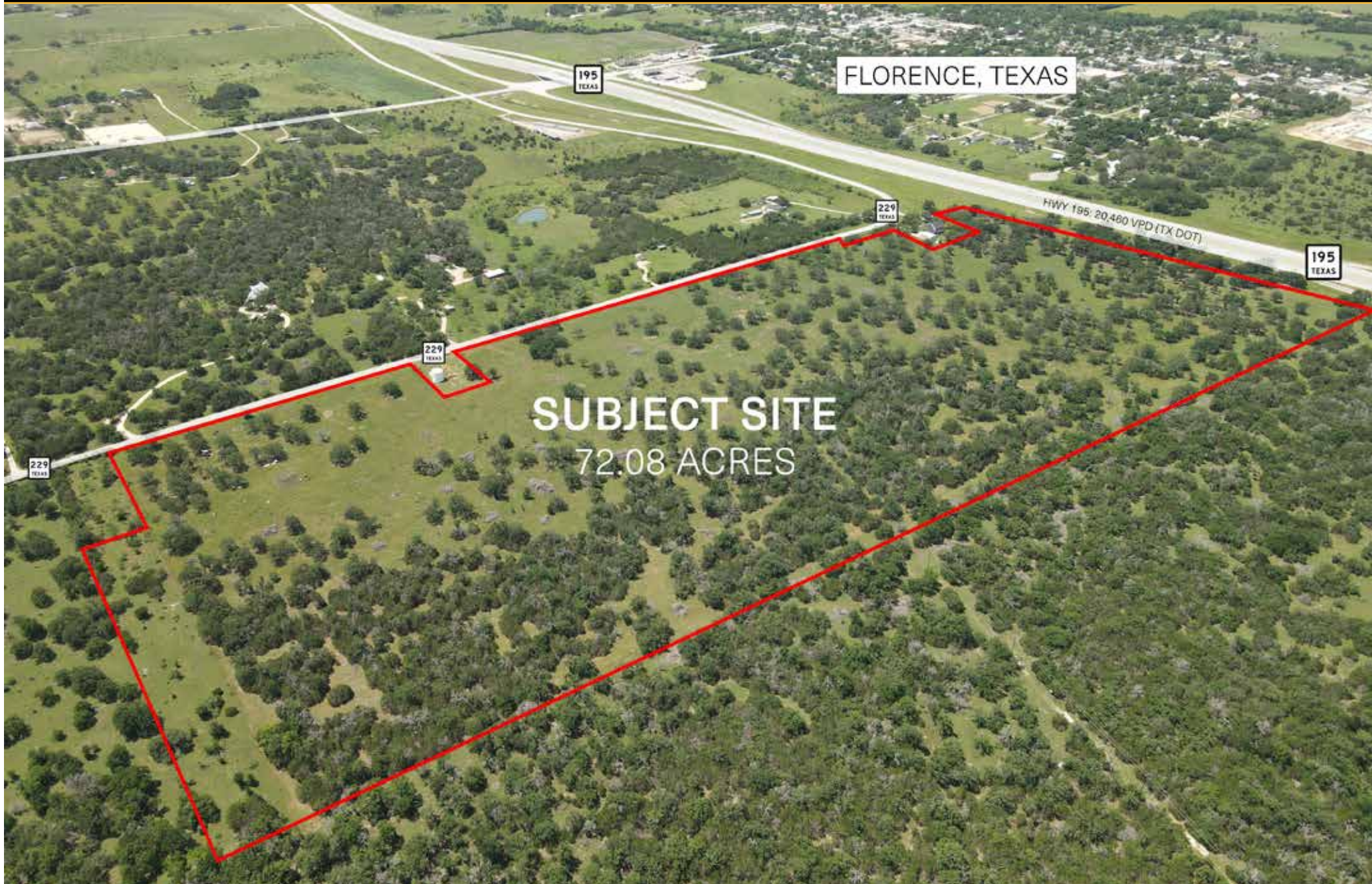


# For Sale: Florence 72.08 Acres



PRIME DEVELOPMENT SITE | HWY 195 & CR 229, FLORENCE, TEXAS







## GOLD TIER

EXCLUSIVELY LISTED BY

**Colin Tierney**

512.674.5727

colin@goldtier.net

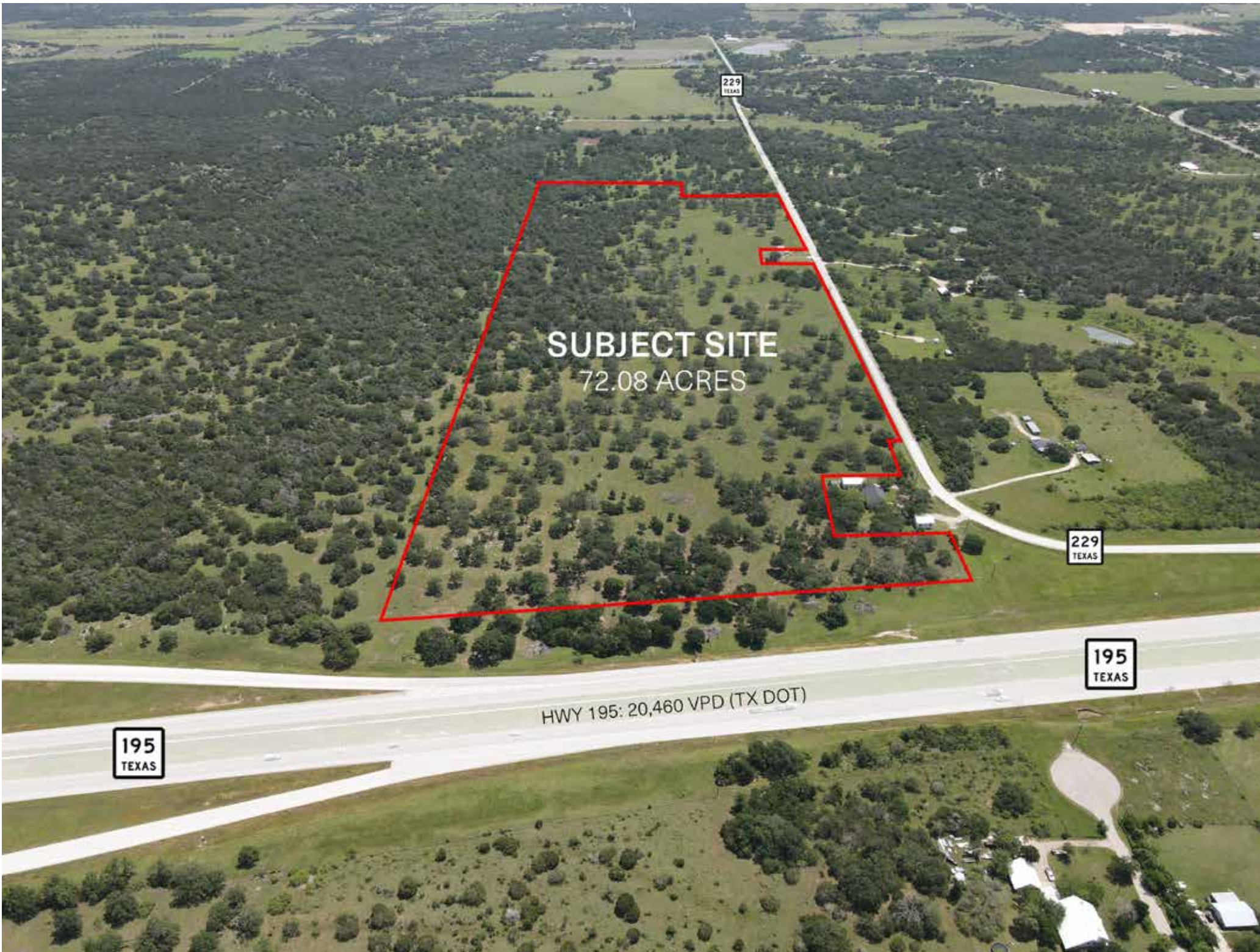
**Taylor Golden**

512.626.4424

taylor@goldtier.net

*The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Gold Tier Real Estate and should not be made available to any other person or entity without the written consent of Gold Tier Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.*

*Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.*



**SUBJECT SITE**  
72.08 ACRES

229  
TEXAS

229  
TEXAS

195  
TEXAS

195  
TEXAS

HWY 195: 20,460 VPD (TX DOT)





**SUBJECT SITE**  
72.08 ACRES



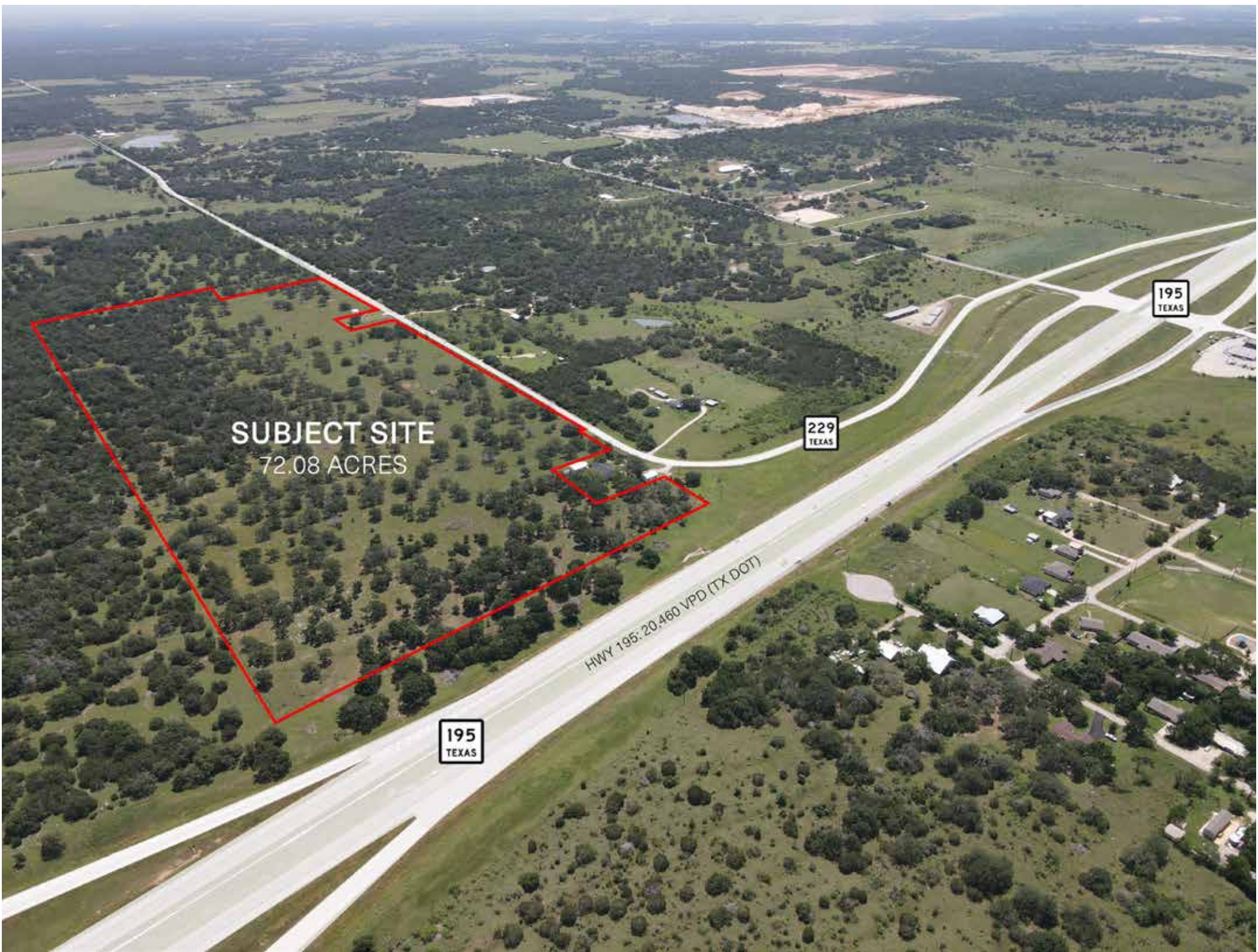
**SUBJECT SITE**  
72.08 ACRES

229  
TEXAS

195  
TEXAS

195  
TEXAS

HWY 195: 20,460 VPD (TX DOT)





# PROPERTY HIGHLIGHTS

**ADDRESS:** Hwy 195 & CR 229, Florence, Texas

**ACREAGE:** 72.08 Acres

**PRICING:** \$3,000,000 (\$41,620/acre)

## UTILITIES:

- » 6" Florence water line
- » 8" Florence wastewater line approx. 2,400' from site

## FRONTAGE:

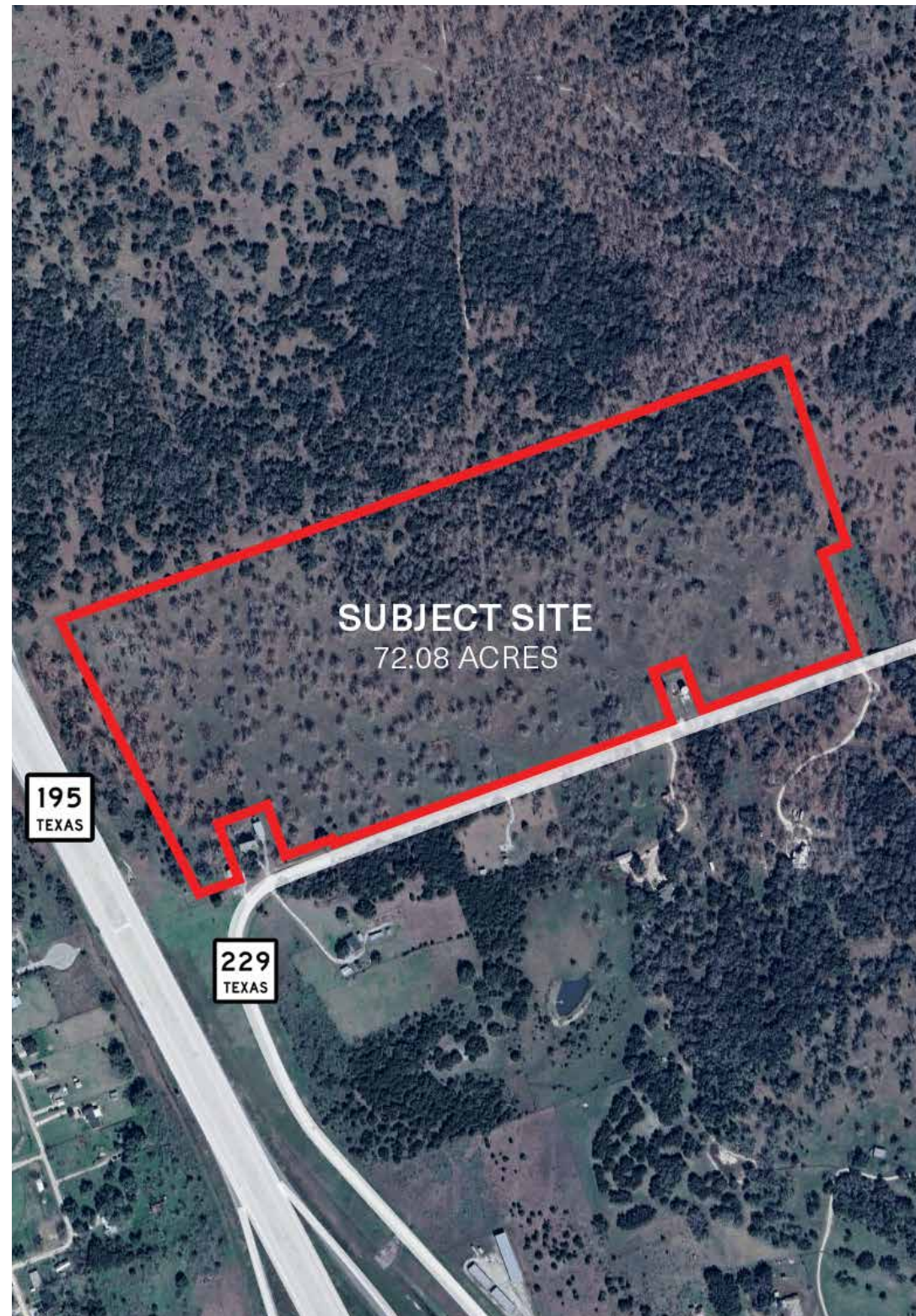
- » 1,200' Hwy 195 frontage
- » 2,700' County Rd 229 frontage

**SCHOOL DISTRICT:** Florence ISD

## REMARKS:

- » Located in an opportunity zone
- » No FEMA flood zone
- » Great street visibility

*\*Buyer to do all independent research on development potential.*





# WATER

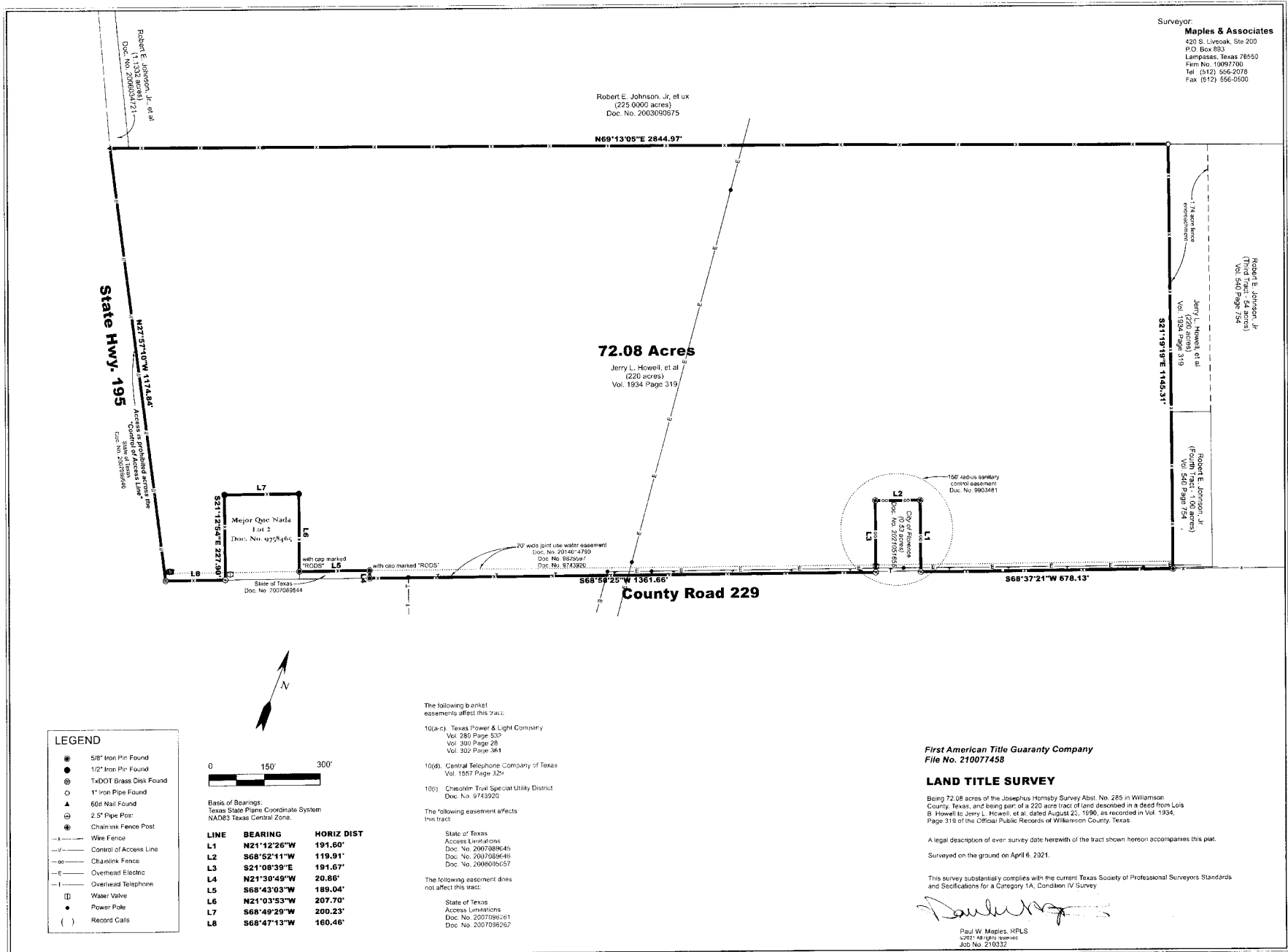




[illegible]



# SURVEY





195  
TEXAS

195  
TEXAS

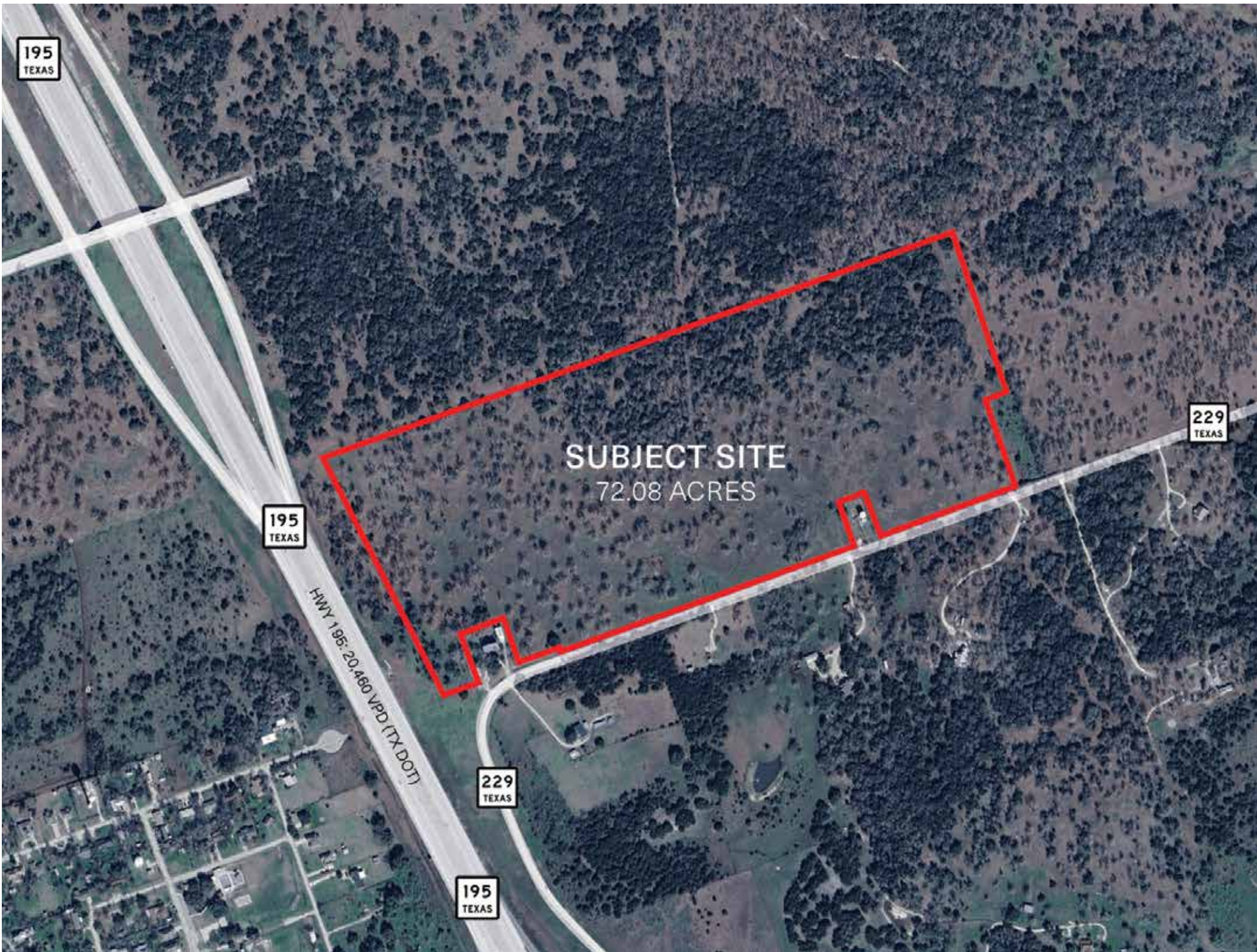
HWY 195-20460 VPD (TX DOT)

229  
TEXAS

195  
TEXAS

SUBJECT SITE  
72.08 ACRES

229  
TEXAS





↑ KILLEEN  
25 MINS

195  
TEXAS

229  
TEXAS

**SUBJECT SITE**  
72.08 ACRES

138  
TEXAS

Florence  
Elementary School

195  
TEXAS

FLORENCE, TEXAS

487  
TEXAS

226  
TEXAS

Florence  
Middle School

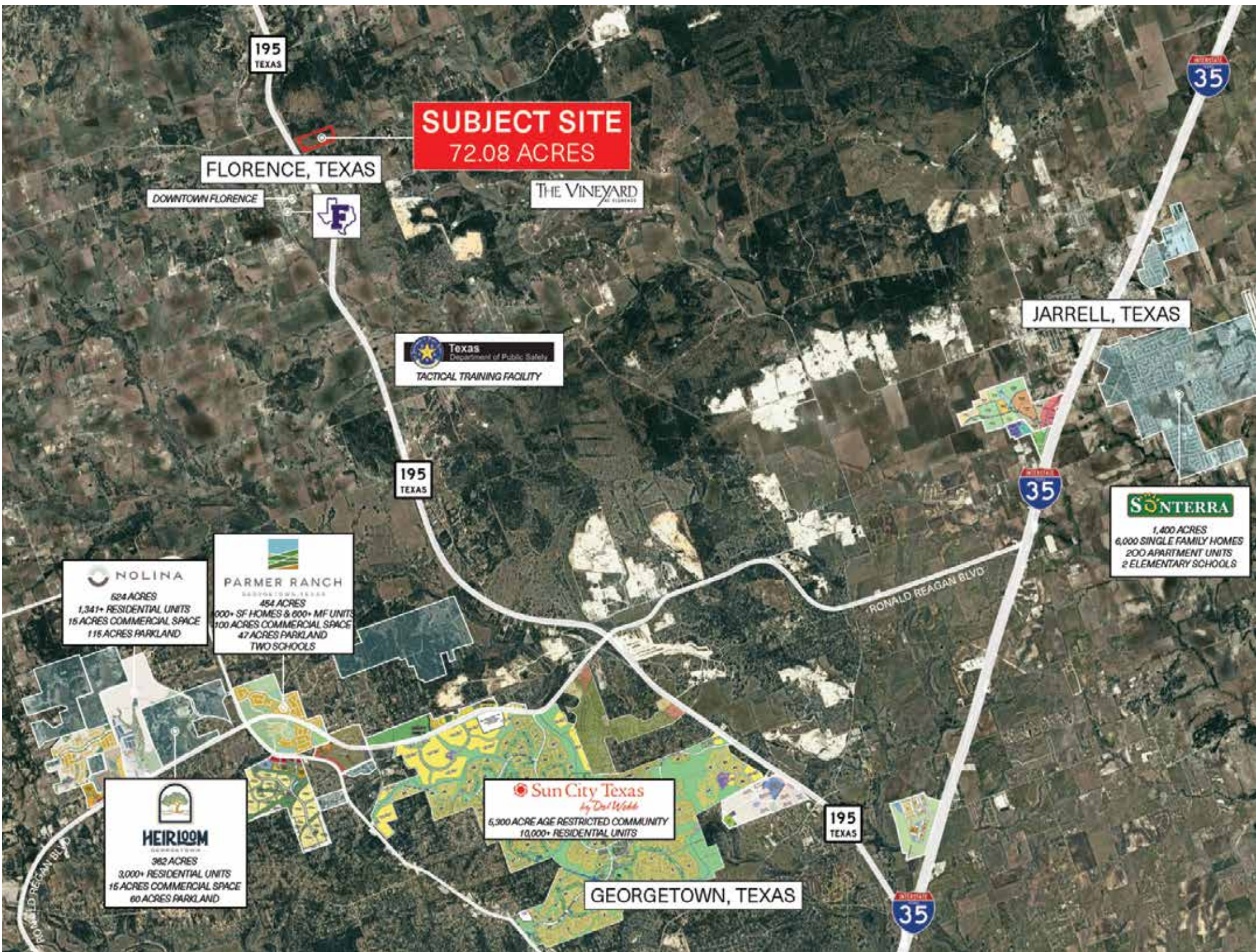
Florence  
High School

195  
TEXAS

970  
TEXAS

↓ GEORGETOWN  
10 MINS





195  
TEXAS

**SUBJECT SITE**  
72.08 ACRES

FLORENCE, TEXAS

DOWNTOWN FLORENCE



THE VINEYARD  
at FLORENCE

 **Texas**  
Department of Public Safety  
TACTICAL TRAINING FACILITY

195  
TEXAS

JARRELL, TEXAS

35

RONALD REAGAN BLVD

**SANTERRA**  
1,400 ACRES  
6,000 SINGLE FAMILY HOMES  
200 APARTMENT UNITS  
2 ELEMENTARY SCHOOLS

 **NOLINA**  
624 ACRES  
1,341+ RESIDENTIAL UNITS  
15 ACRES COMMERCIAL SPACE  
115 ACRES PARKLAND

 **PARMER RANCH**  
454 ACRES  
900+ SF HOMES & 600+ MF UNITS  
100 ACRES COMMERCIAL SPACE  
47 ACRES PARKLAND  
TWO SCHOOLS

 **HEIRLOOM**  
362 ACRES  
3,000+ RESIDENTIAL UNITS  
15 ACRES COMMERCIAL SPACE  
60 ACRES PARKLAND

 **Sun City Texas**  
*by Del Webb*  
6,300 ACRE AGE RESTRICTED COMMUNITY  
10,000+ RESIDENTIAL UNITS

195  
TEXAS

GEORGETOWN, TEXAS

35





## Information About Brokerage Services

*Texas law requires all real estate license holders 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date