

CENTURY 21[®]

Judge Fite Company



7570 N SH 95

GRANGER, TX 76530



\$2,100,000



1 acres

DESCRIPTION

Just North of Granger this 51 Acres has over 4,000 Ft. of road frontage on SH 95 & CR 355. Final LRTP issued by Williamson County maps out CR 355 to become the Ronald Reagan BLVD extension thus turning this property into a major highway intersection. Located just North of the Samsung semiconductor facility being built in Taylor Tx. This property has a ton of investment possibilities with it being in the Opportunity Zone for added tax advantages for Investors. Currently in Ag Production thus keeping low annual taxes. Bartlett Electric Coop recently added 3 phase power lines along the entire length of CR 355 along with a 200 amp live meter with brand new power poles and overhead power lines to the center of the property. The property includes a 25 ft. approach with a TXDOT approved culvert on the HWY 95 side and an additional approach issued by Williamson County on the CR 355 side. Granger is slated to build a new High School just down the road on FM 971. Easy access to the many parks with wildlife reserves and recreational enjoyment at Granger Lake. A water meter has been approved by Ben/Falls/Milam water supply and will soon be installed at the Southeastern portion of the property. This is a Great Investment Property with the projected growth planned for Northeast Williamson County. This location is unrestricted and ready for any Commercial or Industrial development.

PROPERTY TYPE: Land - UnimprovedLand
MLS STATUS: Active
MLS: 8676790
YEAR BUILT:
COUNTY: Williamson
TRACT OR SUBDIVIION: George S Stratton Surv Abs #57
LIST DATE: 02/04/2025

CENTURY 21

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800.451.8055

AREA: WE
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 51
LOT SIZE (SQFT): 2,221,560

EXTERIOR FEATURES

LOT DESCRIPTION:

- Agricultural
- Farm

UTILITIES

UTILITIES:

- ElectricityAvailable
- SewerNotAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- None

LISTED BY: James Schwarz

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BROKERED BY: Edmiston Properties

century21judgefite.com

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