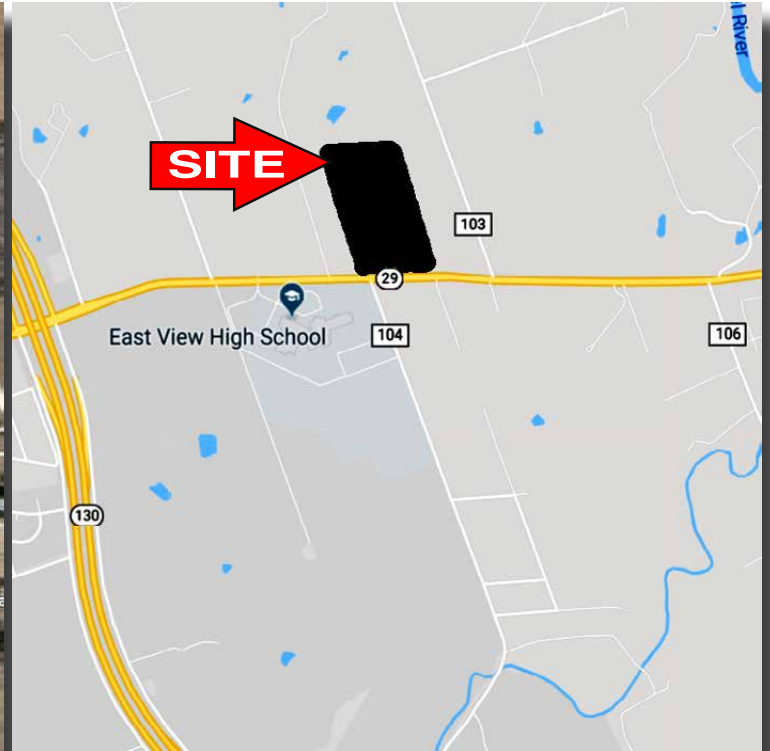
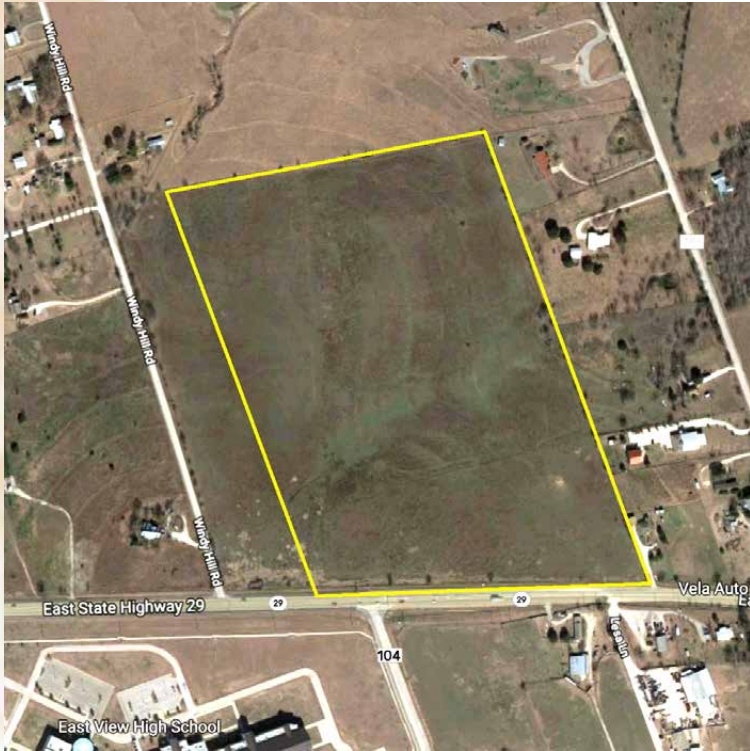


"Price Reduction"

# LAND FOR SALE +/-44.91 ACRES

Hwy 29 East and CR 104, Georgetown, TX 78626



**LOCATION** Property is 3/4 mile east of SH 130@ Patriot Way directly across from the 136 acre East View High School SH 29 East and Patriot Way (CR 104)

**SIZE** Approximately 44.91 acres

**FRONTAGE/ ACCESS** Approximately 1,200 feet on Sh 29 East

**UTILITIES** Electric, Water, Gas, Septic required

**ZONING** Georgetown's Extraterritorial Jurisdiction (ETJ) and is not zoned. ETJ can go 3.5 miles from edge of city limits. Georgetown reviews subdivisions, both residential and commercial in ETJ.

**TOPOGRAPHY** The Property is relatively level

**TRAFFIC** Approximately 20,000 VPD

**LEGAL DESCRIPTION** Timothy Richard Conroy & Mary Sue Benoy CR 103, 3523 Crow Valley Dr., Missouri City, Tx. AW0556 - W. Stubblefield Survey, 44.91 acres (R040594)

**JURISDICTION** Williamson County

**POSSIBLE USES** Hospitality, Industrial, Mobile Home Park, Multi-Family, Office, Residential (Single Family), Retail, Self Storage, Commercial, Etc.

**PRICE** \$2.15 / SF - all offers considered

**COMMENTS** Williamson County plans expansion of SH 29 to 4 lane ROW to CR 120. Preliminary discussions with TXDOT were held regarding an extension of Patriot Way across SH 29 E north to connect with 971 or CR 103, with positive feedback.

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

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**CONTACT Larry Locke**

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The Georgetown Chamber of Commerce says, "In 2016, the U.S. Census Bureau declared Georgetown the fastest growing city in the U.S. with populations greater than 50,000"

State Hwy 29 connects Liberty Hill on west to Taylor on east. Excellent rail and air options for goods and passengers via Georgetown Railroad and Georgetown Municipal Airport. Georgetown, along with Round Rock, Hutto, Pflugerville, and Taylor, is nationally known for being in the heart of one of North America's fastest-growing technology centers.

Georgetown and Taylor offer a diverse mix of successful businesses producing a strong and stable economic base making it a Metro Area leader. Key factors in the success of this area is Georgetown's educated and motivated workforce, strong sense of community, low taxes, low utility rate, and exceptional quality of life.

### Major Retail in the Area

- Downtown - a national award-winning commercial district with destination restaurants boutiques and unique shops.
- Longhorn Junction - is located within Georgetown's ETJ and is planned for over 600,000 sf of destination retail and mixed -use.
- 130 & University - this area is situated for regional retail to service east Georgetown and the 130 corridor.
- Wolf Ranch & Wolf Ranch Town Center - is a planned mixed-use project just north of Wolf Ranch, a regional retail outdoor mall. Wolf Lakes is being planned for destination retail, first-class restaurants, hospitality, and Class A office.

Projected 5-Year Population Growth  
Yr. 2016 - 67,503 Yr. 2021 - 81,118

Projected Number of Households  
Yr. 2016 - 25,652 Yr. 2021 - 29,064

Projected Growth in Labor Force  
Yr. 2016 - 29,088 Yr. 2021 - 35,503

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## Information About Brokerage Services

Texas law requires all real estate license holders 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date