

\$525,000 - 12275 Fm 487, Florence

MLS® #5260271

\$525,000

0 Bedroom, 0.00 Bathroom,
Land on 3.04 Acres

N/A, Florence, TX

Fabulous opportunity just outside the city limits and within the Florence ETJ. This 3-acre rectangular lot has both commercial and residential potential, and is in a fantastic location in the path of growth. The level, buildable land has clusters of live oak trees and is partially graveled to serve its current use as a storage facility lot, including surveillance system. The new, wide entrance is paved with an automatic gate and steel fencing along the 250 feet of road frontage on FM 487. The remaining boundary is newly fenced with mesh and barbed wire. A small shed will convey with the property. Just one-third mile away, average daily traffic on Hwy 195 is roughly 22,000. Electricity includes 200 and 120 voltage capability. Build your commercial business and/or home on this blank slate near the heart of rapidly growing Florence. Endless possibilities at this location. Buyer to perform their own due diligence.

Essential Information

MLS® #	5260271
Price	\$525,000
Bathrooms	0.00
Acres	3.04
Type	Land
Sub-Type	Unimproved Land
Status	Active



Community Information

Address	12275 Fm 487
Area	WW
Subdivision	N/A
City	Florence
County	Williamson
State	TX
Zip Code	76527

Amenities

Utilities	Electricity Available, Water Not Available
Features	None
View	None
Waterfront	None

Exterior

Lot Description	Level, Few Trees
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School Information

District	Florence ISD
Elementary	Florence
Middle	Florence
High	Florence

Additional Information

Date Listed	July 21st, 2023
Days on Market	302

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