



TBD COUNTY ROAD 196

GEORGETOWN, TX 78626



\$1,620,000



0 sqft

DESCRIPTION

18+ acres of ag-exempt, unrestricted land located in the Georgetown ETJ with direct positioning off the I-35 service road, offering strong visibility, access, and long-term development potential. Conveniently located near Highway 195 and FM 972, this tract sits within a rapidly expanding commercial corridor near major retail anchors including Lowe's and Costco. Access is provided via the end of CR 196, followed by a short deeded easement into the property. The property is well-suited for a variety of uses including light industrial, warehouse, office, flex space, or residential development such as acreage lots or a single-family community. Located within an Opportunity Zone, the tract may provide tax advantages for qualified investors, making it an attractive long-term hold or development opportunity. Currently under agricultural valuation with active hay production, the property offers reduced holding costs while development plans are evaluated. The land is planted in hay grazer and features relatively level topography conducive to site planning. Utilities are nearby, with PEC electric and Atmos gas available on an adjacent property. According to the seller, Jonah Water is located within a neighboring community across the creek. A spring-fed creek, identified as a tributary of Berry Creek, runs through the property, adding natural character and potential design features. The tract is partially fenced, including a high fence along the western boundary. Rare opportunity to acquire a well-located tract with strong commercial exposure and flexible development potential in a high-growth area.

PROPERTY TYPE: Commercial - Ranch

MLS STATUS: Active

MLS: 1619873

YEAR BUILT:

COUNTY: Williamson

TRACT OR SUBDIVIION: N/A

LIST DATE: 03/28/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: GTE

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 18.01

LOT SIZE (SQFT): 784,733

INTERIOR FEATURES

KITCHEN:

- None

EXTERIOR FEATURES

PARKING:

- None

LOT DESCRIPTION:

- Level

UTILITIES

UTILITIES:

- ElectricityAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Don Honeycutt

PHONE: 512.289.2121

BROKERED BY: Longhorn Realty, LLC

century21judgefite.com

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