

# STS Property

## 101 CR 103, Georgetown, TX 78626



Listing ID: 11803328  
Status: Active  
Property Type: Vacant Land For Sale  
Possible Uses: Hospitality, Industrial  
Gross Land Area: 2.09 Acres  
Sale Price: \$3.50 PSF  
Unit Price: \$3.50 PSF  
Sale Terms: Cash to Seller, Owner Financing



### Overview/Comments

Located in Georgetown's Extra Territorial Jurisdiction, on the NWC or the intersection of SH 29 E and CR 103. The site is conveniently located less than 1/2 mile east of Georgetown's East View High School that currently sports an enrollment of 1,500 students.

It believed this visible NWC location offers tremendous opportunity for a fast food restaurant, "C" Store or small retail strip center. It is about 5 miles closer to the high school currently than any other fast food restaurant.

Shopping is easily accessed with the site in close proximity to the Georgetown Business District, IH-35, Georgetown Inner Loop, and SH 130 and is only a short driving distance from IKEA, Longhorn Junction, and Simon Round Rock Premium Mall .

### More Information Online

<http://www.catylist.com/listing/11803328>



### QR Code

Scan this image with your mobile device:

### General Information

Taxing Authority:	Georgetown, Williamson County	Zoning:	EXTRA TERRITORIAL JURISDICTION
Tax ID/APN:	R363811	Land Splits Available:	Yes
Possible Uses:	Hospitality, Industrial, Multi-Family, Office, Residential (Single Family), Retail, Retail-Pad, Self Storage, Other	Sale Terms:	Cash to Seller, Owner Financing

### Area & Location

Market Type:	Medium	Largest Nearby Street:	Ststr Highway 29 E
Property Located Between:	SH 130 and CR 103	Feet of Frontage:	227
Side of Street:	North	Traffic/Vehicle Count:	12,000
Road Type:	Highway	Transportation:	Highway
Property Visibility:	Excellent	Highway Access:	SH 29E at CR 103
Legal Description:	Richey Sub., Lot 4, 2.09 ac.	Airports:	Georgetown Regional Airport

Site Description NWC or SH 29 and CR 103, property is flat with great visibility from both directions - east and west. Ingress and egress are very good with this site less than 1/2 mile east of East View High School.

Area Description Located in eastern Georgetown, Williamson County, and close to: Southwestern University, Texas State University Round Rock Campus, Austin Community College Round Rock Campus, Temple College of Taylor, Texas A & M Medical College, Scott & White Hospital, Seton Medical Center, St. David's Georgetown Hospital. Convenient to IH-35, Georgetown Inner Loop, and SH 130. A short drive to IKEA, Longhorn Junction, and Simon Round Rock Premium Mall. Property is 1/2 mile east of Georgetown's newest High School East View with an enrollment of 1,500 students. Members of the Georgetown ISD agree there is an obvious need for a fast food restaurant or "C" Store to accommodate students, faculty and families in this area not to speak of the five schools residing within two miles of the site. Currently, there are no other drive-thru restaurants within five miles of this location.

## Land Related

Lot Frontage (Feet):	227.90	Soil Type:	Clay
Lot Depth:	341.28	Available Utilities:	Electric, Water
Zoning Description:	Georgetown Extra Territorial Jurisdiction	Water Service:	Other
Development Name:	STS	Sewer Type:	Septic
Topography:	Level		

## Location

Address:	101 CR 103, Georgetown, TX 78626
County:	Williamson
MSA:	Austin-Round Rock-San Marcos

