

AVAILABLE FOR SALE in TAYLOR, TX HIGH VISIBILITY ACREAGE

COMMERCIAL or INDUSTRIAL OPPORTUNITY

2901 S. Main St. (19.52 Acres) and 501 S. Main St. (7.14 Acres) Offered for \$1,995,000

Prime space for light-medium industrial use or data/tech center

1 turn-in/driveway along Hwy 95 and additional private access at south of property along PR 929

Communication with TXDOT indicates turn lanes can be installed on North bound lanes for commercial use- to increase current and other possible entrance

Additional access available at north end of property with Union Pacific rail crossing application- available by request.

Located Outside Taylor City Limits in the ETJ (extra-territorial jurisdiction)

No zoning requirements- considered LTRR-Land Transitional Residential by Williamson County Appraisal district

Current tax rate 1.51% and currently in Ag use.

4 in water line- with Manville Water and 1 water meter in place. Old abandoned well on property as well. (NOTE there is NO water conservation board in this area)

Two ponds on the 19.52 acre parcel

All fully fenced and secured for privacy

Union Pacific has implemented a sophisticated, high-tech internet infrastructure along its railroad tracks, including a fiber optic network and various technologies for real-time data transmission and safety systems like Positive Train Control (PTC)

Per Regulations- any building must be 100ft from the railway. (currently 30 ft right of way- so at least 70+ ft from the property line)

Small home on the property with Septic in place- in good condition (photos available by request)

LandID Map: <https://id.land/ranching/maps/86f3483dfb6b5dfa8f19f44ffea6ef9b/share>

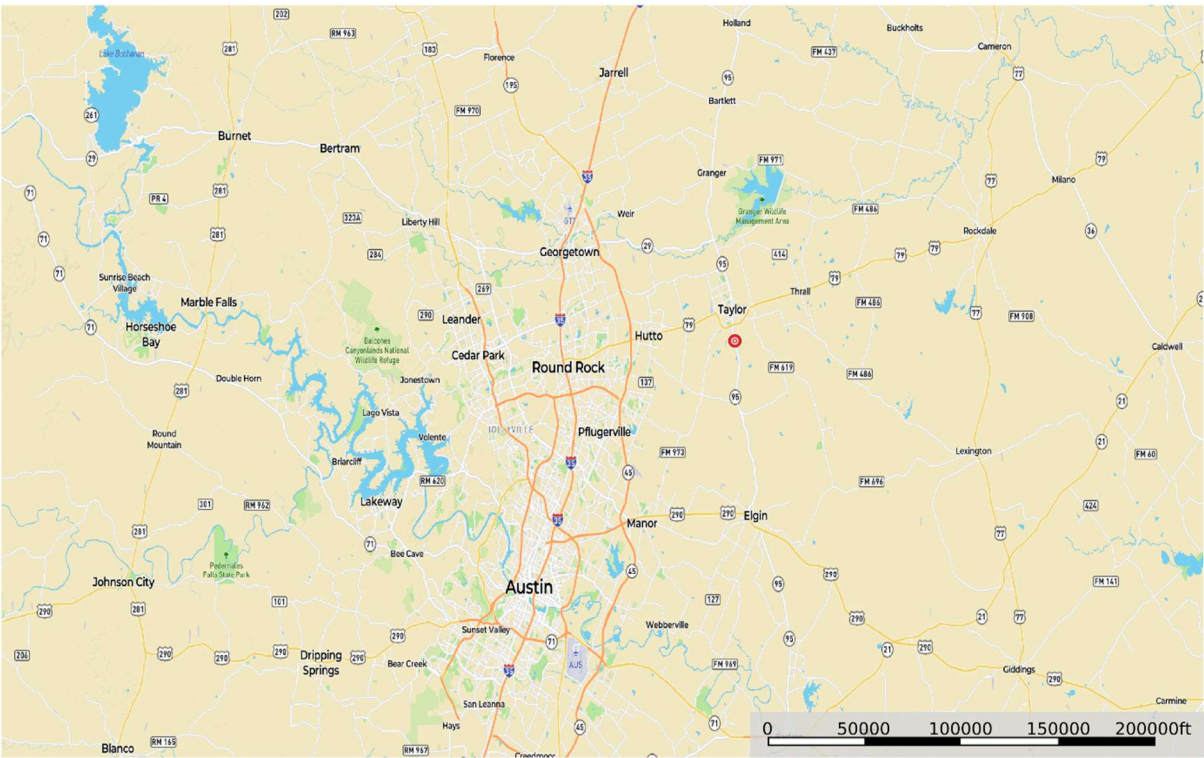
MEGAN TURNIPSEED, ALC BROKER ASSOCIATE

(512) 966-7481 MeganTurnipseed@kw.com

Keller Williams Realty Lone Star- Next Move Central Texas



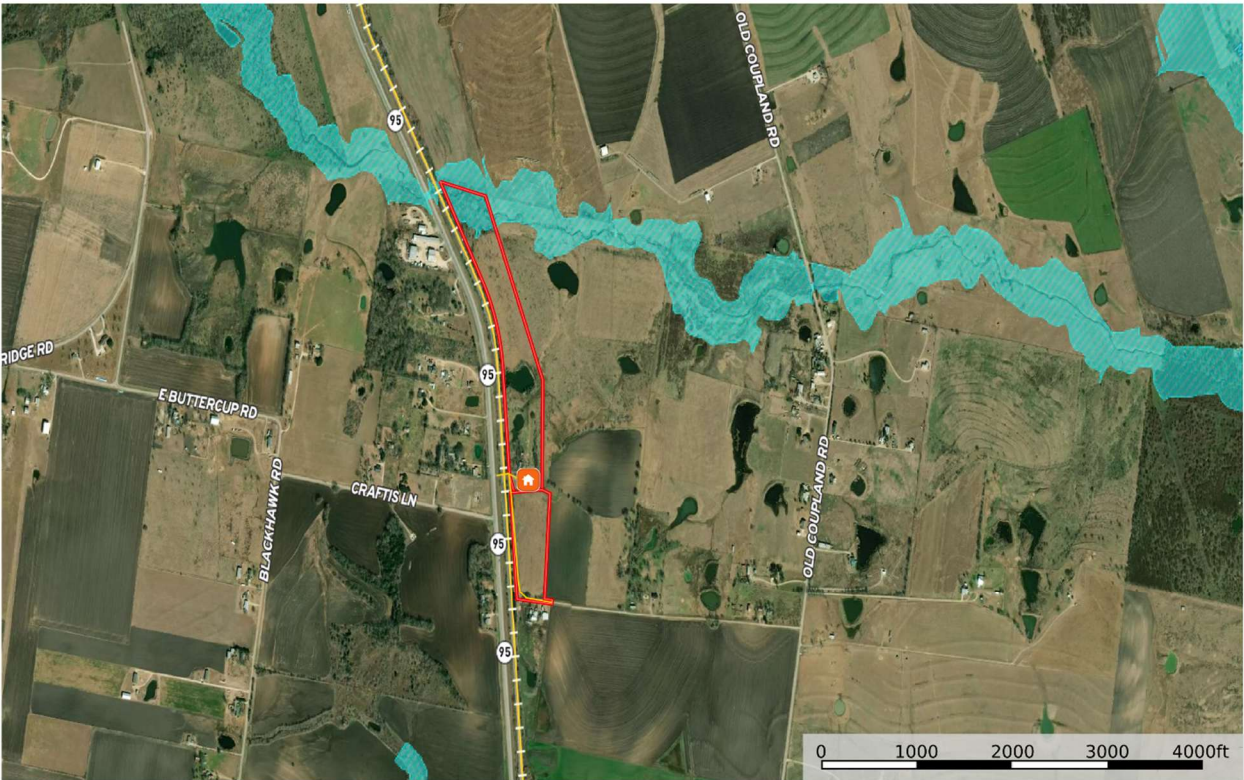
2901 S. Main St. (19.52 Acres) and 501 S. Main St. (7.14
Williamson County, Texas, 26.67 AC +/-



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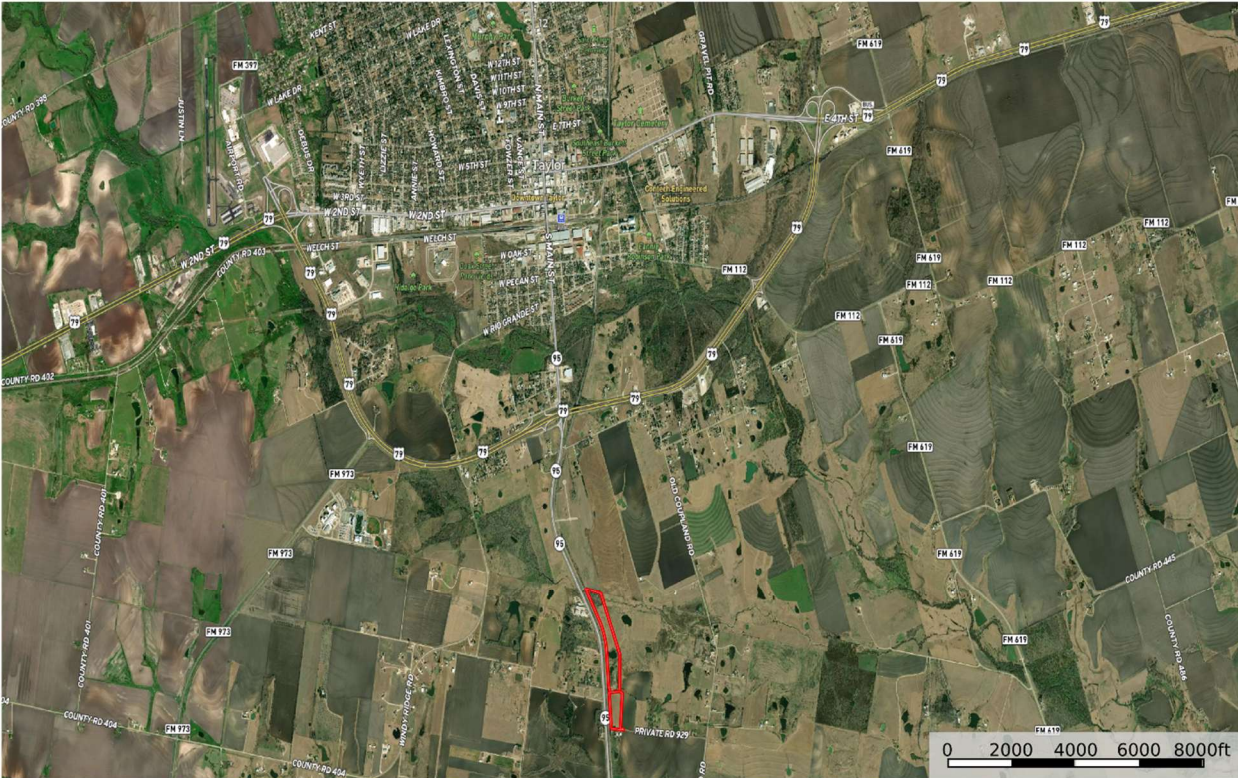
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