

Asher Ranch

8901 N Hwy 183, Florence, TX 76527 • Williamson County



Jan Gunter

REALTOR®
Texas Land Specialist

512-944-0572
jan.gunter@kw.com
jangunter.kw.com

Keller Williams Realty
1801 S Mopac Expy
Austin, TX 78746



160 Acres for \$6,560,000 OR 140-175 Acres for \$41,000 Per Acre

Asher Ranch is a premier, sizable property on the 183 corridor in the path of growth north of Seward Junction, and minutes from Liberty Hill, Georgetown, and the many communities on Ronald Reagan Blvd. A heritage ranch which has been in the family since 1909, Asher Ranch is available for investment or future development. The Williamson County Future Road map includes CR 209 as a future arterial, and the Corridor F project will develop US Hwy 183 into a limited access freeway at the property. Georgetown Water indicates a 4" water line on CR 209. Electricity is adjacent to the property and across CR 209 to the west. The ranch boasts scattered oak and cedar trees, wooded areas with old growth oaks, high quality perimeter fencing, and relatively level topography. 140 to 175 of the 245 acres are offered, with acreage size determined by buyer need. See proposed map of 160 acres. Seller imposed deed restrictions apply.

[MapRight link](#) • [Project map link](#)



kw AUSTIN SW
KELLER WILLIAMS REALTY

All information provided is deemed reliable but is not guaranteed and should be independently verified. If you have a brokerage relationship with another agency, this material is not intended as a solicitation. Each Keller Williams office is independently owned and operated.

KELLER WILLIAMS
LAND

LOCATION

Asher Ranch is located on US Hwy 183 at the intersection of FM 970 and CR 209 in northern Williamson County, 8 miles north of Seward Junction. It is in Florence ISD, 8 miles north of Liberty Hill, 11 miles north of Georgetown, 12 miles north of Leander, and 30 miles north of The Domain in Austin.



FUTURE PROJECTS

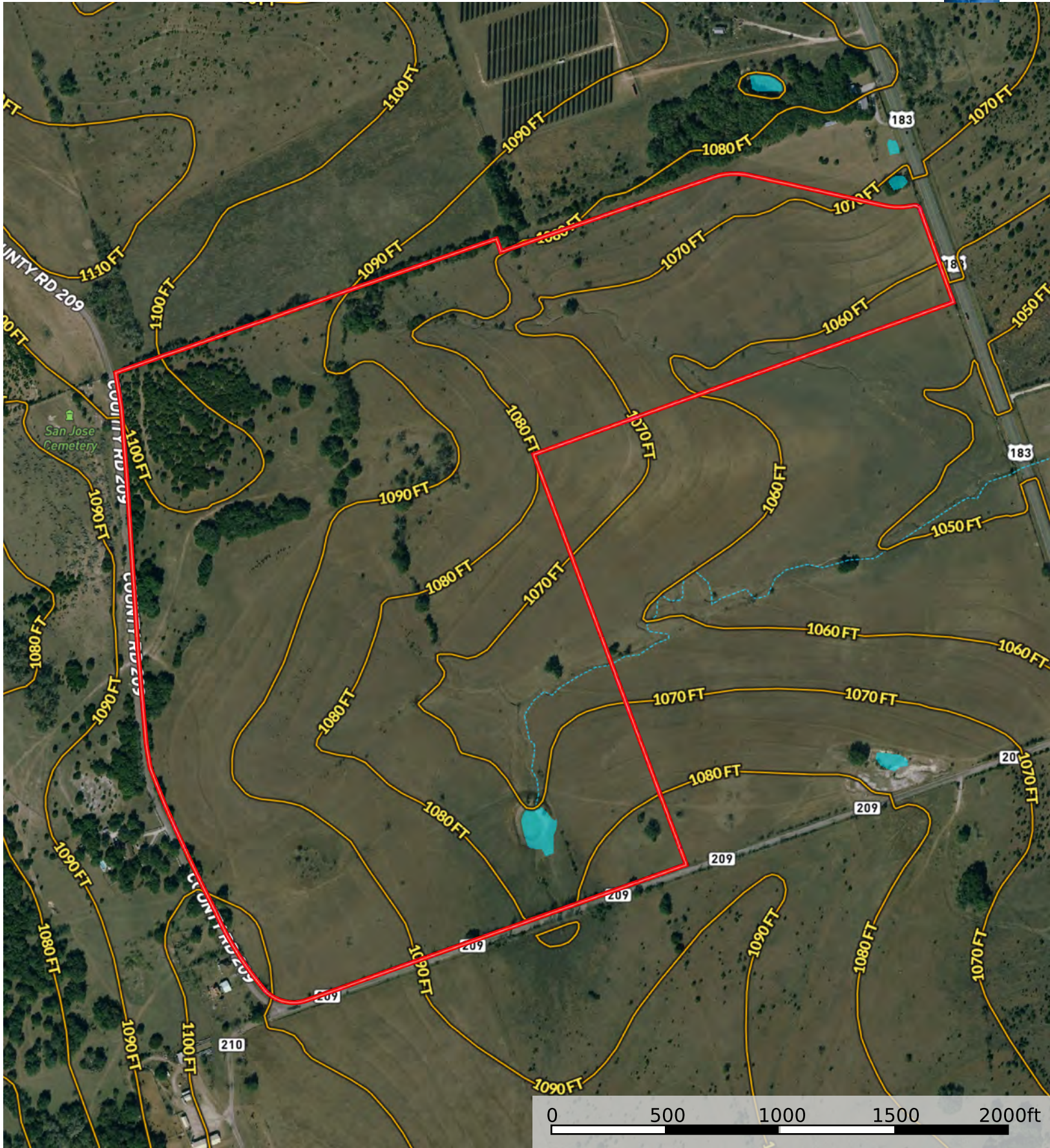
Two future road projects as proposed, will directly impact Asher Ranch. The 970/209 Arterial expansion will widen CR 209 on the south boundary of the property, with a likely right-of-way width of 136 feet, most likely to take land from both sides of the road, according to Williamson County. There is no official timeline for this project.

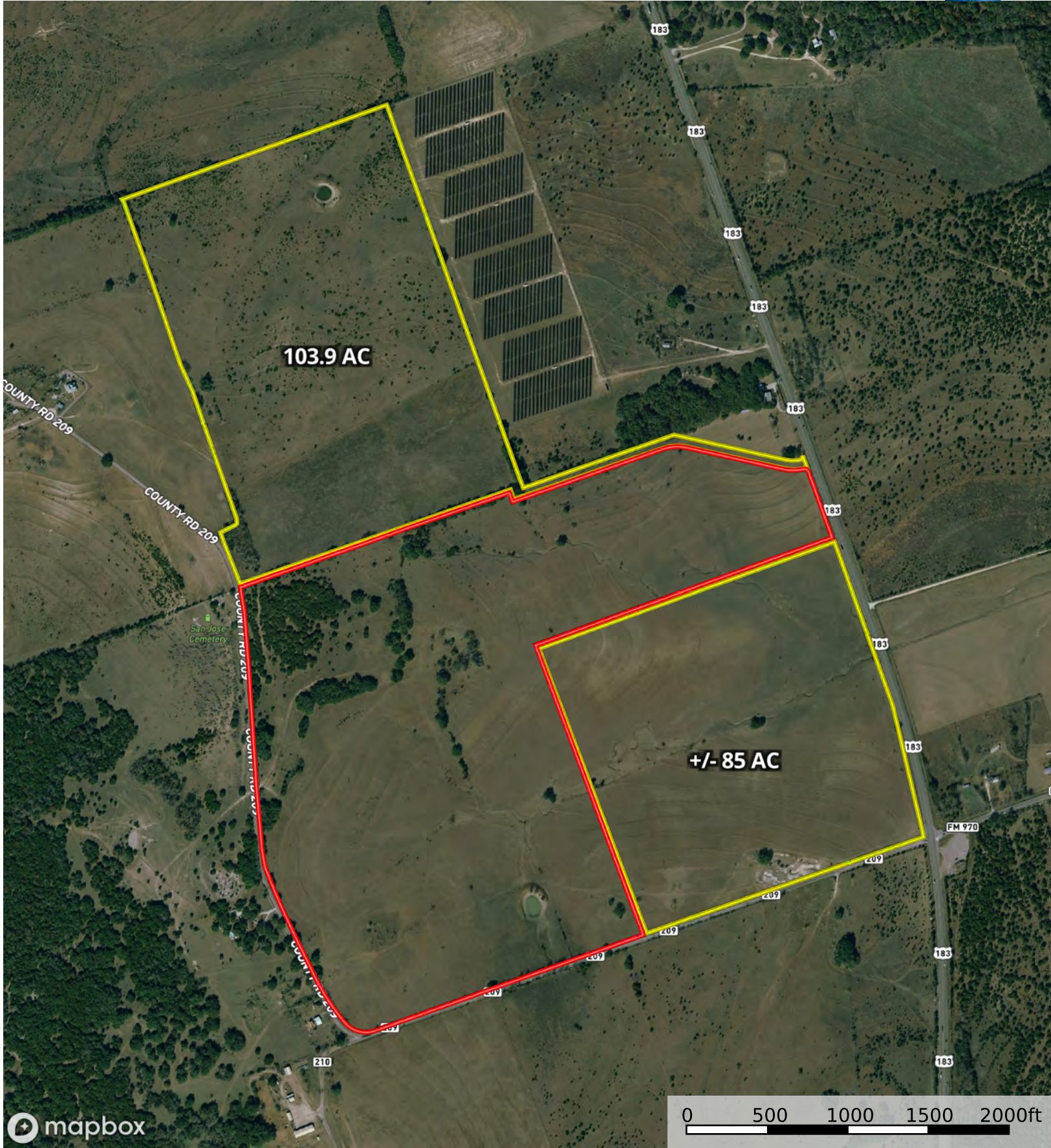
The Corridor F Project for US Hwy 183 expansion directly impacts the 183 frontage of Asher Ranch. "The County anticipates that approximately 350 feet of ROW width will be required to accommodate the potential controlled access facility. As funding becomes available and the County elects to proceed, the County will purchase ROW from property owners along the route." (www.wilco.org/corridorf)





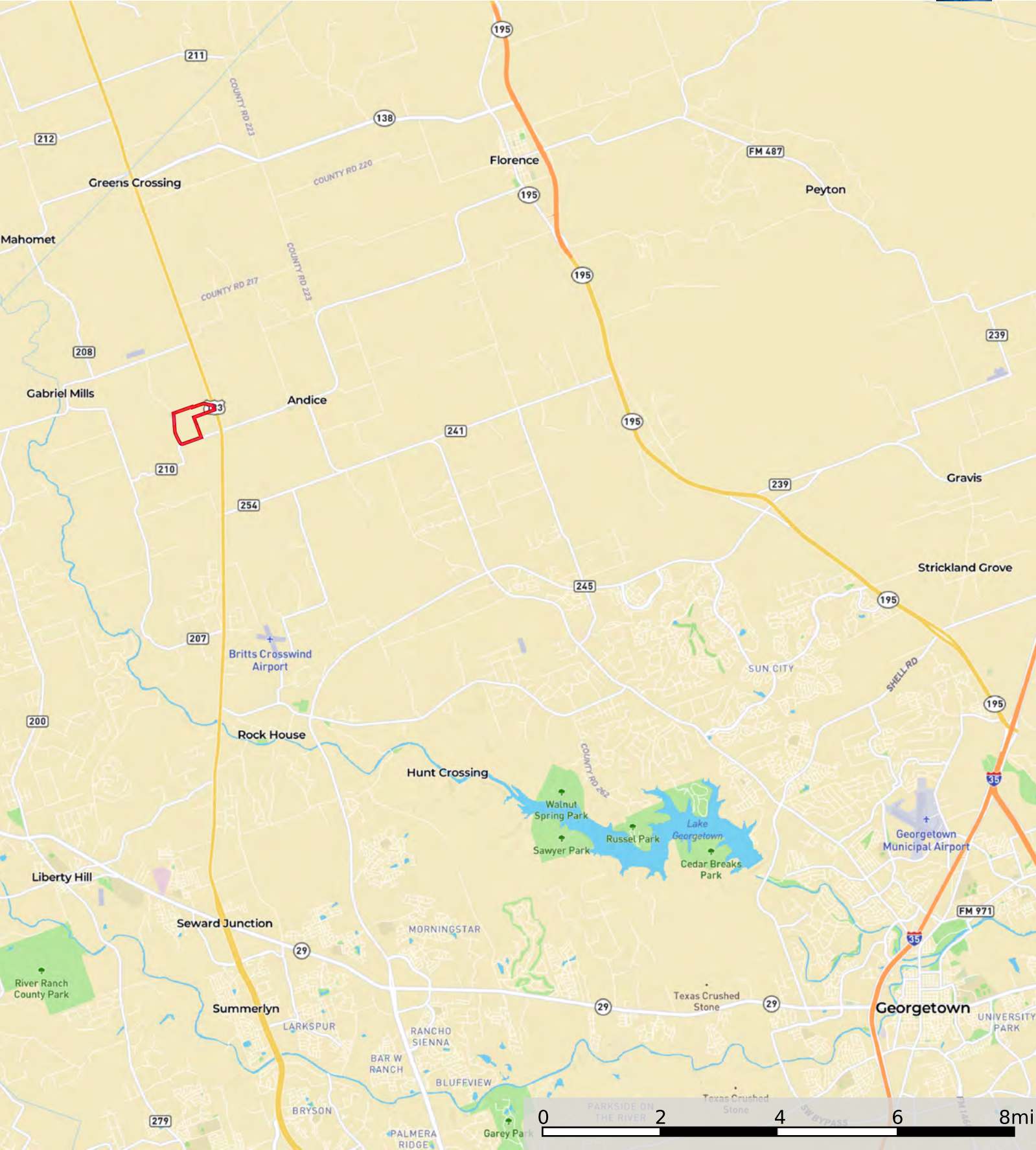
 Boundary





Boundary Surrounding Landowners

Asher Ranch
Williamson County, Texas, 160 AC +/-



Boundary

DRAFT

Deed restrictions on use:

Residential developments will be restricted to single-family detached site-built homes, which, at a minimum, shall include (1) living space larger than 1,400 sq. ft.; and (2) a two car garage (and no multi-family housing or apartments)

Commercial developments will be restricted from having the following businesses:

- (1) businesses that specialize in bankruptcy or liquidation sales or the selling of fire damaged items
- (2) an auction house, flea market, pawn shop or other store which primarily sells used or "secondhand" merchandise; provided, however, this provision shall not prohibit a national or regional retail establishment selling second-hand merchandise, such as, but not limited to, Half Price Books, Game Stop, Second Swing Golf, Buffalo Exchange, Plato's Closet and other similar operations;
- (3) a kennel or other business involving the boarding or care of animals; provided, that a licensed veterinary office or pet store shall not be considered a violation of this restriction so long as such any boarding is contained indoors and is adequately sound contained
- (4) a night club, bar, lounge, or tavern; provided, that a restaurant serving alcoholic beverages (including operation of a bar incidental to the restaurant operation) shall not be a violation of this restriction
- (5) a dance hall (except a professional dance instruction studio is permitted), ballroom, discotheque or game parlor
- (6) an adult type bookstore (herein meaning a store selling or renting materials not available for sale or rental to children under 18 years of age because they explicitly deal with or depict human sexuality) or other establishment selling, renting, displaying or exhibiting pornographic or obscene materials (including without limitation, magazines, books, movies, videos, photographs or so called "sexual toys") or providing adult type entertainment or activities (for example, without limitation, any displays or activities of a variety involving, exhibiting or depicting sexual themes, nudity or lewd acts); provided, that any books, magazines or other materials sold by a national or regional bookstore chain shall not be deemed to be restricted
- (7) a sexually oriented massage parlor
- (8) a bingo parlor, gambling establishment or betting parlor; provided, this restriction shall not be applicable to government sponsored gambling activities or charitable gambling activities, so long as such activities are incidental to the business operation being conducted by the operator
- (9) a mortuary, crematorium or funeral home
- (10) a dry cleaning plant, central laundry facility or self-service laundry facility; provided, however, this shall not prohibit drop off and pick up of clothing
- (11) any junk yard, scrap metal yard, recycling center or waste material business (including any dumping, disposal, incineration or reduction of garbage or refuse)
- (12) any mobile home, recreational vehicle, or trailer court
- (13) any tattoo or piercing parlor
- (14) any business that grows, manufactures, distributes or sells products regulated by federal, state or local laws, rules, or regulations that can be used or produce substances in which consumption is regulated for minors under the age of twenty-one (21) or eighteen (18)
- (15) any use which is illegal or which is offensive by reason of odor, fumes, dust, smoke, noise or pollution, or hazardous by reason of excess danger of fire or explosion.