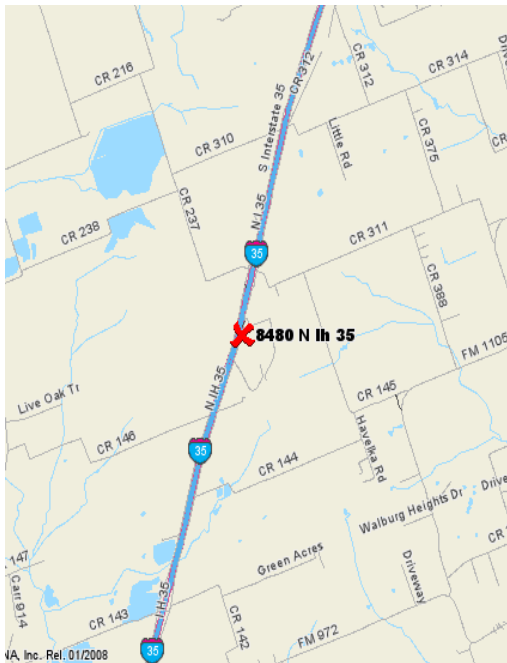


FOR SALE or FOR LEASE



8480 N. IH-35 Georgetown | Texas | 78626

- Located north of Georgetown on the east side of IH-35. 1 mile from Jarrell.
- Access from IH-35 frontage road. Just minutes from SH 130 with great access for north and south bound travel.
- 5.69 acres of gravel yard with a 40' x 60' steel framed building with two 12' rolling grade level doors.
- 3/2 home in good condition for use as an office or housing for employees or rental.
- Perfect for a trucking company, or a cement company.
- 3 phase power with room for additional growth.

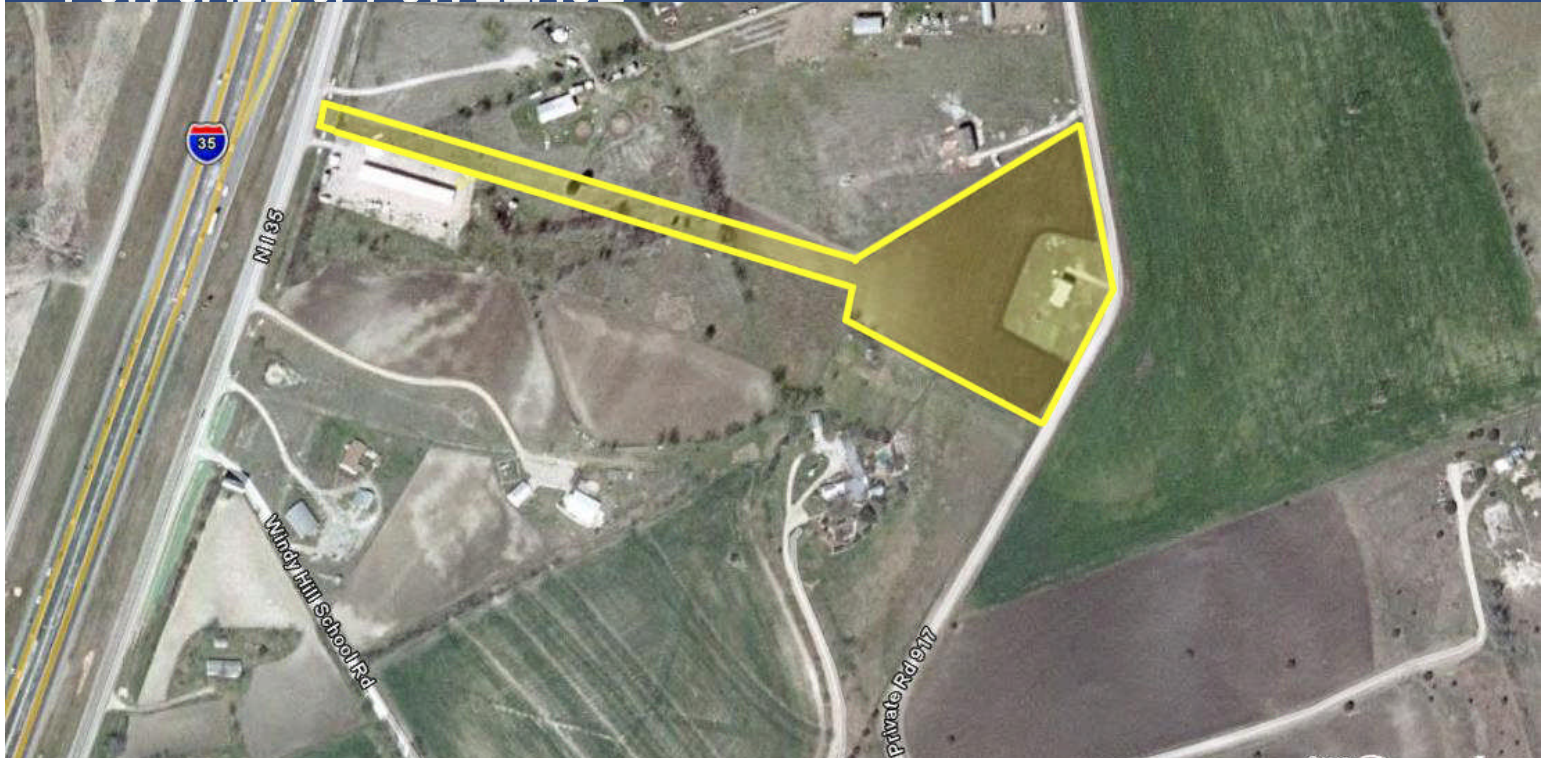


Contact
Matt Fain, Realtor®
512.255.3000
Matt@donquick.com

1000 N. IH-35, Suite A | Round Rock | TX | 78681
Phone 512.255.3000 **www.DonQuick.com**

The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.

FOR SALE or FOR LEASE



8480 N. IH-35
Georgetown | Texas | 78626

- Tremendous opportunity with this location.
- Both IH-35 access and a private road 917.
- New Parmer Lane Extension less than 1/2 mile north of this location.
- Perfect for a trucking company, or a cement company.
- Electric, cable, satellite, water and septic on site.
- Custom retention pond on east side of building completely plumbed for reclaiming water.
- Price: \$365,000.00
- Please call for lease pricing.

1000 N. IH-35, Suite A | Round Rock | TX | 78681
Phone 512.255.3000 www.DonQuick.com

The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.

**DON
QUICK**
& associates, inc.

Contact
Matt Fain, Realtor®
512.255.3000
Matt@donquick.com