

**Location:** A0001 PHILLIP J ALLEN SURVEY, ACRES 3.375

**Size:** 3.375 Ac

**Frontage:** 580 feet (+-) on FM 1626

**Side Depth:** South Side: 500 feet (+-)  
East Side: 815 feet (+-)

**Traffic:** 15,000 (TxDOT 2015)

**Restrictions:** City of Hays ETJ

**Utilities:** Electricity: Pedernales Electric Co-Op  
Water: Well Needed  
Sewer: Septic Needed

**Topography:** Flat near 1626 and then slopes to East

**Price:** \$631,460  
\$4.35/sqft

**Notes:** This property is in the rapidly developing FM 1626 corridor between Austin and Buda approx. 1 mile South of incoming SH 45 extension that will provide easy access to Austin. 0.655 acres on the property are outside of the 100yr floodplain with room to develop 14,000(+/-)sqft.



**John B. Sanford**

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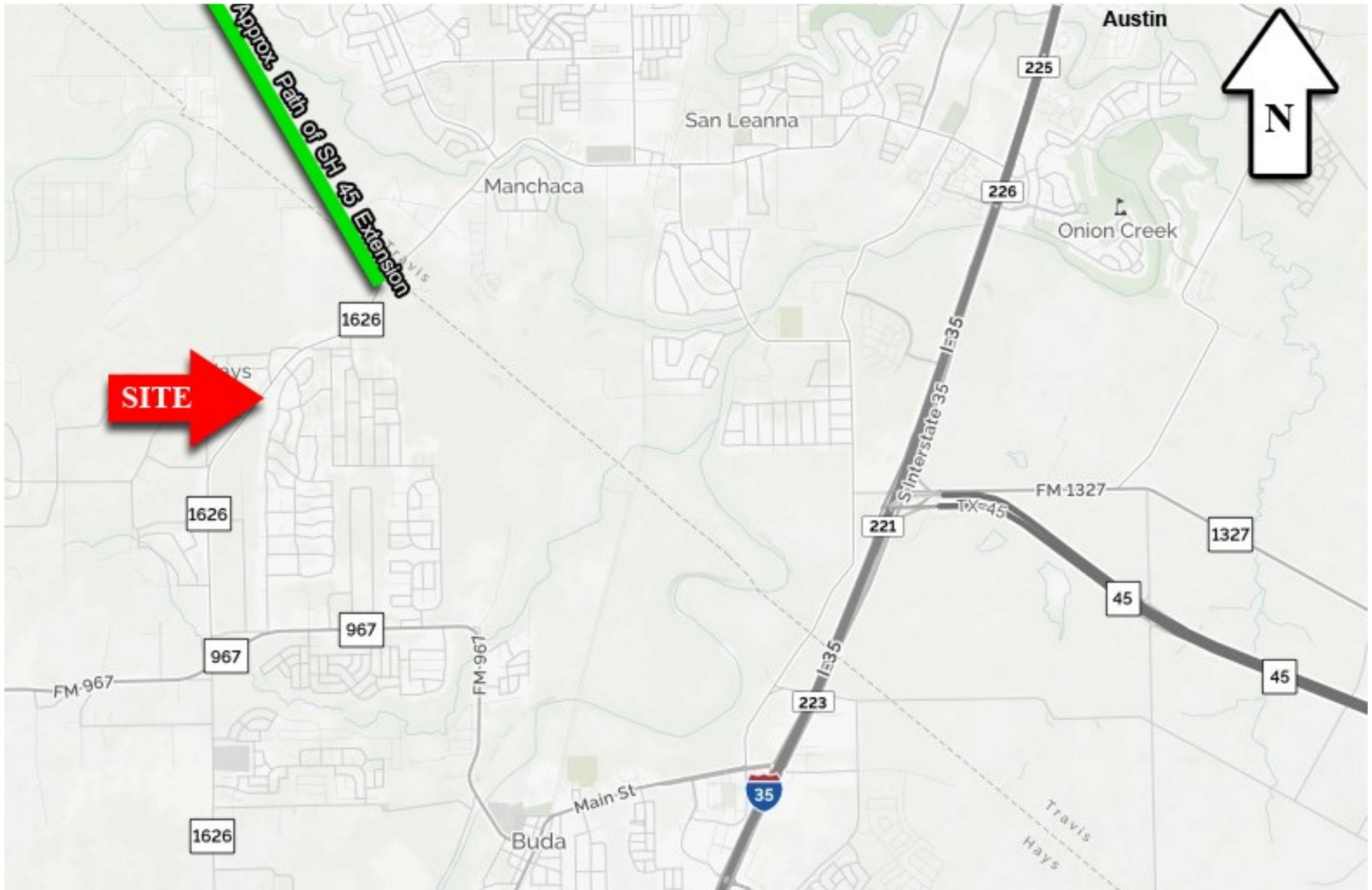
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The information contained herein is from sources deemed reliable, however John B. Sanford, his employees and his agents have not made an independent confirmation of the information and no warranty or guarantee of accuracy is made. A prospective tenant or buyer should confirm any important information with the assistance of an engineer and/or attorney during a feasibility period prior to closing the sale or leaving the property.



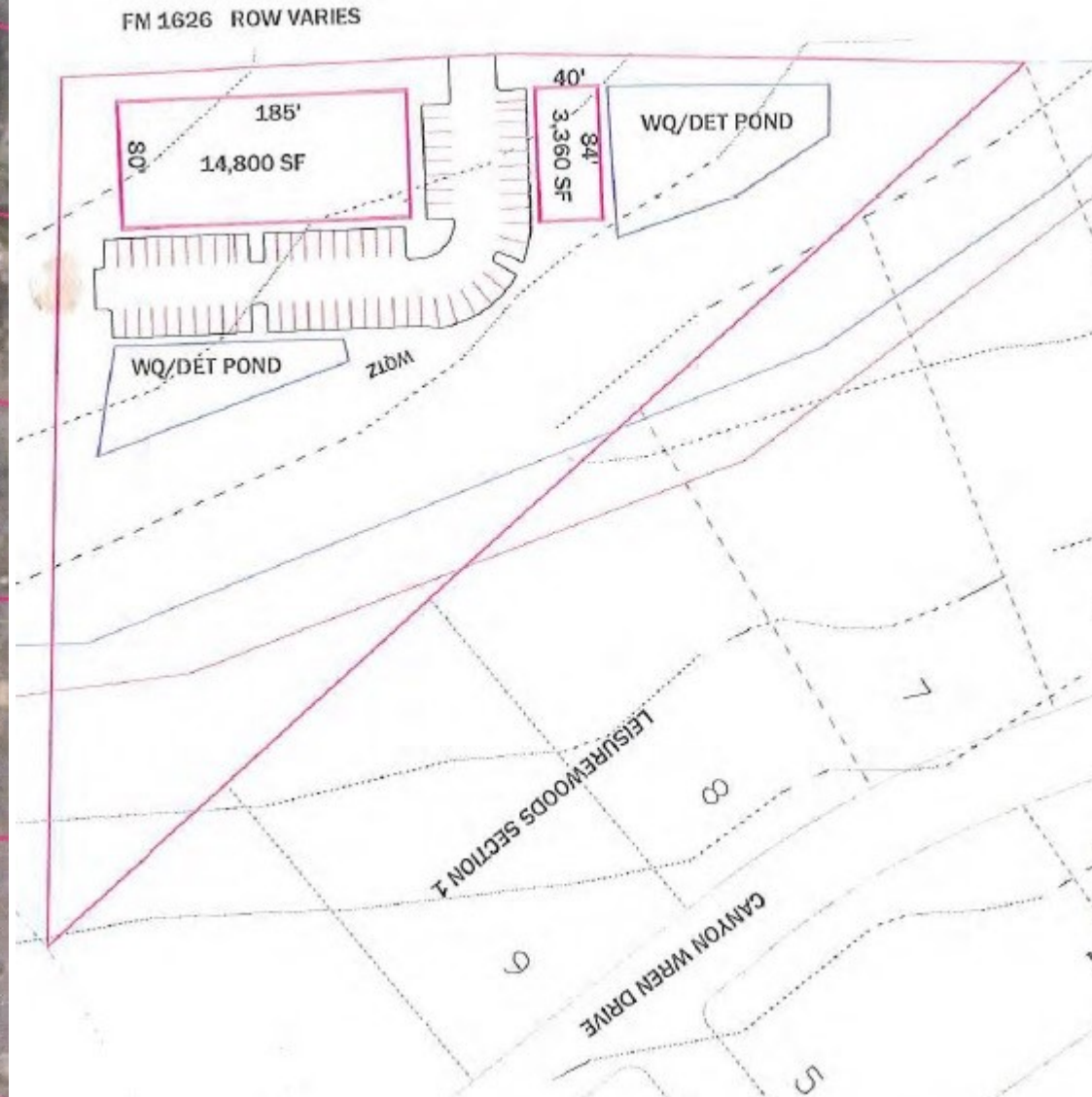
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Possible Site Plan for development. Engineering report available on request.



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