



*PROPERTY*

FOR SALE

[WWW.CMEATX.COM](http://WWW.CMEATX.COM)

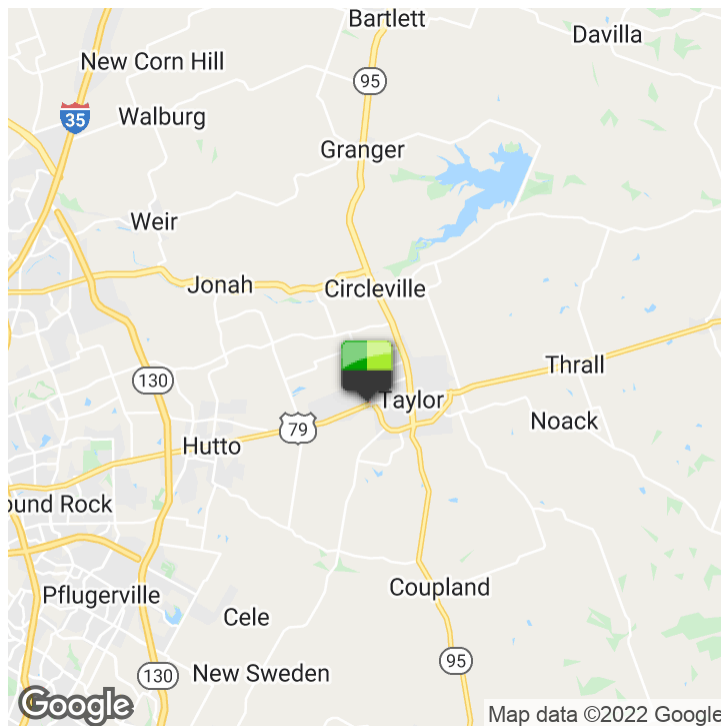
850 COUNTY RD 403,  
TAYLOR, TX 76574

61.44 ACRES PRIME LAND TAYLOR TX

# 61.44 ACRES PRIME LAND TAYLOR TX

850 COUNTY RD 403, TAYLOR, TX 76574

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	Price Subject to Offer
Available SF:	1,952 SF
Lot Size:	61.44 Acres
Price / Acre:	-
Zoning:	ETJ

## PROPERTY OVERVIEW

- Prime Location.
- 61+ acres.
- Remodeled House on a hill FOR LEASE
- Unparalleled views or the city of Taylor and countryside.
- Directly across Highway 79 from Taylor Airport and Best Western.
- City of Hutto and Taylor in site
- Minimal Floodplain
- CONTACT BROKER FOR TOUR!

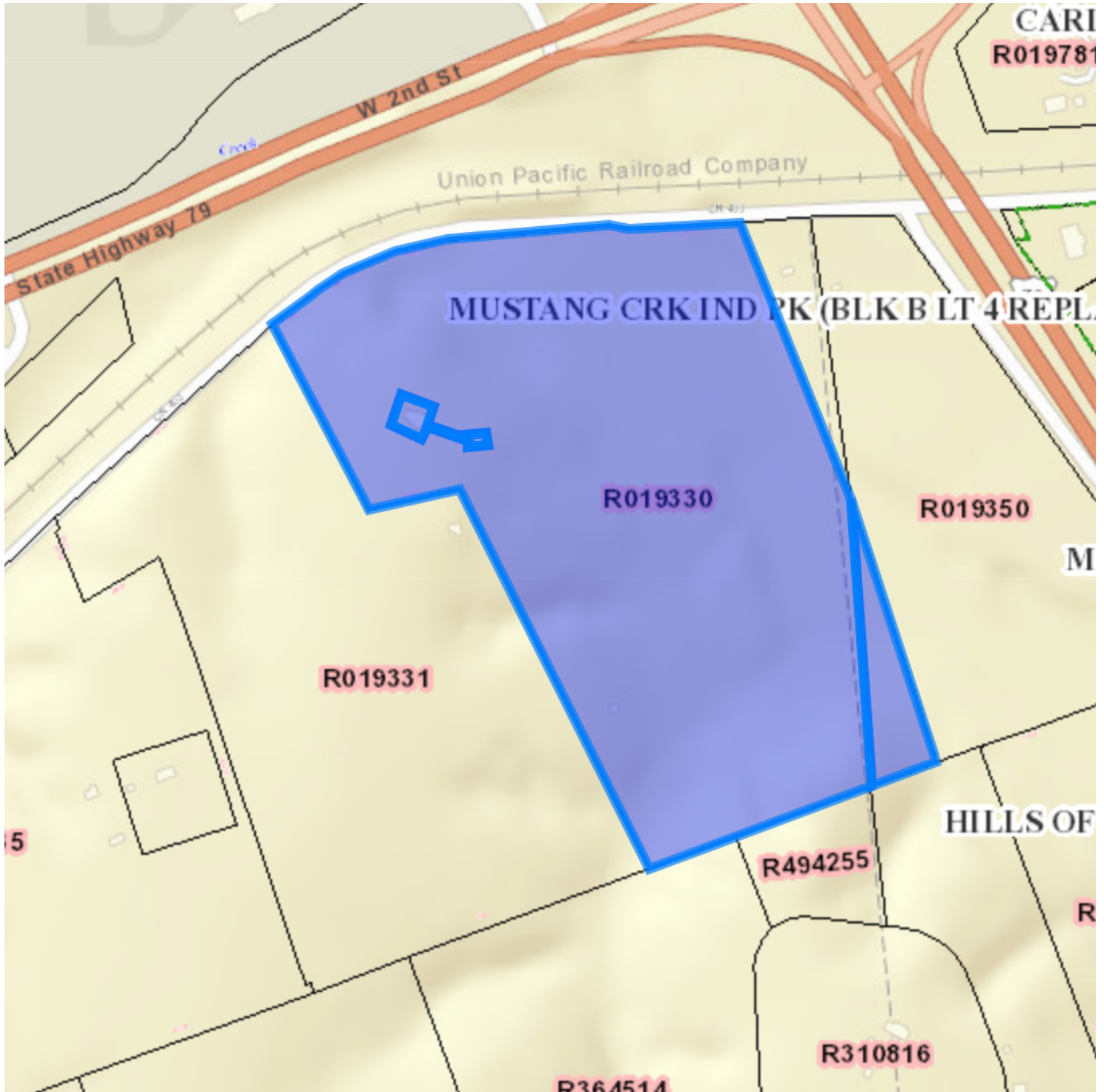
## PROPERTY HIGHLIGHTS

- -ETJ
- -Williamson County
- -Jonah Water
- -Across from the Taylor Airport
- -Samsung Plant and Intermodal Logistics Park for Tesla within minutes of site

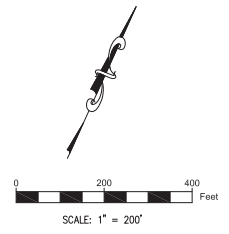
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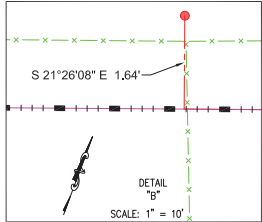
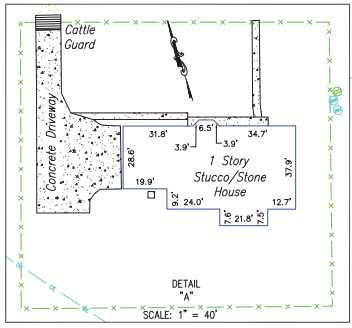
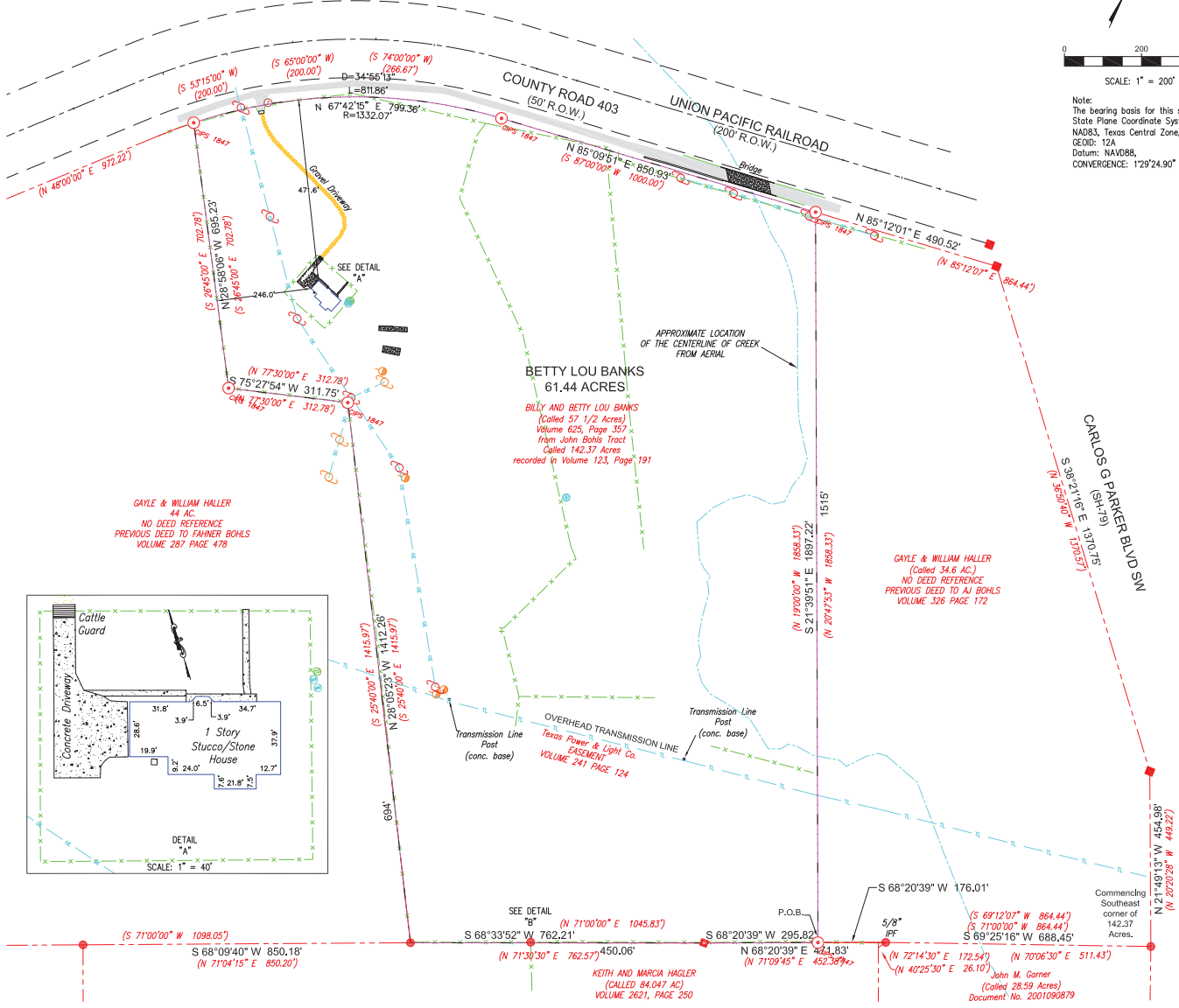
ADDITIONAL PHOTOS



SURVEY FOR  
 Betty Lou Banks  
 Being 61.44 Acres  
 out of a called 57 1/2 Acre Tract  
 situated in the H.G. Johnson Survey  
 Abstract No. 348  
 Volume 625, Page 357  
 D.R.W.C.T.  
 Williamson County, Texas



Note:  
 The bearing basis for this survey is the  
 State Plane Coordinate System,  
 NAD83, Texas Central Zone, (4203),  
 GEOID: 12A  
 Datum: NAVD88,  
 CONVERGENCE: 1'29"24.90"



**LEGEND**

- 1/2" IRON PIN FOUND (STEEL PIN)
- CAPPED IRON PIN SET MARKED "FOREST 1847"
- CITY OF TAYLOR TYPE I MARKER
- TXDOT TYPE I MARKER
- CAPPED IRON PIN FOUND MARKED
- TELEPHONE PEDESTAL
- ELECTRIC POWER POLE
- TELEPHONE POLE
- GUY WIRE
- WATER WELL
- OVERHEAD ELECTRIC TRANSMISSION LINE
- OVERHEAD ELECTRIC
- TELEPHONE LINE
- EXISTING FENCE (approximate location)
- TRACT LINES
- BOUNDARY LINES

NOTICE: THIS MAP COPYRIGHT 2019 BY  
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 COVENANTS AND OTHER MATTERS HAVE NOT BEEN RESEARCHED AS A PART  
 OF THIS SURVEY. SEE APPLICABLE RESTRICTIVE COVENANTS AND LOCAL CODES  
 FOR APPLICABLE DEVELOPMENT LIMITATIONS. NOTHING IN THIS SURVEY IS  
 INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.

I, THE UNDERSIGNED HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, UNDER  
 MY SUPERVISION. THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE  
 AND BELIEF AND IDENTIFIES ANY EVIDENCE OF BOUNDARY LINE CONFLICTS,  
 SHORTAGES IN AREA, PROTRUSIONS, INTRUSIONS, AND  
 OVERLAPPING OF SIGNIFICANT IMPROVEMENTS. THIS PROPERTY ABUTS A  
 PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

Survey Date October 08, 2019  
 William F. Forest, Jr. R.P.L.S. 1847

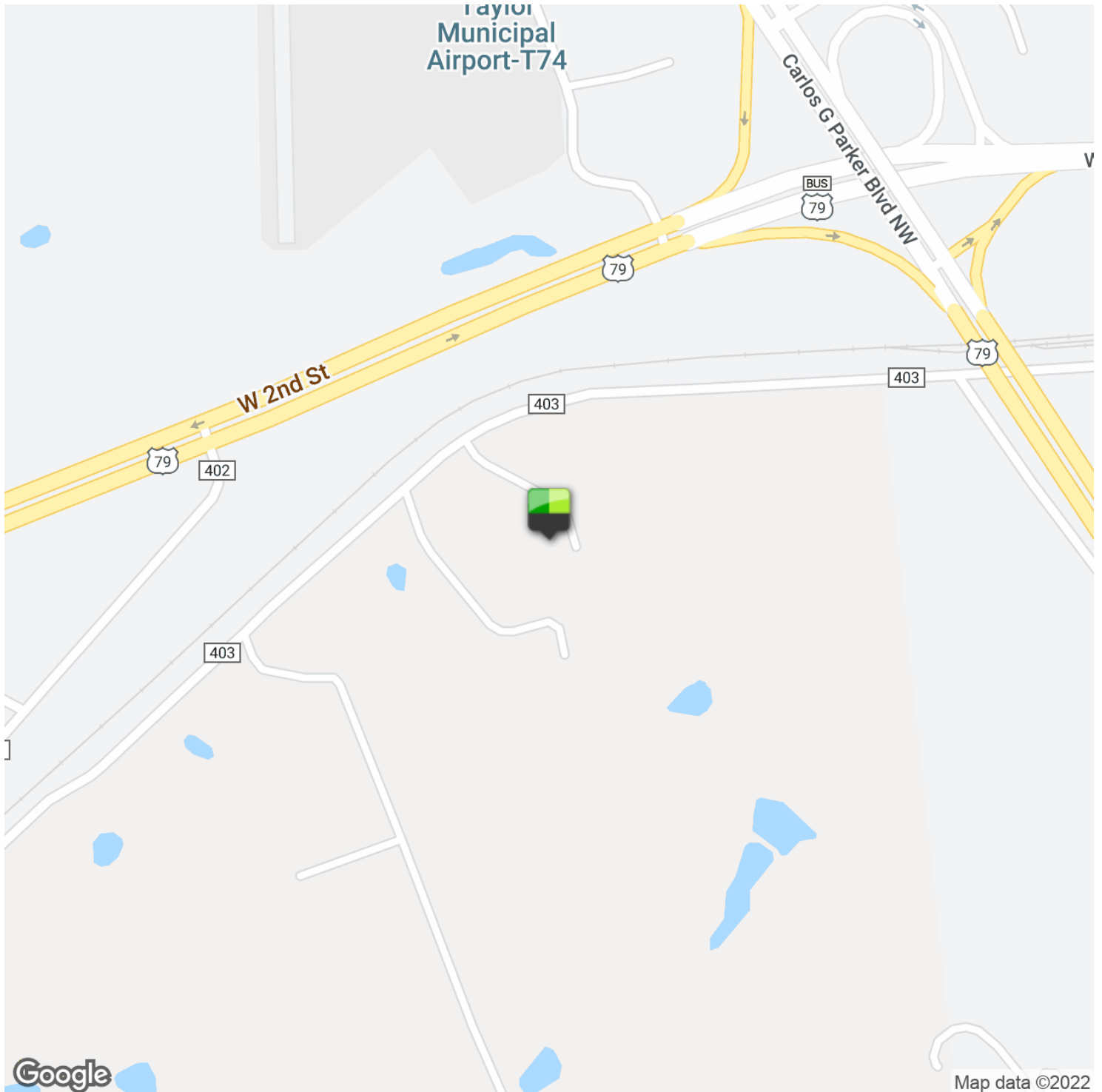
Forest Surveying & Mapping Company  
 1002 Ash St. Georgetown, Texas  
 phone: 512-930-5927  
 www.forestsurveying.com  
 TBPLS FIRM NO.10002000

Drawing Date: October 09, 2019
Field Book/Page: 145/53
LO: B Banks
Project Name: BANKS
Dwg: BANKS
Sheet One of One

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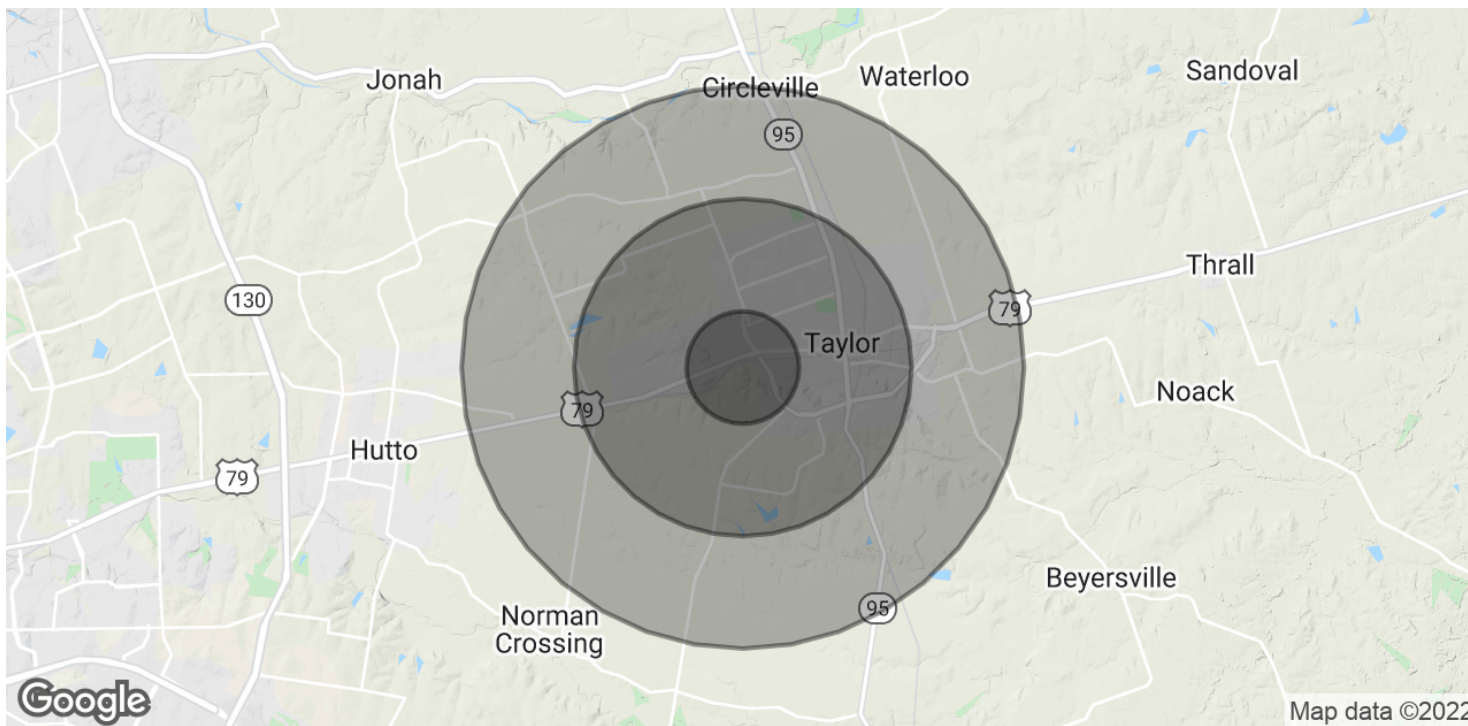
LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,945	148,957	311,943
Average Age	34.6	29.8	30.7
Average Age (Male)	35.0	30.0	30.8
Average Age (Female)	33.6	29.4	30.6

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,861	64,004	132,002
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$101,766	\$64,768	\$66,041
Average House Value	\$357,236	\$400,211	\$352,412

\* Demographic data derived from 2010 US Census