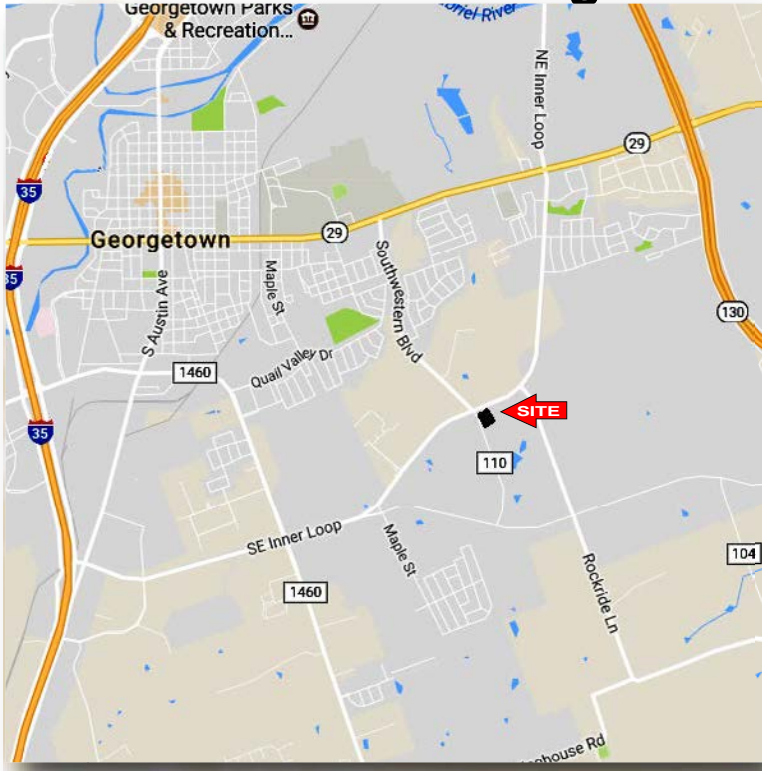


FOR SALE +/-63.4 ACRES IN 2 TRACTS

SEC of Southwestern Ave., and SE Inner Loop, Georgetown, Texas 78626



TOPO: Most of the Property is relatively flat with natural drainage areas being apparent.

UTILITIES: City owned Georgetown Utility Systems (GUS) serves this property with electricity, water and wastewater. The City of Georgetown is the first medium-sized city in the nation to commit to 100% renewable energy offering 50/50 Wind and Solar Mix.

ZONING: 21 acres zoned C1- approved for commercial/retail.
42 acres zoned MF 3- approved for high density multi-family.

FLOOD HAZARD: Designated as Area of Minimal Flood Hazard by FEMA

MEDICAL: St. David's Georgetown Hospital has been a leader in healthcare for more than 60 years, and has established itself as a community resource providing first-rate care to the residents of Georgetown. In close proximity to the area in Round Rock are Scott & White Hospital, Seton Medical Center,

SCHOOL DISTRICT: Georgetown ISD is a state "Recognized" school district. Elementary and Secondary enrollment - 11,007 Registered enrollment east of IH 35 - 8,056

BUSINESS INCENTIVES: The Chamber of Commerce reports, "The City of Georgetown can offer a wide range of local incentives for companies establishing their business in Georgetown. These may include tax abatements, direct grants for land or buildings, infrastructure grants, and workforce training. In addition to local incentives, the Georgetown staff is experienced and can provide assistance in applying for County, State, and Federal incentive programs."

LOCATION: This 63.41 acre tract in two parcels of **21.41 acres** and **42 acres** is located in Georgetown accessed via Interstate Highway 35, State Highway 29 and State Highway 130. These major highways offer easy access to Austin, Dallas, San Antonio and other major Texas markets.

HIGHER EDUCATION: Southwestern University, the oldest university west of the Mississippi, has for 175 years been engaging minds and transforming lives. In close proximity to this area are Texas State University Round Rock Campus, Austin Community College Round Rock Campus, Temple College of Taylor, Texas A & M Medical College, and East Williamson County Higher Education Center.

LEGAL DESCRIPTION: That certain 63.41 acres, more or less, out of the William Addison Survey No. AW0021, City of Georgetown, Williamson County, Texas.



201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Larry Locke
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This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

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"

In addition to prime highway access, these two properties offer excellent rail and air options for goods and passengers via Georgetown Railroad and Georgetown Municipal Airport. This area of Central Texas including Round Rock , Hutto and Taylor is nationally known for being in the heart of one of North America's fastest-growing technology centers.

Georgetown produces a diverse mix of successful businesses producing a strong and stable economic base creating 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 - 55,401 Yr. 2021 - 62, 269

Projected Number of Households

Yr. 2016 - 21,489 Yr. 2021 - 24,163

Projected Growth in Labor Force

Yr. 2016 - 23,530 Yr. 2021 - 27,100

Tract 1: 21 ac. Zoned C 1 Commercial/Retail
~~\$3.50/sf \$153,460/Acre \$3,222,660 Total~~
Approximately 1,404' on S.E. Inner Loop
Approximately 737' on Southwestern Blvd.

Tract 2: 42 ac. Zoned MF 3 –16.76 units/ac.- \$7,100/Door
\$2.75/sf \$119,790/Acre \$5,031,180.00 Total
Approximately 1,711' on Southwestern Blvd.
Approximately 745' on Rockride Ln.

McALLISTER
& ASSOCIATES

REAL ESTATE SERVICES

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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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Larry Locke	295637	Larry@matexas.com	5124722100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date