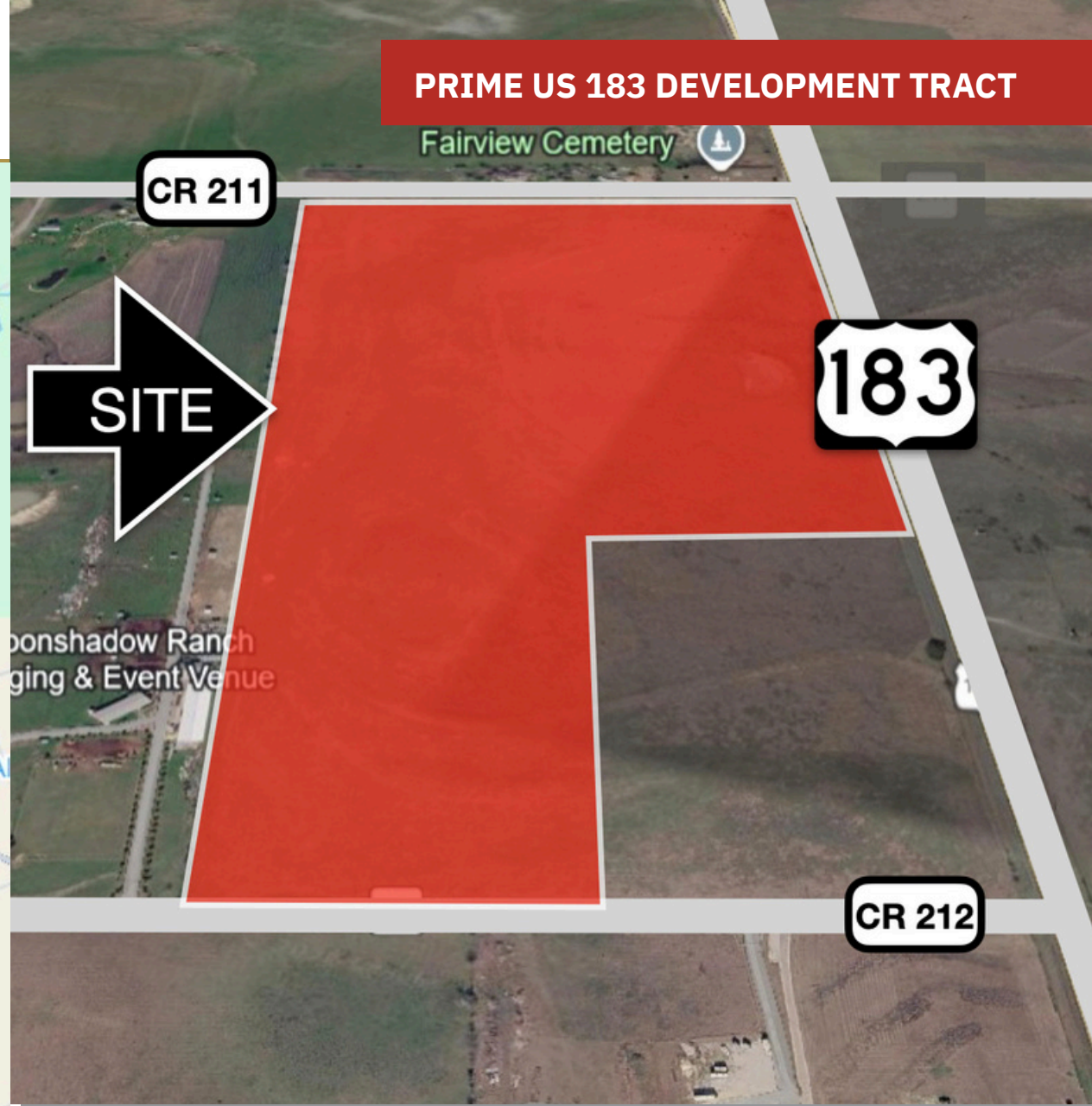
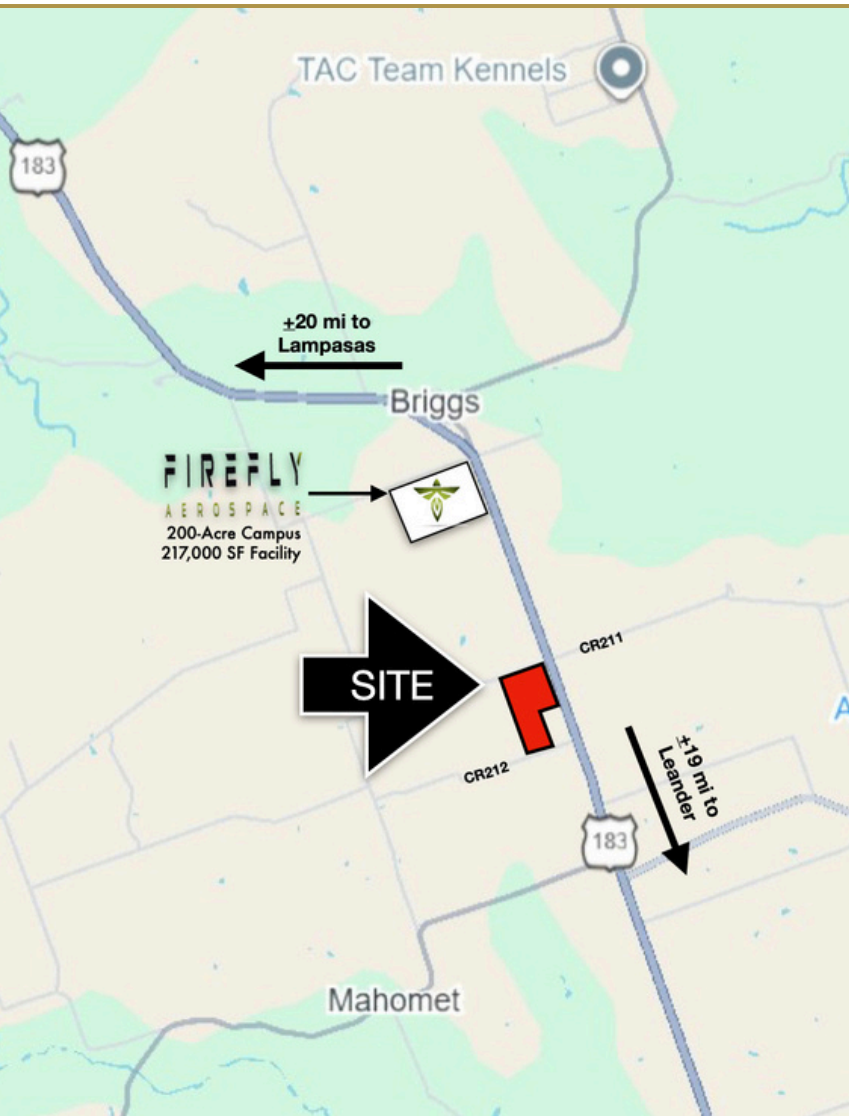


**SWC US183 & CR211
BRIGGS, TX 78608**



±93.965 Acres with Three-Road Frontage Just South of Briggs, Texas

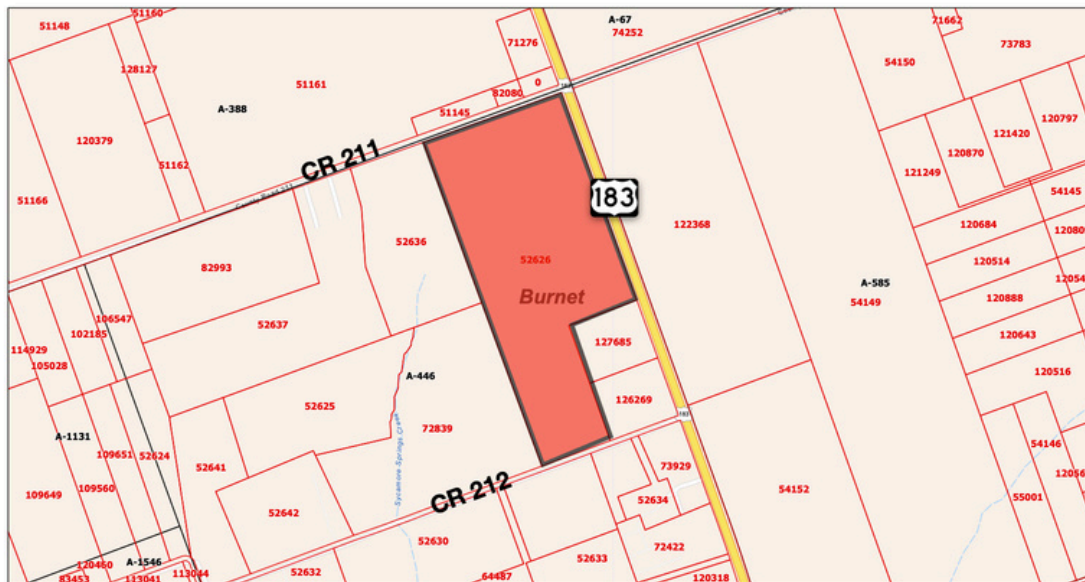
For More Information:
Spence Collins
E: spence@matexas.com
P: 512.789.0909

For More Information:
Jennifer Matz-Zamiska
E: jennifer@matexas.com
P: 512.917.1118

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES



Burnet CAD Web Map

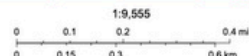


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Parcels

Abstracts

Burnet County Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Disclaimer: This product is for informational purposes only and has not been prepared for or is suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Property *Highlights*

SIZE: ±93.965 Acres

FRONTAGE: ±2,200' on US183, ±1,480' on CR211 and ±960' on CR212

TRAFFIC COUNT: 10,741 VPD on US HWY183 (TXDOT20245)

ZONING: None. Outside City Limits and ETJ

FEMA: Outside FEMA 100-Year Floodplain

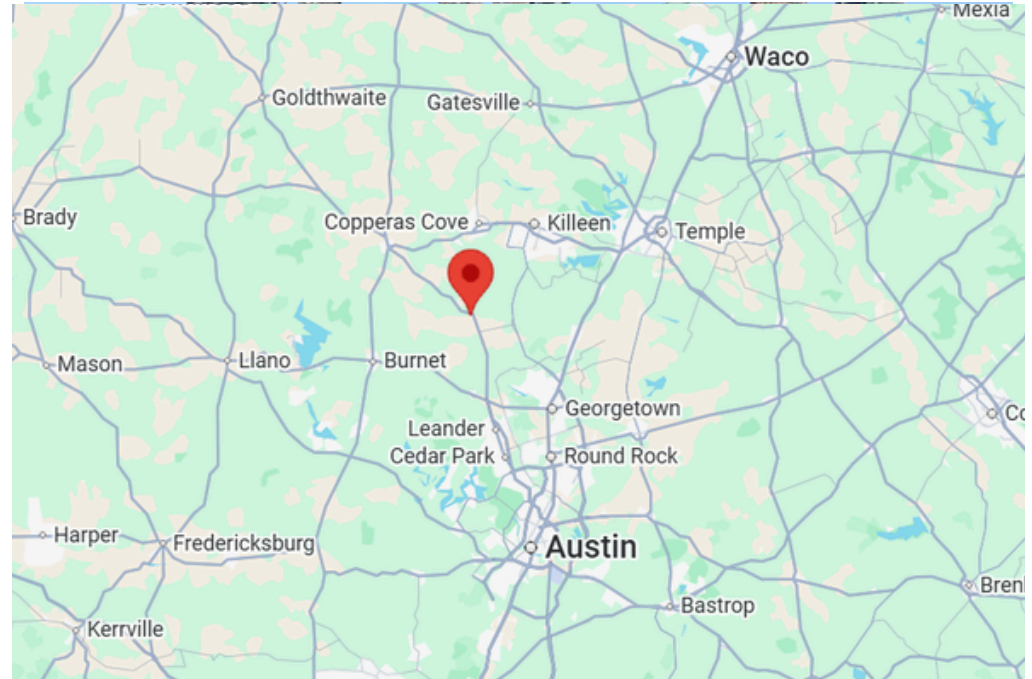
SCHOOL DISTRICT: Burnet ISD

PRICE: \$52,500 per acre

SWC US183 AND CR211, BRIGGS, TX78608

Potential for Residential, Commercial, Industrial, or Mixed-Use Development.

Developers should consider this ±93.965-acre tract for its combination of scale, access and development flexibility along the US 183 corridor. With approximately 2,200 feet of frontage on US 183, additional frontage on CR 211 and CR 212, and traffic counts of approximately 10,741 vehicles per day, the property offers strong visibility and multiple access opportunities. Its location outside city limits and outside an ETJ provides added flexibility when evaluating residential, commercial, industrial or mixed-use concepts, while the generally gentle terrain and location outside the FEMA 100-year floodplain further support future development planning.



±23 Miles
Georgetown

±28 Miles
Killeen

±14 Miles
Liberty Hill

±19 Miles
Leander

±27 Miles
Cedar Park

±34 Miles
Round Rock

±45 Miles
Austin

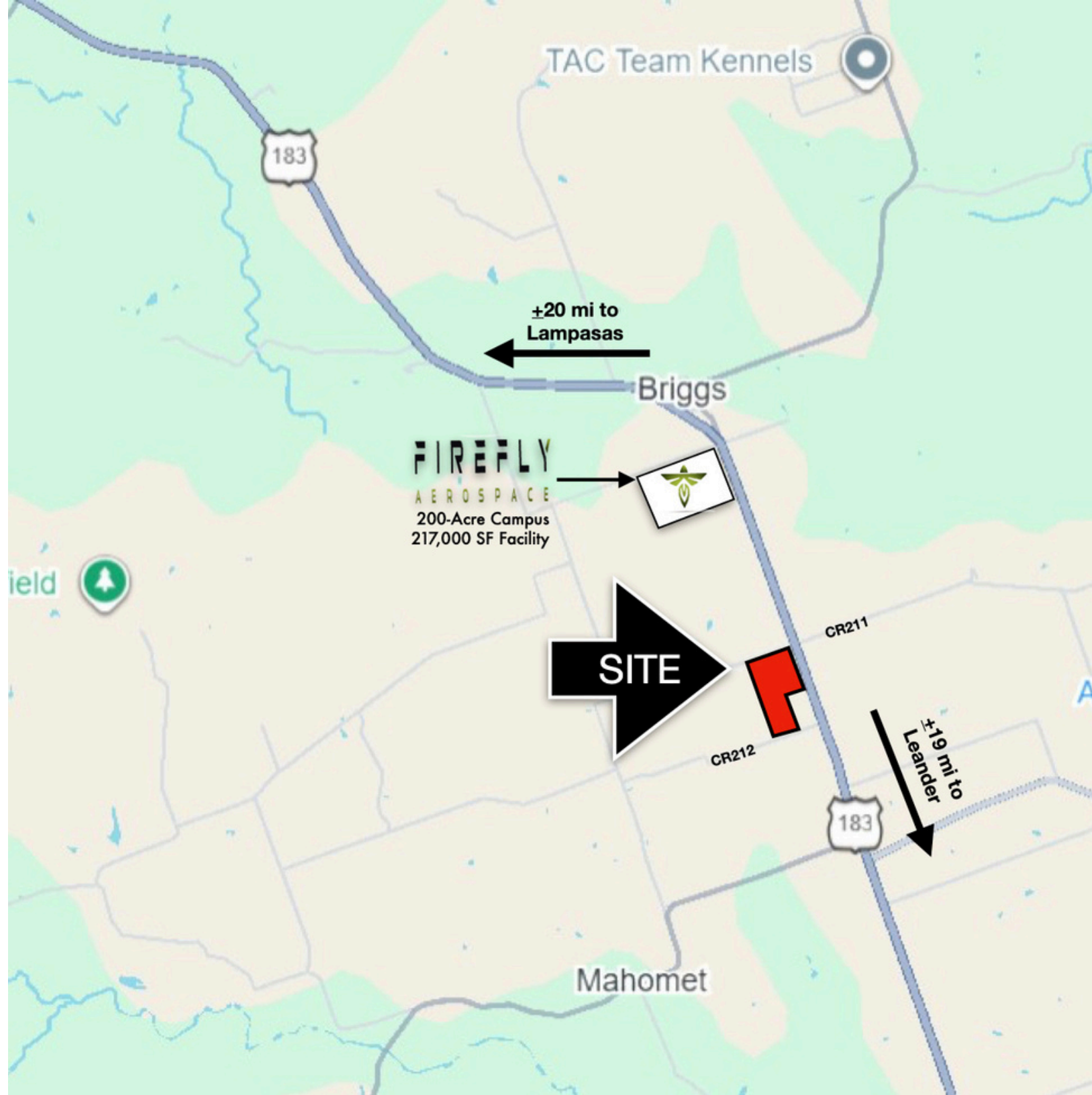
±48 Miles
Temple

SWC
US183 AND CR211

Premier Location

Strategically located along US Highway 183 just south of Briggs, this ± 93.965 -acre tract offers direct connectivity to Florence, Liberty Hill, Georgetown, Lampasas and the greater Austin region. With approximately $\pm 2,200$ feet of US 183 frontage plus additional frontage on CR 211 and CR 212, the property provides strong visibility, regional access and multiple development opportunities along a key Central Texas corridor.

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US183 & CR211

LISTED BY:

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& ASSOCIATES**
REAL ESTATE SERVICES

Spence Collins

P: 512.789.0909

E: spence@matexas.com

Jennifer Matz-Zamiska

P: 512.917.1118

E: jennifer@matexas.com



**SWC US183 & CR211
BRIGGS, TX 78608**

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