

SH 195 & CR 239

· FLORENCE, TEXAS

FOR LEASE OR BUILD-TO-SUIT

CALL FOR PRICING



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±34.25
GROSS ACRES

6
PLATTED PARCELS

Flexible outdoor
storage, industrial,
and commercial uses.

THE OFFERING

LAND THAT BENDS TO YOUR OPERATION.

Six platted parcels along State Highway 195 at County Road 239, available together or individually.

Located in unincorporated Williamson County, the property offers flexible commercial and industrial land that can be configured around a user's operational requirements. Potential uses include outdoor storage, equipment and fleet parking, laydown areas, contractor operations, service facilities, and other industrial uses.

The landlord is open to tenant-specific improvements and can work with users to create a site plan that supports their current needs while allowing room for future growth.

Positioned within the growing Florence and Williamson County corridor, the property provides high visibility along SH 195 and a flexible opportunity for businesses seeking a well-located site with expansion potential.

FLEXIBLE USE OPPORTUNITIES

IOS

CONTRACTOR YARDS

FLEET & EQUIPMENT

LAYDOWN

YARD + OFFICE

BUILD-TO-SUIT



SITE SPECIFICATION SUMMARY

LOCATION & CONTROL

Address

SH 195 & CR 239,
Florence, TX 76527

Zoning

Unincorporated Williamson County
No zoning

Topography

Gently sloping, 900'–938'

SITE DETAILS

Size

±34.25 Acres

Opportunity Zone

Designated

Floodplain

No part of any parcel lies
within the FEMA floodplain



TAKE IT ALL. OR TAKE A PIECE.

01 UNIFIED

One assemblage for a single large yard or a phased campus.

02 DIVIDED

Individual parcels sized to smaller contractor and fleet users.

03 PHASED

Start on one parcel and hold the balance for expansion.



WILLIAMSON CAD PARCELS

R669047

R669048

R669049

R669050

R669051

R669052

One parcel or six, a mix for every vision.

Trailer and fleet parking along the highway edge, laydown and equipment yard through the center, and a small service building at the center of it all.



Conceptual rendering for illustrative purposes only. Not a survey, plat, or approved site plan; improvements, parcel lines, and yard layouts shown are subject to survey, county approval, and final tenant requirements.

THREE WAYS TO TRANSACT

01

GROUND LEASE

Secure the land you need while retaining control over how the site functions.

Select one parcel or combine multiple tracts, then invest in yard improvements that align with your operation through a lease structure designed to support long-term site enhancements.

CONTROL YOUR SITE

02

DELIVERED IMPROVEMENTS

The landlord can deliver site improvements tailored to your operation, including stabilized surfaces, fencing, gates, lighting, scales, and wash bays.

Improvements can be completed as part of the transaction, providing a purpose-built yard without requiring users to manage the construction process.

PURPOSE-BUILT

03

BUILD-TO-SUIT

Partner with the landlord to develop a facility tailored to your operational requirements.

From site layout and yard configuration to building size and service needs, the project can be delivered around your specifications and long-term business plans.

MADE FOR YOU

ACCESS

HOW YOU GET THERE.

ON · STATE HIGHWAY 195

Direct frontage along divided SH 195 provides high visibility and convenient regional access for the property.

IN · WILLIAMSON COUNTY

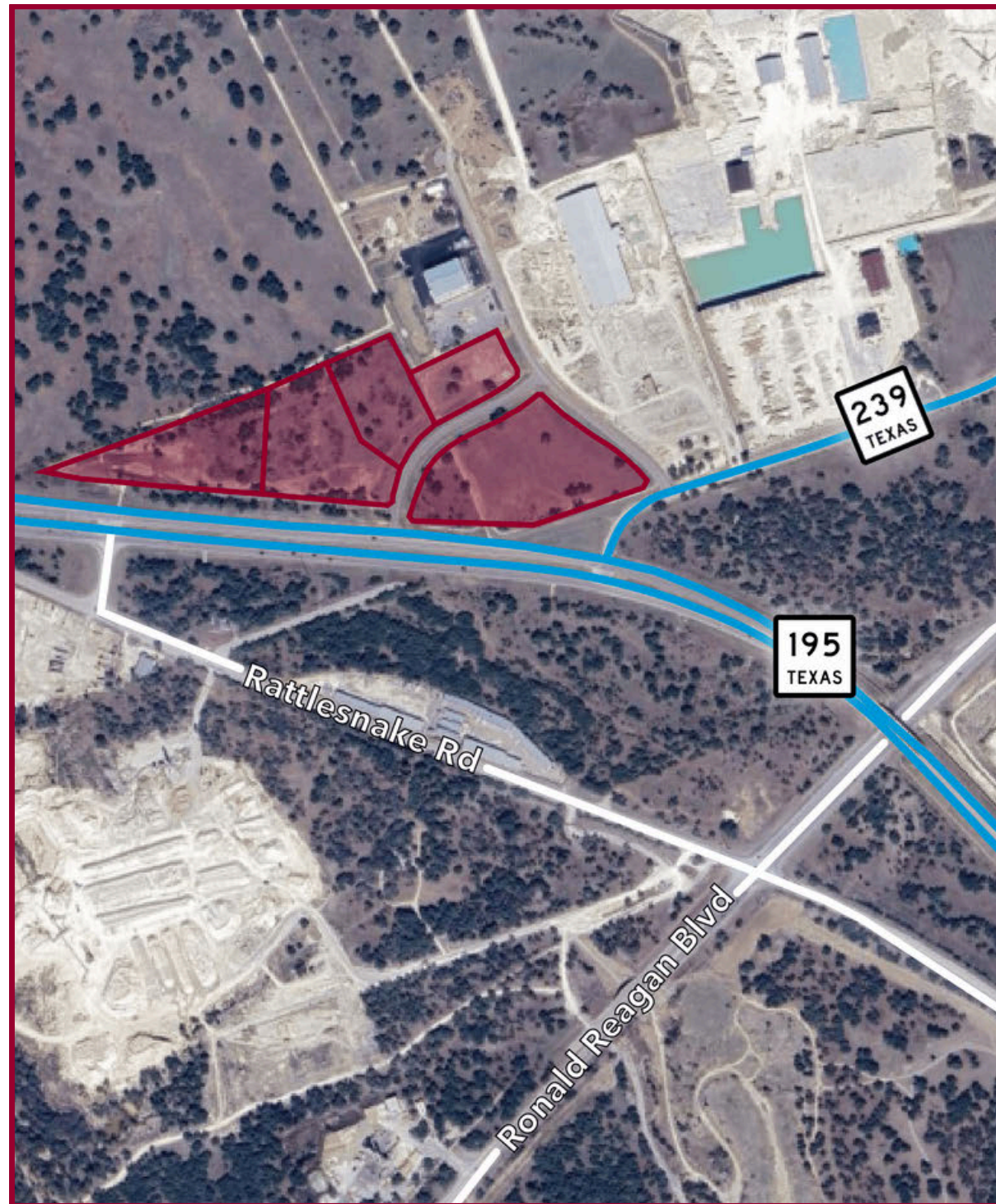
A second curb cut from County Road 239 provides additional access for trucks, employees, and customers.

NEAR · RONALD REAGAN BOULEVARD

The Ronald Reagan Boulevard interchange is approximately one mile east, providing a direct connection to Liberty Hill, Leander, Cedar Park, and North Austin.

DRIVE TIMES

SH 195	1 min
I-35	8 min
Georgetown	15 min
Liberty Hill	25 min
Austin	45 min



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±34.25 ACRES

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 **LEE &
ASSOCIATES**
LOCAL EXPERTISE.
INTERNATIONAL REACH.
WORLD CLASS.