

# CENTURY 21

Judge Fite Company



## 2300 COUNTY RD 229

FLORENCE, TX 76527



\$3,000,000



0 sqft

## DESCRIPTION

Gold Tier Real Estate is proud to present an exceptional development opportunity: 72 acres on CR 229 in Florence, Texas. This prime property features an impressive 2,700 feet of frontage on CR 229 and 1,200 feet of frontage on Highway 195, offering outstanding visibility to passing traffic—a perfect marketing advantage for future businesses. Key infrastructure highlights include a 6-inch water line along CR 229. An 8-inch wastewater line is nearby, though prospective buyers should consult with the City of Florence regarding capacity. The site is located in an Opportunity Zone, and importantly, it is not in a FEMA-designated flood zone. Seller financing is available. \*\*Buyer to independently verify all information. Broker makes no guarantees as to the accuracy of the information provided.\*\*

**PROPERTY TYPE:** Commercial - Other

**MLS STATUS:** Active

**MLS:** 3728113

**YEAR BUILT:**

**COUNTY:** Williamson

**TRACT OR SUBDIVIION:** None

**LIST DATE:** 06/12/2025

**CENTURY 21**

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**800.451.8055**

**AREA:** WW

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 72.08

**LOT SIZE (SQFT):** 3,139,804

## INTERIOR FEATURES

### KITCHEN:

- None

## EXTERIOR FEATURES

### PARKING:

- None

### LOT DESCRIPTION:

- Level

## UTILITIES

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- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Taylor Golden

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**BROKERED BY:** Gold Tier Real Estate, LLC