



**FOR SALE**

# 1,710 SF BUILDING AVAILABLE GEORGETOWN, TX

## Key Features

- Parcel size: 36,895 sqft./0.847 Acres
- Positioned in a high-growth residential area
- Excellent visibility with frontage along major traffic corridor of NC Hwy 17
- Less than half a mile from the I-140 Exit and three miles to major retail throughfare that includes Walmart, Lowes Foods, Harris Teeter and Holiday Inn Express

## Property Highlights

- Use: the property is undeveloped excess land owned by national convenience/fuel brand
- Great opportunity for QSR user, auto repair, office/medical, laundromat
- \*\*Site may be restricted against uses competitive with C-Store/Fuel\*\*

Frontage	Land	RE Tax	Asking Price
140sf	36,895sf	\$20,666.78	\$1,000,000



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