

# CENTURY 21<sup>®</sup>

Judge Fite Company



2951 FM 1460 UNIT 1504  
GEORGETOWN, TX 78626



\$450,000



1,000 sqft

## DESCRIPTION

Highland Vista Office Park is strategically located between IH-35 and SH-130 toll road on FM 1460 at its intersection with Westinghouse Road. We are located on a prime site on the southern border of the city of Georgetown - one of the fastest growing cities in the country. The site enjoys over 400 feet of frontage on FM 1460 and was selected for its proximity to significant existing and proposed single family subdivisions, multi-family and commercial developments. The site has excellent visibility from the Westinghouse intersection and easy access on to FM 1460. Highland Vista will consist of 18 single story professional office buildings ranging in size from 2,000 sq.ft. to 4,000 sq.ft. designed to specifically meet the needs of small professional businesses and medical practitioners. When fully completed, the park will contain a total of over 46,000 sq.ft. of highly efficient office space in 46 individual condo units which can be offered either for lease or sale to individual owner/occupants, tenants or investors. 24 units (10 buildings) have been completed, and Phase 3 of the project is currently under construction.

**PROPERTY TYPE:** Commercial - Office

**MLS STATUS:** Active

**MLS:** 7647359

**YEAR BUILT:** 2024

**COUNTY:** Williamson

**TRACT OR SUBDIVIION:** Highland Vista Office Condominiums

**LIST DATE:** 04/05/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** GTE

**SQUARE FEET:** 1,000

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 5.73

**LOT SIZE (SQFT):** 249,598

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Carpet
- Tile

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Common
- Concrete

### LOT DESCRIPTION:

- Flat

### SIDING:

- Frame
- Masonry
- StoneVeneer
- Stucco

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Electric

### UTILITIES:

- ElectricityConnected
- FiberOpticAvailable
- PhoneAvailable
- SewerConnected
- WaterConnected

**LISTED BY:** Ross McIver

**PHONE:** 512.964.8279

## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** Commerce Realty Advisors

century21judgefite.com

each office is independently owned and operated