

TEXAG Real Estate Services, Inc.
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www.texag.com



BROKER:

Larry D. Kokel – Cell 512-924-5717
info@texag.com

PROPERTY FOR SALE: 1.725 ACRES
FM 1460
Georgetown, Texas

LOCATION:

FM 1460, High Tech Drive & Old 1460 Trial.

ZONING:

C-3 – City of Georgetown, Texas

LEGAL:

Lot 1 1460 Commercial Park
Lot 2 (PT) 1460 Commercial Park
Lot 3 (PT) 1460 Commercial Park
Lot 3 BLK B Horizon Commercial Park
Total: 1.725 Acres
±75,141 SF



IMPROVEMENTS:

Existing single family residence containing 3,520 SF per Williamson County Appraisal District with improvements showing age 1972. Owner states house was extensively renovated and reconstructed in ±1963. Property is offered as “Land Value” with no contribution for existing improvements which have been lease to same tenant for extended period of time. Improvements and land sold “As-Is”.

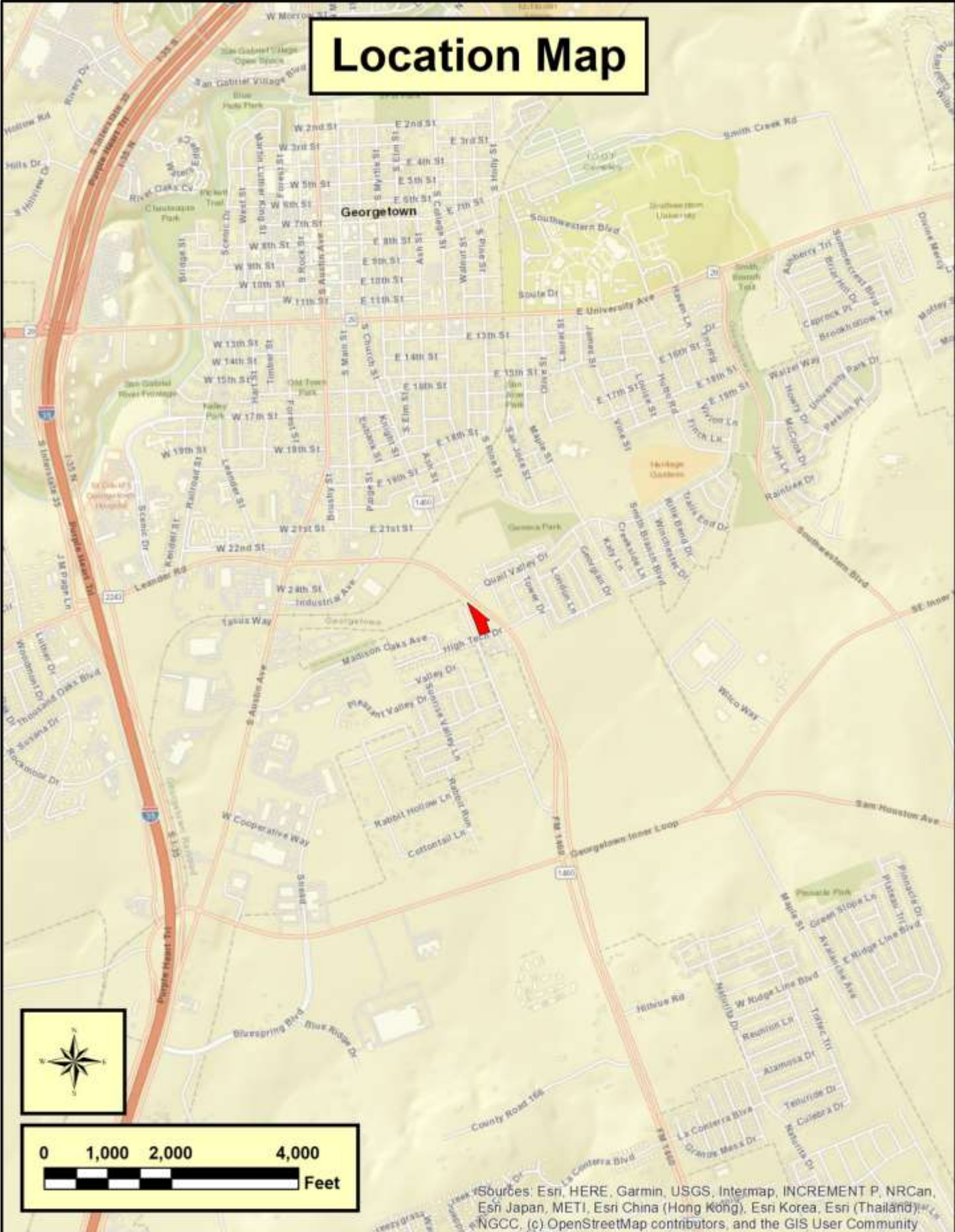
PRICE: \$826,500
(\$11.00/SF)

COMMISSION: 3% to Buyer’s Broker provided Broker is identified by prospective Buyer at first showing.

Contact: [TEXAG Real Estate Services, Inc.](http://www.texag.com) www.texag.com Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717

The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TRELA), you are notified that the information “About Brokerage Services” form is provided herein. TexAg Real Estate Services, Inc. represents the Sellers of this property. This property is offered for sale without regard to race, color, creed, familial status, national origin, religion or handicap status.

Location Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Aerial Map



Date of Imagery 2024

Contour/Flood Map



Based on digital geospatial data obtained from the FEMA National Flood Insurance Program for Williamson County dated December 20, 2019.

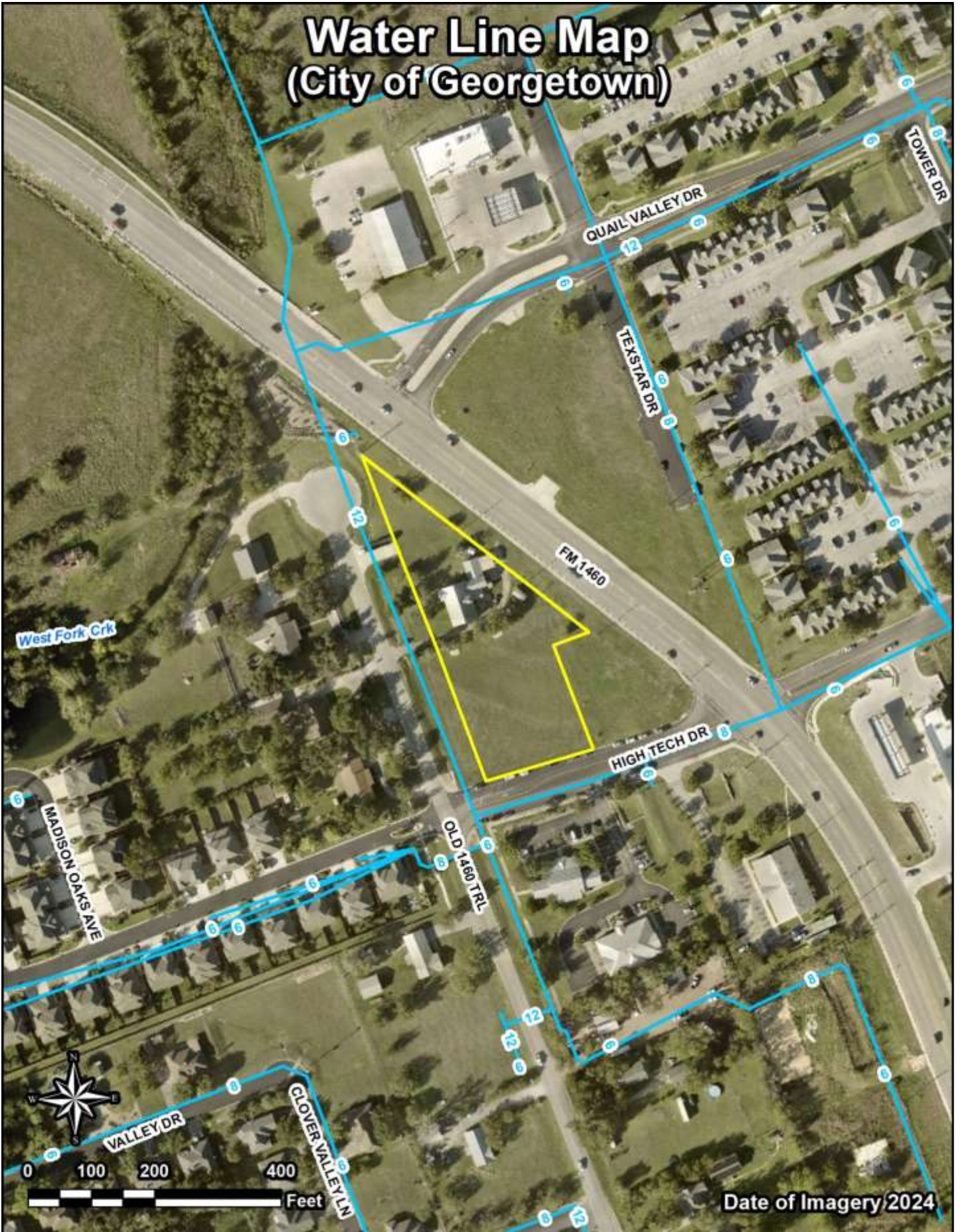
Date of Imagery 2024

CCN Map - Water



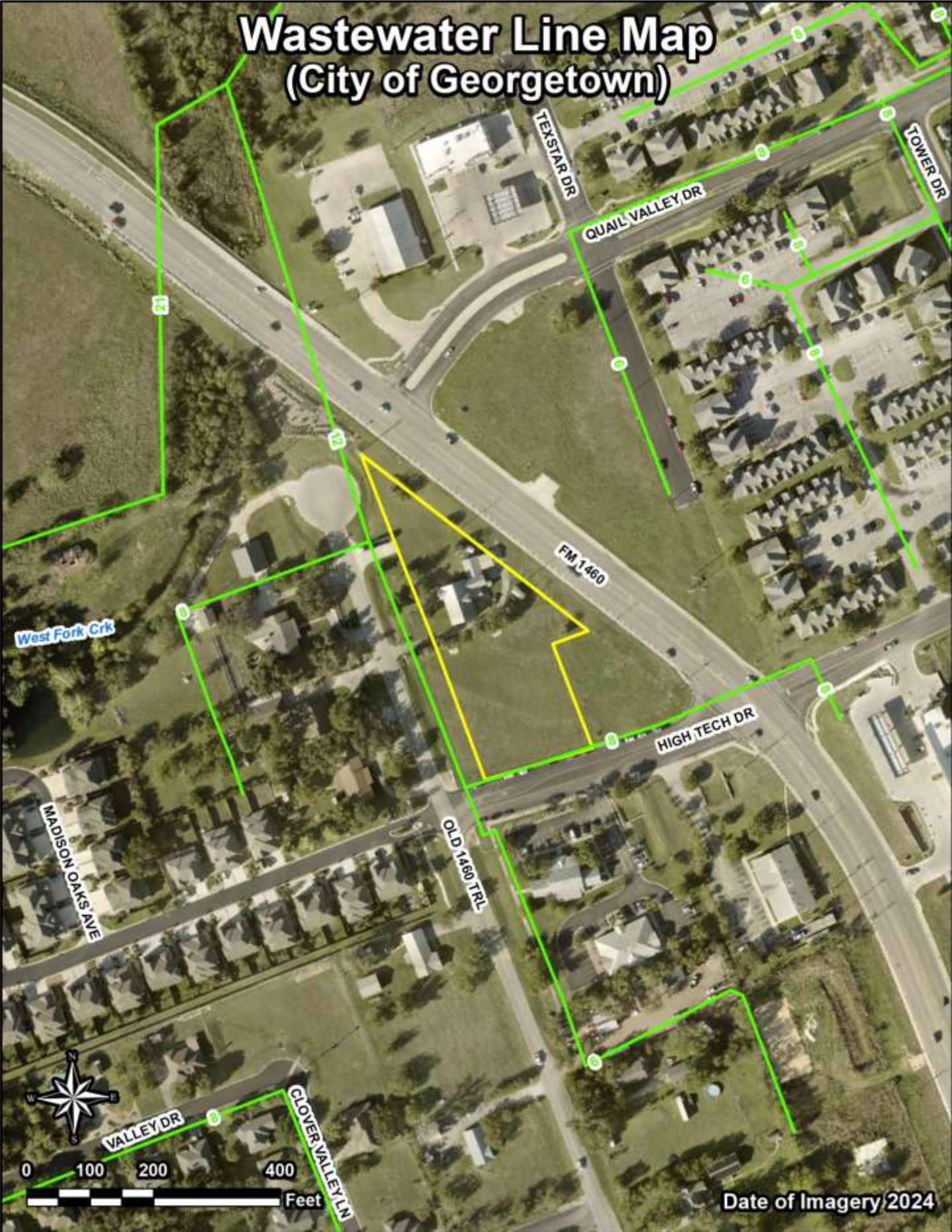
Date of Imagery 2024

Water Line Map (City of Georgetown)



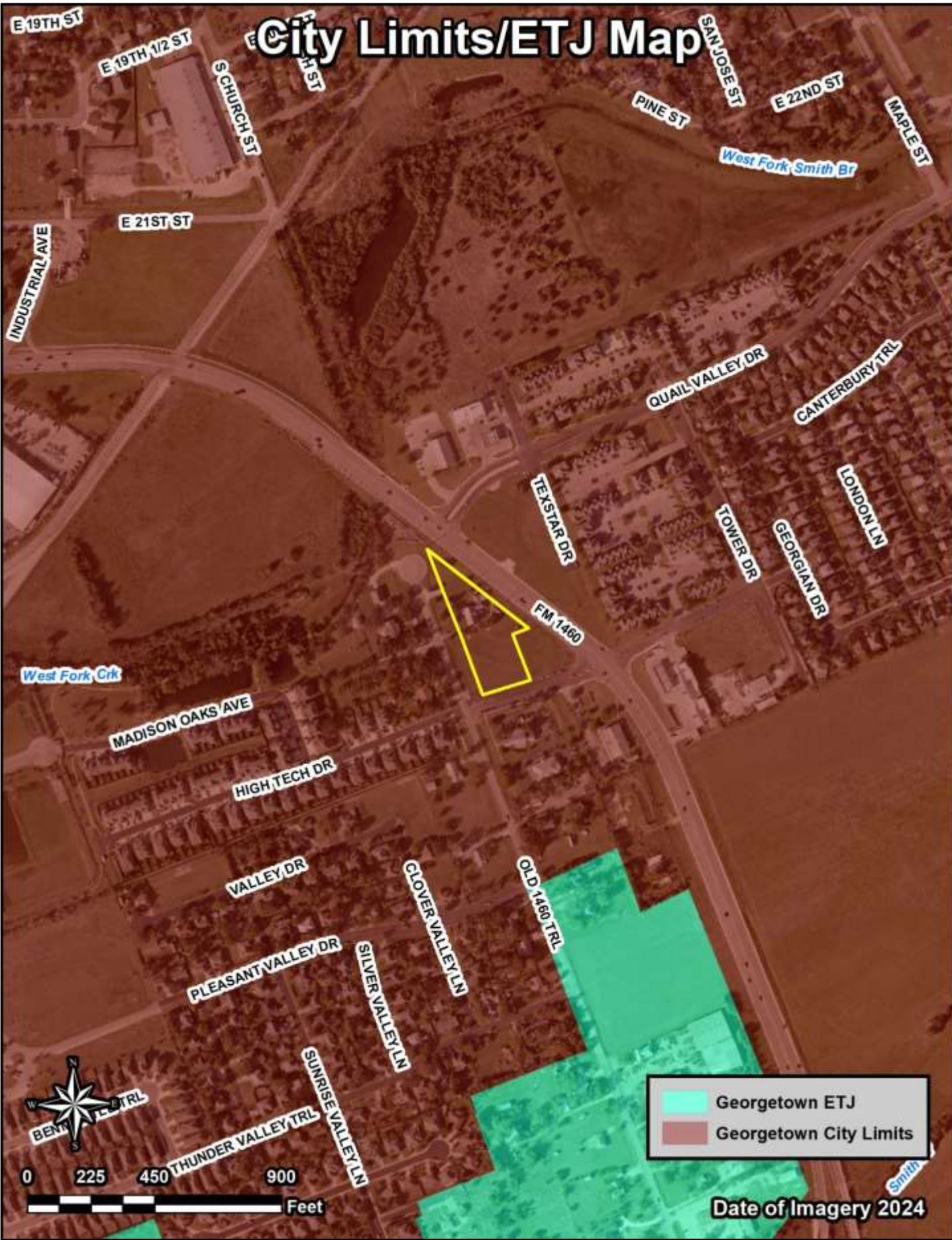
Date of Imagery 2024

Wastewater Line Map (City of Georgetown)



Date of Imagery/2024

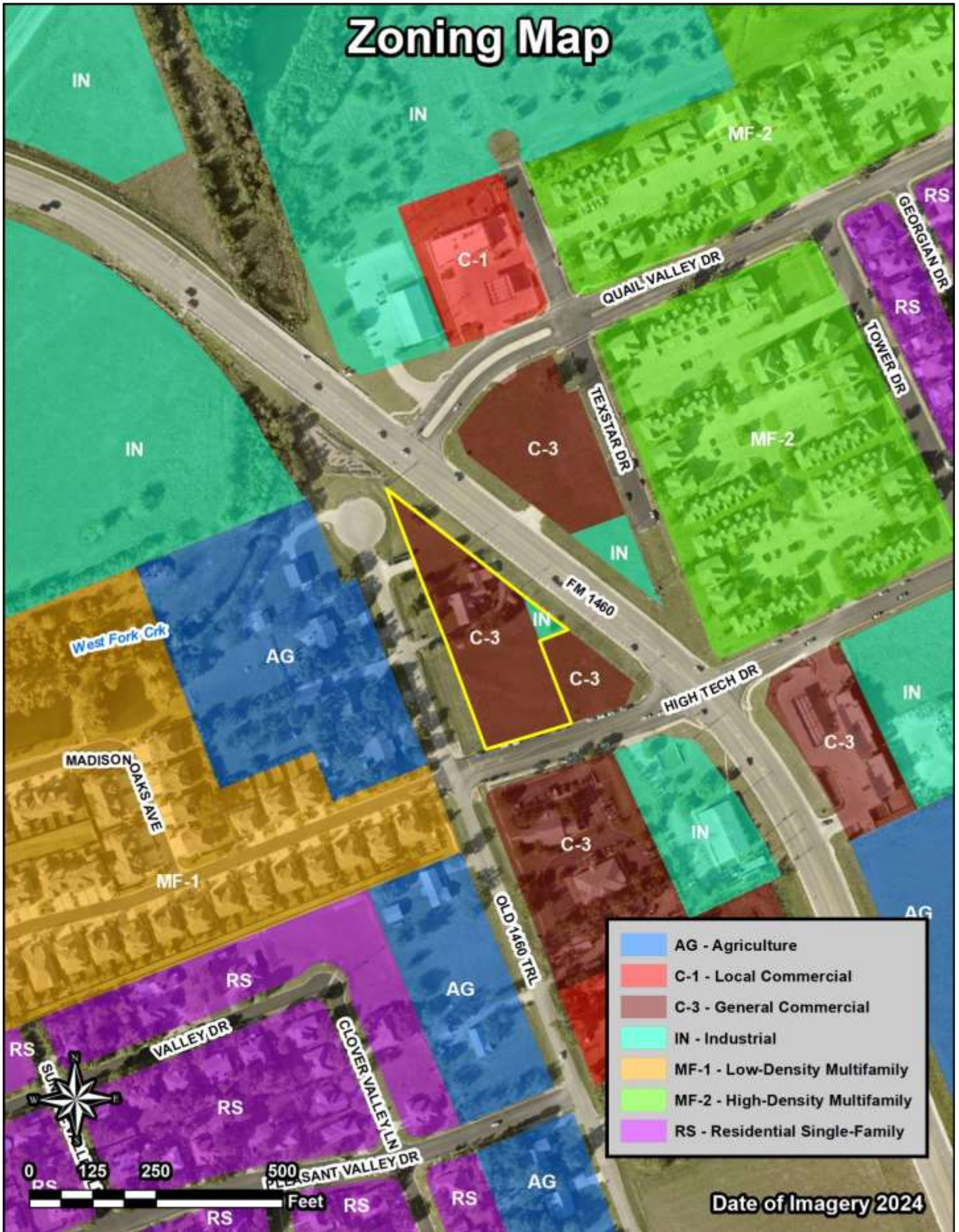
City Limits/ETJ Map



Georgetown ETJ
Georgetown City Limits

Date of Imagery 2024

Zoning Map

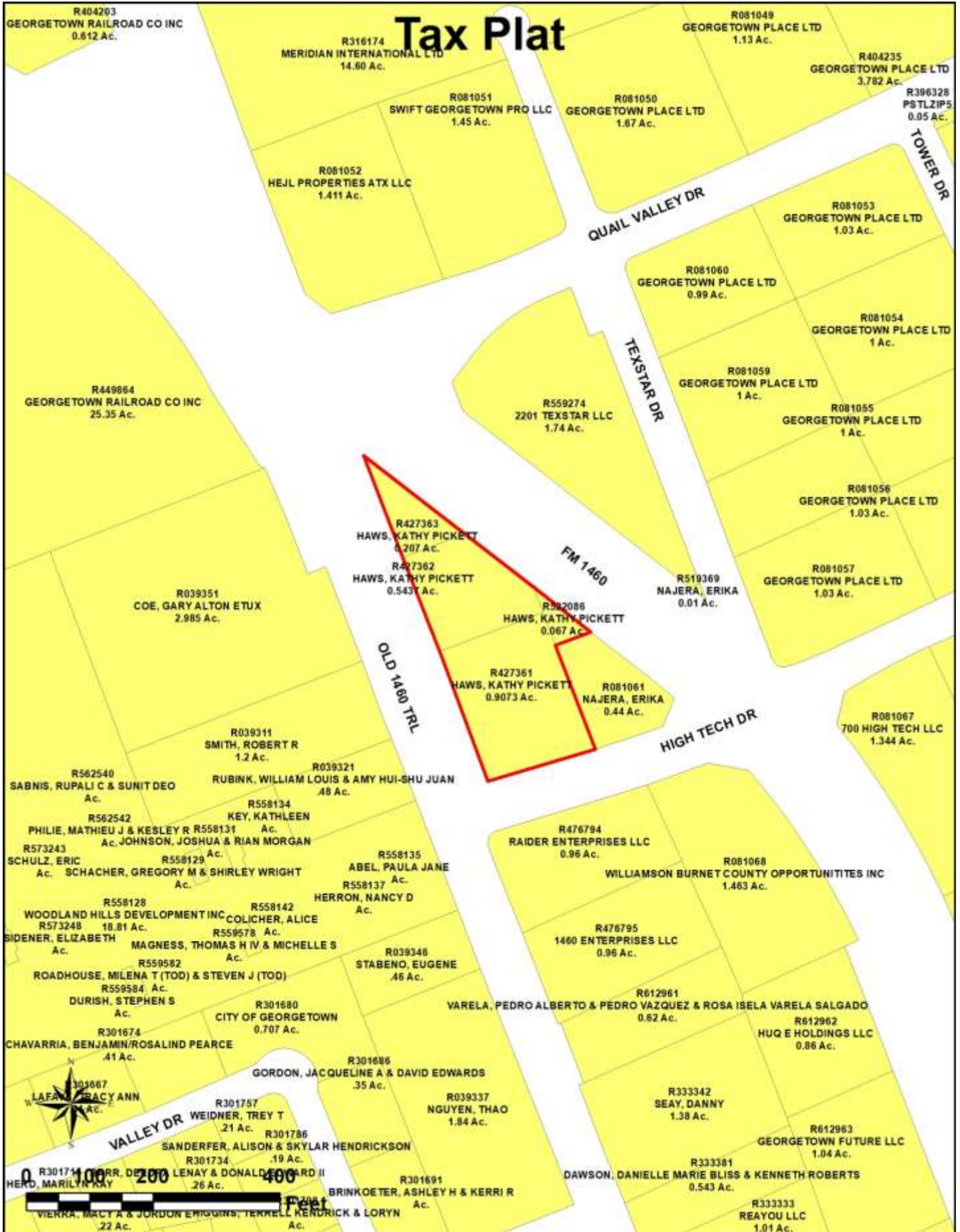


Date of Imagery 2024

Future Land Use Map



Tax Plat



Property: R427363 Owner: HAWS, KATHY PICKETT Property Address: 909 OLD 1460 TRL, GEORGETOWN, TX 78626 Tax Year: 2024 2024 Market Value: \$74,660

[Details](#) [Map](#) [Market Analysis](#) [Market Data Map](#) [Notice of Appraised Value](#) [HS Exemption](#) [Protest Online](#) [Print](#) [More Resources](#)

2024 GENERAL INFORMATION

Property Status: **Active**
 Property Type: **Land**
 Legal Description: **S7997 - 1460 Commercial Park, Lot 3/pt, ACRES 0.207**
 Neighborhood: **G90 - EAST GEORGETOWN VACANT**
 Account: **R-20-1003-0000-0003**
 Map Number: **3-1927,(3-1820)**
 Effective Acres: **-**

2024 OWNER INFORMATION

Owner Name: **HAWS, KATHY PICKETT**
 Owner ID:
 Exemptions:
 Percent Ownership: **100%**
 Mailing Address: **PO BOX 828 SALADO, TX 76571-0828**
 Agent: **TEXAS PROTAX LLC (A0694184)**

2024 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$74,660
Land Agricultural Market Value	\$0
Land Timber Market Value	\$0
Total Land Market Value	\$74,660
Total Market Value	\$74,660

ASSESSED VALUE

Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$74,660
Agricultural Use	\$0
Timber Use	\$0
Total Appraised Value	\$74,660
Homestead Cap Loss	-\$0
Circuit Breaker Limit Cap Loss	-\$0
Total Assessed Value	\$74,660

2024 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		-	\$74,660	0	0
CGT- City of Georgetown		-	\$74,660	0.374	0
GWI- Williamson CO		-	\$74,660	0.333116	0
RFM- Wmsn CO FM/RD		-	\$74,660	0.044329	0
SGT- Georgetown ISD		-	\$74,660	1.0467	0
TOTALS				1.798145	

2024 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Vacant Land	C5 - Commercial Vacant Land	No	\$74,660	\$0	\$0	9,017 Sq. ft
TOTALS						9,017 Sq. ft / 0.207000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2023	\$0	\$74,660	\$74,660	\$0	\$0	\$0	\$0	\$74,660	\$0	\$0	\$74,660
2022	\$0	\$49,773	\$49,773	\$0	\$0	\$0	\$0	\$49,773	\$0	-	\$49,773

2021	\$0	\$39,404	\$39,404	\$0	\$0	\$0	\$0	\$39,404	\$0	-	\$39,404
2020	\$0	\$39,404	\$39,404	\$0	\$0	\$0	\$0	\$39,404	\$0	-	\$39,404
2019	\$0	\$41,118	\$41,118	\$0	\$0	\$0	\$0	\$41,118	\$0	-	\$41,118

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
3/9/2016	C L THOMAS HOLDINGS LLC	HAWS, KATHY PICKETT	2016025947	
8/15/2014	THOMAS PETROLEUM LLC	C L THOMAS HOLDINGS LLC	2014080638	
6/28/2007	THOMAS PETROLEUM LTD	THOMAS PETROLEUM LLC	-	
11/17/2006	M&M EQUITIES I INC	THOMAS PETROLEUM LTD	2006101979	
2/27/2002	HAWS, KATHY PICKETT	M&M EQUITIES I INC	2002028938	
4/16/1994	VETERANS LAND BOARD OF TEXAS	HAWS, KATHY PICKETT	-	

2024 GENERAL INFORMATION

Property Status	Active
Property Type	Residential
Legal Description	S7997 - 1460 Commercial Park, Lot 2, ACRES 0.5437
Neighborhood	G305M50H - E Gtown ISD Abstracts
Account	R-20-1003-0000-0002
Related Properties	R427361
Map Number	3-1927,(3-1820)
Effective Acres	-

2024 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	\$138,062
Improvement Non-Homesite Value	\$0
<hr/>	
Total Improvement Market Value	\$138,062
Land Homesite Value	\$196,100
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$0
Land Timber Market Value	\$0
<hr/>	
Total Land Market Value	\$196,100
<hr/>	
Total Market Value	\$334,162

ASSESSED VALUE

Total Improvement Market Value	\$138,062
Land Homesite Value	\$196,100
Land Non-Homesite Value	\$0
Agricultural Use	\$0
Timber Use	\$0
<hr/>	
Total Appraised Value	\$334,162
Homestead Cap Loss	-\$0
Circuit Breaker Limit Cap Loss	-\$0
<hr/>	
Total Assessed Value	\$334,162

2024 OWNER INFORMATION

Owner Name	HAWS, KATHY PICKETT
Owner ID	
Exemptions	
Percent Ownership	100%
Mailing Address	PO BOX 828 SALADO, TX 76571-0828
Agent	TEXAS PROTAX LLC (A0694184)

2024 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		-	\$334,162	0	0
CGT- City of Georgetown		-	\$334,162	0.374	0
GWI- Williamson CO		-	\$334,162	0.333116	0
RFM- Wmsn CO FM/RD		-	\$334,162	0.044329	0
SGT- Georgetown ISD		-	\$334,162	1.0467	0
TOTALS				1.798145	

2024 IMPROVEMENTS

[Expand/Collapse All](#)

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	A1 - Residential Single Family	Yes	3,520 Sq. Ft	\$138,062

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1972	2,740	\$92,997	Details
	Class	R2 (R2 - SINGLE FAMILY RESIDENCE)	Bedrooms	-	Flooring
	Eff. Year Built	1972	Baths (Full, 1/2, 3/4)	-	Foundation
	Adjustment %	67%	Heat and AC	CHCA	Int. Finish
	Roof Style	GBL	Fireplaces	-	Ext. Finish
			% Complete	-	STN
2	Second Floor	1972	780	\$26,474	Details

	Class	R2 (R2 - SINGLE FAMILY RESIDENCE)	Bedrooms	-	Flooring	-
	Eff. Year Built	1972	Baths (Full, 1/2, 3/4)	-	Foundation	-
	Adjustment %	67%	Heat and AC	CHCA	Int. Finish	-
	Roof Style	-	Fireplaces	-	Ext. Finish	-
			% Complete	-		
3	Garage			483	\$8,214	Details
	Class	R2 (R2 - SINGLE FAMILY RESIDENCE)	Bedrooms	-	Flooring	-
	Eff. Year Built	-	Baths (Full, 1/2, 3/4)	-	Foundation	-
	Adjustment %	67%	Heat and AC	-	Int. Finish	-
	Roof Style	-	Fireplaces	-	Ext. Finish	-
			% Complete	-		
4	Open Porch			264	\$2,240	Details
	Class	R2 (R2 - SINGLE FAMILY RESIDENCE)	Bedrooms	-	Flooring	-
	Eff. Year Built	-	Baths (Full, 1/2, 3/4)	-	Foundation	-
	Adjustment %	67%	Heat and AC	-	Int. Finish	-
	Roof Style	-	Fireplaces	-	Ext. Finish	-
			% Complete	-		
5	Enclosed Porch			300	\$7,637	Details
	Class	R2 (R2 - SINGLE FAMILY RESIDENCE)	Bedrooms	-	Flooring	-
	Eff. Year Built	-	Baths (Full, 1/2, 3/4)	-	Foundation	-
	Adjustment %	67%	Heat and AC	-	Int. Finish	-
	Roof Style	-	Fireplaces	-	Ext. Finish	-
			% Complete	-		
6	Out Bldg		1992	-	\$500	Details
	Class	-	Bedrooms	-	Flooring	-
	Eff. Year Built	1992	Baths (Full, 1/2, 3/4)	-	Foundation	-
	Adjustment %	100%	Heat and AC	-	Int. Finish	-
	Roof Style	-	Fireplaces	-	Ext. Finish	-
			% Complete	-		

2024 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Residential	A1 - Residential Single Family	Yes	\$196,100	\$0	\$0	23,684 Sq. ft
TOTALS						23,684 Sq. ft / 0.543700 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2023	\$131,696	\$196,100	\$327,796	\$0	\$0	\$0	\$0	\$327,796	\$0	\$0	\$327,796
2022	\$95,162	\$130,733	\$225,895	\$0	\$0	\$0	\$0	\$225,895	\$0	-	\$225,895
2021	\$81,641	\$108,944	\$190,585	\$0	\$0	\$0	\$0	\$190,585	\$0	-	\$190,585
2020	\$78,630	\$103,496	\$182,126	\$0	\$0	\$0	\$0	\$182,126	\$0	-	\$182,126
2019	\$70,119	\$107,999	\$178,118	\$0	\$0	\$0	\$0	\$178,118	\$0	-	\$178,118

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
4/16/1994	HAWS, KATHY PICKETT	HAWS, KATHY PICKETT	-	

Property: R522086 Owner: HAWS, KATHY PICKETT Property Address: 909 OLD 1460 TRL, GEORGETOWN, TX 78626 Tax Year: 2024 2024 Market Value: \$19,700

Details Map Market Analysis Market Data Map Notice of Appraised Value HS Exemption Protest Online Print More Resources

2024 GENERAL INFORMATION

Property Status: **Active**
 Property Type: **Land**
 Legal Description: **S3807 - Horizon Commercial Park, BLOCK B, Lot 3 PT, ACRES 0.067**
 Neighborhood: **G90 - EAST GEORGETOWN VACANT**
 Account: **R-20-5750-0000-0008-B**
 Map Number: **3-1927**
 Effective Acres: **-**

2024 OWNER INFORMATION

Owner Name: **HAWS, KATHY PICKETT**
 Owner ID:
 Exemptions:
 Percent Ownership: **100%**
 Mailing Address: **PO BOX 828 SALADO, TX 76571-0828**
 Agent: **TEXAS PROTAX LLC (A0694184)**

2024 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value: **\$0**
 Improvement Non-Homesite Value: **\$0**
 Total Improvement Market Value: **\$0**
 Land Homesite Value: **\$0**
 Land Non-Homesite Value: **\$19,700**
 Land Agricultural Market Value: **\$0**
 Land Timber Market Value: **\$0**
 Total Land Market Value: **\$19,700**
 Total Market Value: **\$19,700**

ASSESSED VALUE

Total Improvement Market Value: **\$0**
 Land Homesite Value: **\$0**
 Land Non-Homesite Value: **\$19,700**
 Agricultural Use: **\$0**
 Timber Use: **\$0**
 Total Appraised Value: **\$19,700**
 Homestead Cap Loss: **-\$0**
 Circuit Breaker Limit Cap Loss: **-\$0**
 Total Assessed Value: **\$19,700**

2024 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		-	\$19,700	0	0
CGT- City of Georgetown		-	\$19,700	0.374	0
GWI- Williamson CO		-	\$19,700	0.333116	0
RFM- Wmsn CO FM/RD		-	\$19,700	0.044329	0
SGT- Georgetown ISD		-	\$19,700	1.0467	0
TOTALS				1.798145	

2024 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Vacant Land	C5 - Commercial Vacant Land	No	\$19,700	\$0	\$0	2,919 Sq. ft
TOTALS						2,919 Sq. ft / 0.067000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2023	\$0	\$19,700	\$19,700	\$0	\$0	\$0	\$0	\$19,700	\$0	\$0	\$19,700
2022	\$0	\$14,009	\$14,009	\$0	\$0	\$0	\$0	\$14,009	\$0	-	\$14,009

2021	\$0	\$11,674	\$11,674	\$0	\$0	\$0	\$0	\$11,674	\$0	-	\$11,674
2020	\$0	\$11,090	\$11,090	\$0	\$0	\$0	\$0	\$11,090	\$0	-	\$11,090
2019	\$0	\$13,311	\$13,311	\$0	\$0	\$0	\$0	\$13,311	\$0	-	\$13,311

Property R427361
 Owner HAWS, KATHY PICKETT
 Property Address 909 OLD 1460 TRL, GEORGETOWN, TX 78626
 Tax Year 2024
 2024 Market Value \$327,242

[Details](#)
[Map](#)
[Market Analysis](#)
[Market Data Map](#)
[Notice of Appraised Value](#)
[HS Exemption](#)
[Protest Online](#)
[Print](#)
[More Resources](#)

2024 GENERAL INFORMATION

Property Status Active
Property Type Land
Legal Description S7997 - 1460 Commercial Park, Lot 1, ACRES 0.9073
Neighborhood G90 - EAST GEORGETOWN VACANT
Account R-20-1003-0000-0001
Related Properties [R427362](#)
Map Number 3-1927,(3-1820)
Effective Acres -

2024 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$327,242
Land Agricultural Market Value	\$0
Land Timber Market Value	\$0
Total Land Market Value	\$327,242

Total Market Value \$327,242

ASSESSED VALUE

Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$327,242
Agricultural Use	\$0
Timber Use	\$0
Total Appraised Value	\$327,242
Homestead Cap Loss	-\$0
Circuit Breaker Limit Cap Loss	-\$0
Total Assessed Value	\$327,242

2024 OWNER INFORMATION

Owner Name HAWS, KATHY PICKETT
Owner ID
Exemptions
Percent Ownership 100%
Mailing Address PO BOX 828 SALADO, TX 76571-0828
Agent TEXAS PROTAX LLC (A0694184)

2024 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		-	\$327,242	0	0
CGT- City of Georgetown		-	\$327,242	0.374	0
GWI- Williamson CO		-	\$327,242	0.333116	0
RFM- Wmsn CO FM/RD		-	\$327,242	0.044329	0
SGT- Georgetown ISD		-	\$327,242	1.0467	0
TOTALS				1.798145	

2024 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Vacant Land	C5 - Commercial Vacant Land	No	\$327,242	\$0	\$0	39,522 Sq. ft
TOTALS						39,522 Sq. ft / 0.907300 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2023	\$0	\$327,242	\$327,242	\$0	\$0	\$0	\$0	\$327,242	\$0	\$0	\$327,242
2022	\$0	\$218,161	\$218,161	\$0	\$0	\$0	\$0	\$218,161	\$0	-	\$218,161
2021	\$0	\$181,801	\$181,801	\$0	\$0	\$0	\$0	\$181,801	\$0	-	\$181,801
2020	\$0	\$172,710	\$172,710	\$0	\$0	\$0	\$0	\$172,710	\$0	-	\$172,710

2019	\$0	\$180,220	\$180,220	\$0	\$0	\$0	\$0	\$180,220	\$0	-	\$180,220
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SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
4/16/1994	HAWS, KATHY PICKETT	HAWS, KATHY PICKETT	-	



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>TexAg Real Estate Services, Inc.</u>	<u>368153</u>	<u>info@texag.com</u>	<u>(512)930-5258</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Larry D. Kokel</u>	<u>216754</u>	<u>info@texag.com</u>	<u>(512)924-5717</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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Larry Kokel

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Richard & Rona