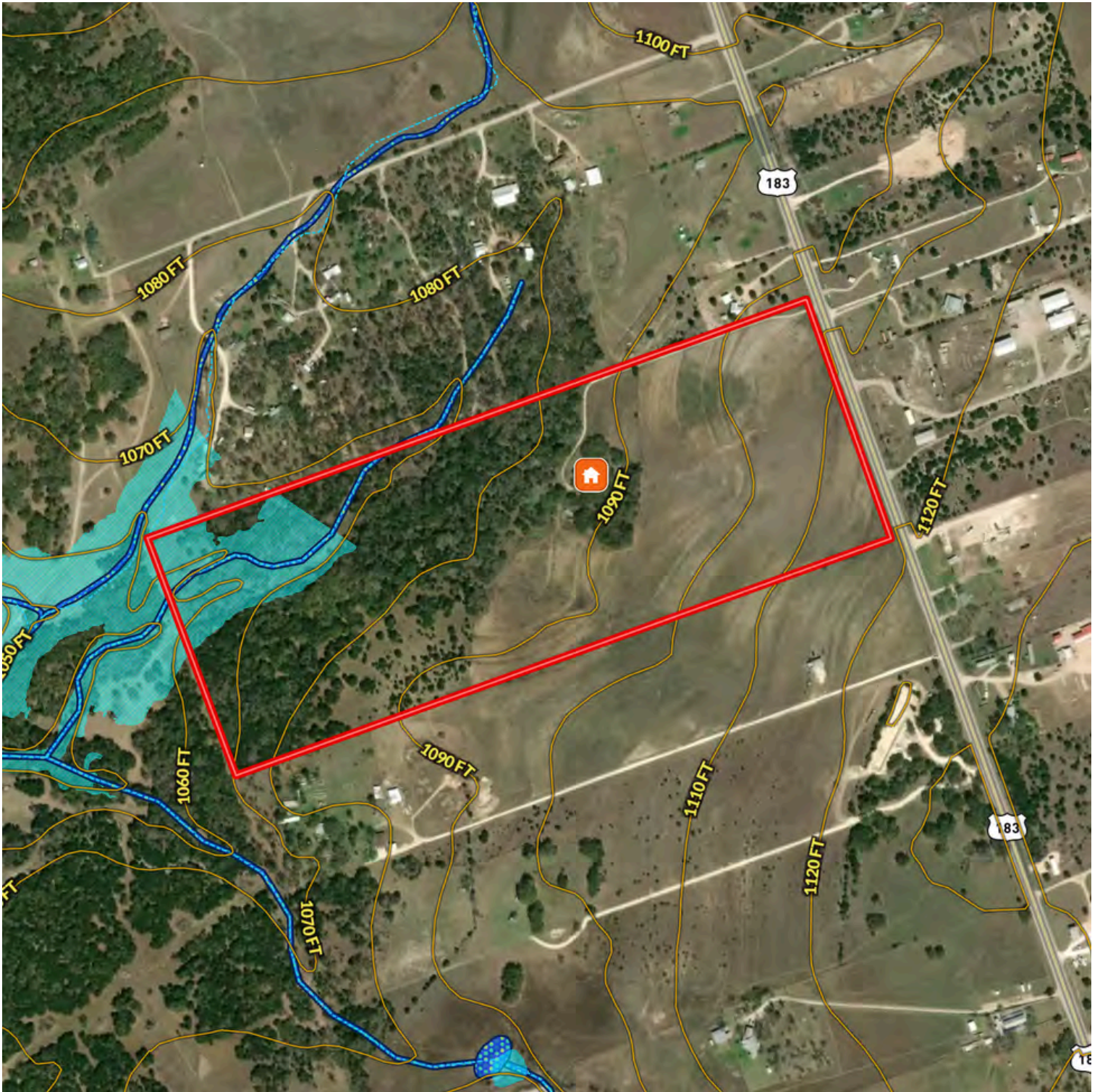
OWNER FINANCING: Sellers are offering owner financing with flexible, negotiable terms; an excellent opportunity for buyers seeking alternative financing options without traditional lending constraints.



Photos



Topography and Floodplain



US 183 Corridor F Project

Project Map



WilCo advances Spaceport

Williamson County commissioners named four board members to serve on the future Central Texas Spaceport Development Corporation on March 25.

This came two weeks after commissioners approved the SDC's bylaws March 11. The Central Texas SDC is a partnership with Burnet County.

An SDC is a public, private or public-private partnership that develops, manages and operates a spaceport, said Arthur Jackson, chief economic development officer for the city of Cedar Park. Spaceports are specialized launch and landing facilities for spacecraft, rockets and satellites.

Jackson said Williamson and Burnet

"This costs the county nothing, and it will have a significant, positive financial benefit for our county and for jobs and make us more competitive in this space for years to come."

ARTHUR JACKSON, CEDAR PARK CHIEF ECONOMIC DEVELOPMENT OFFICER



Firefly Aerospace landed on the moon March 2.

COURTESY FIREFLY AEROSPACE

counties will focus on:

- Infrastructure development
- Economic development
- Partnerships and funding
- Innovation and workforce development

Firefly Aerospace, headquartered in Cedar Park, is the first commercial company to successfully land on the moon.

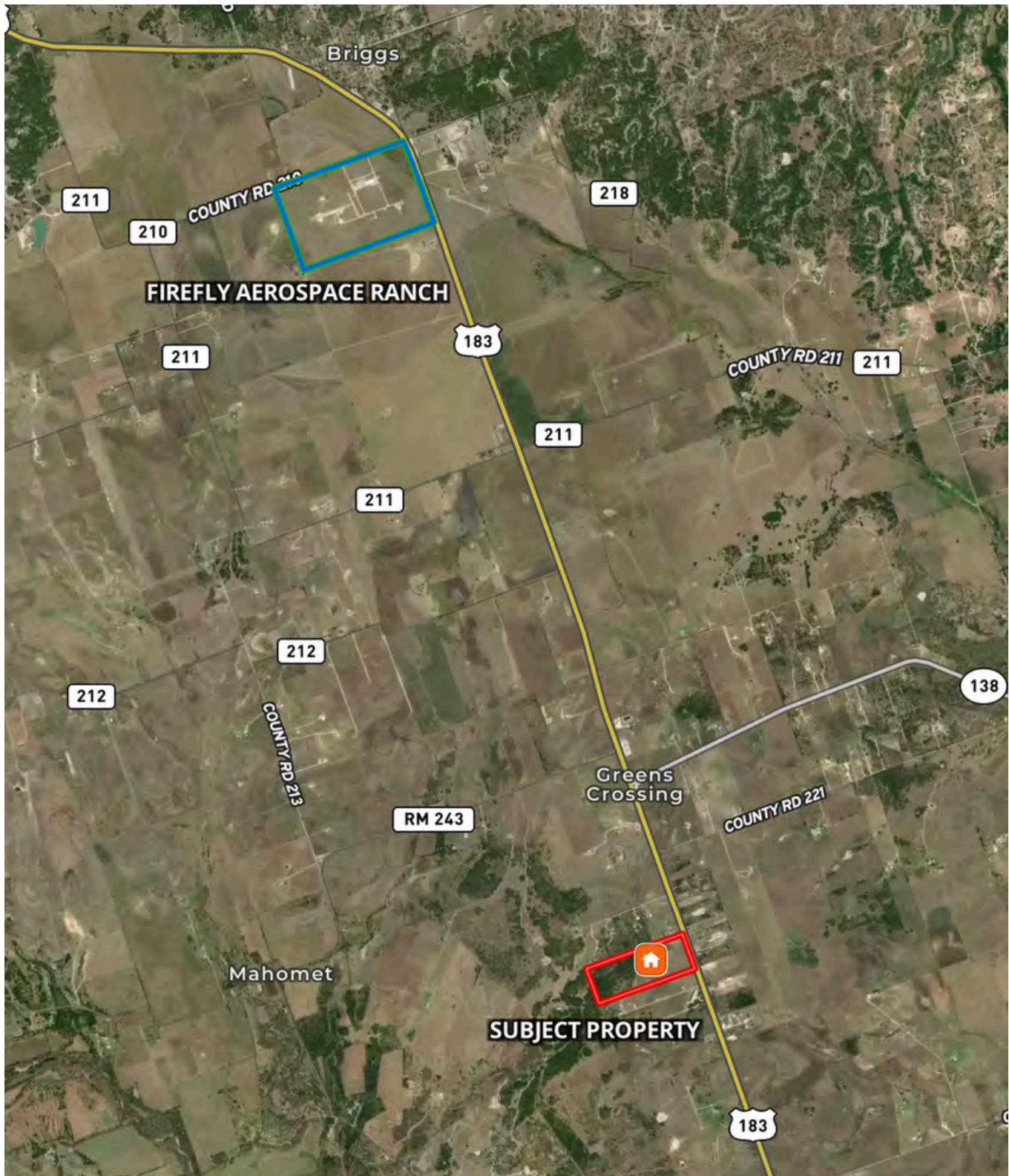
Firefly Aerospace Ranch - Briggs, TX Launch Vehicle Production and Test Facilities

Henderson Ranch is just 4.5 miles south of Firefly Aerospace Ranch!

Thirty minutes north of headquarters, Firefly's 200-acre Texas Rocket Ranch enables launch vehicle production, integration, and testing all in one convenient location. Here Firefly operates six test stands, automated fiber placement machinery, a 7-axis robotic powermill, and state-of-the-art engine production technology.

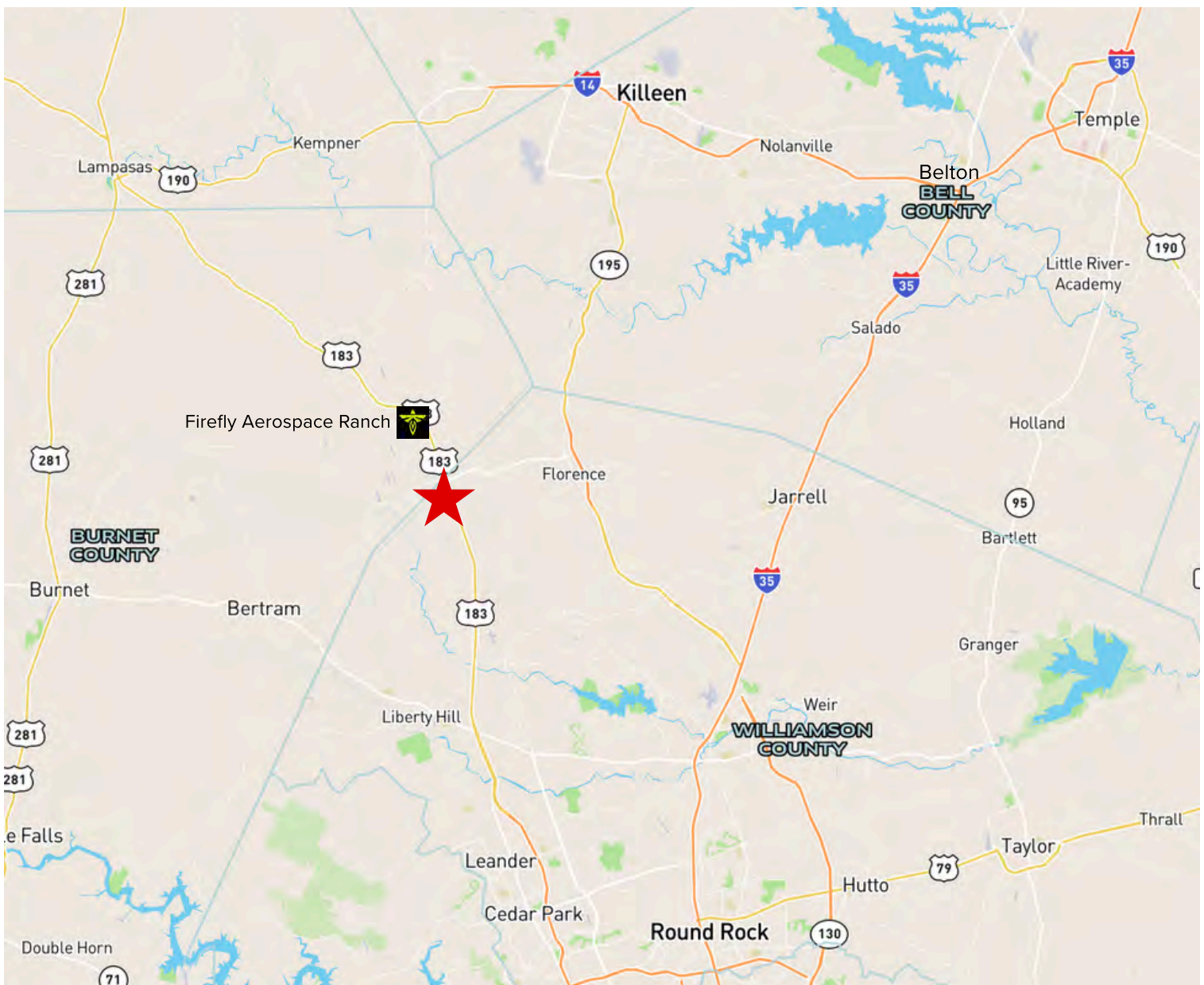
Proximity to Firefly Aerospace Ranch

4.5 miles to Firefly Aerospace Ranch

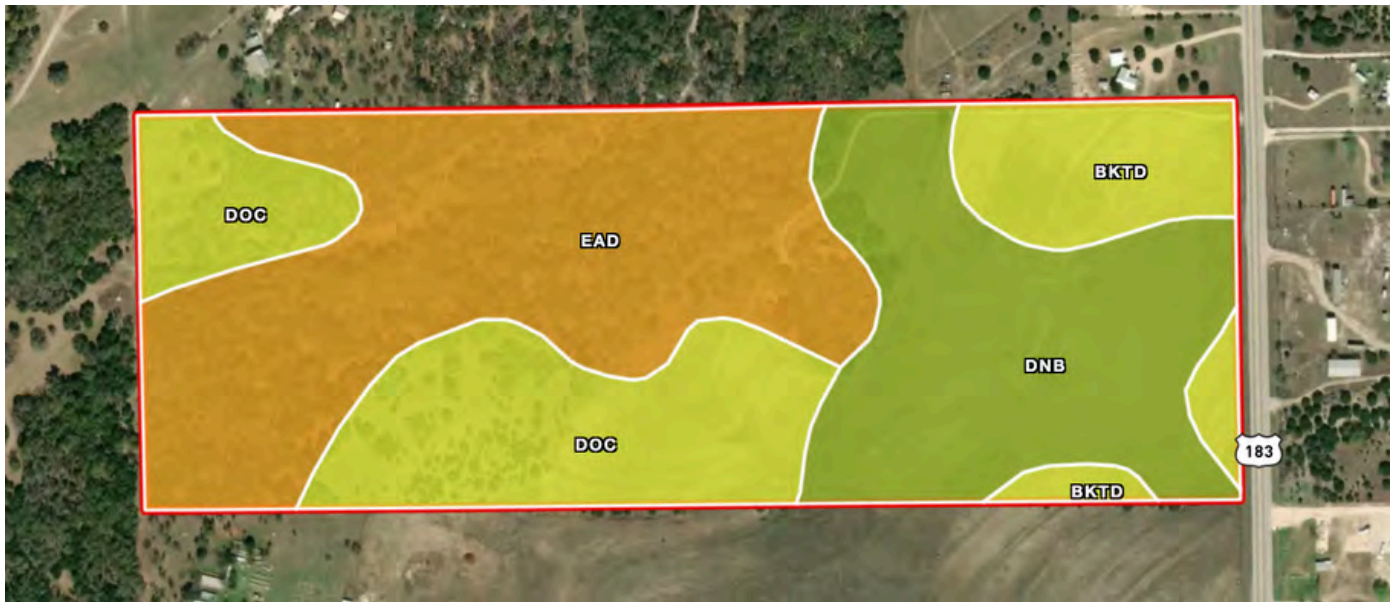


Location

- 4.5 miles to Firefly Aerospace Ranch
- 7 miles to Hwy 195 in Florence
- 12 miles north of Hwy 29 in Liberty Hill
- 25 miles to Killeen Regional Airport
- 25 miles to Lampasas
- 35 miles to Belton
- 44 miles to downtown Austin
- 49 miles to Austin-Bergstrom International Airport



Soil Report



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EaD	Eckrant cobbly clay, 1 to 8 percent slopes	24.68	39.38	0	13	6s
DnB	Denton silty clay, 1 to 3 percent slopes	16.36	26.1	0	34	3s
DoC	Doss silty clay, moist, 1 to 5 percent slopes	15.82	25.24	0	25	4e
BktD	Brackett association, 1 to 8 percent slopes	5.8	9.25	0	23	4e
TOTALS		62.66(*)	100%	-	22.43	4.53

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Land, Capability								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							
Grazing Cultivation								
(c) climatic limitations (e) susceptibility to erosion								
(s) soil limitations within the rooting zone (w) excess of water								