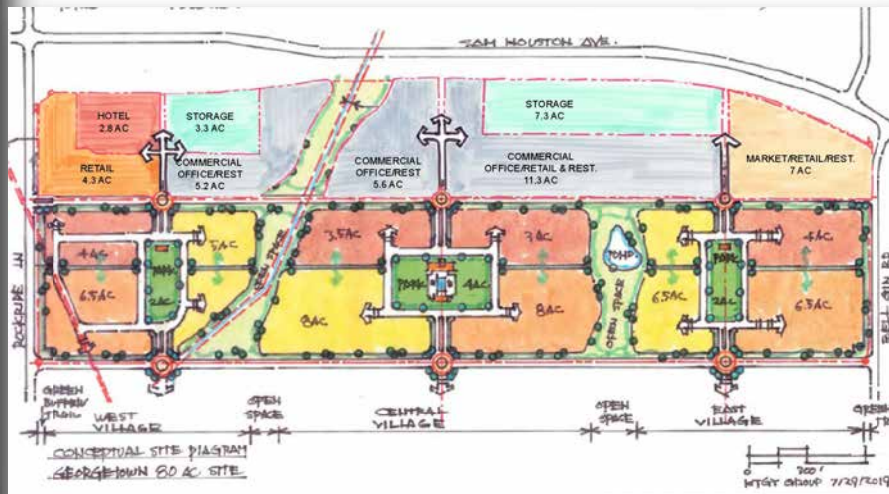
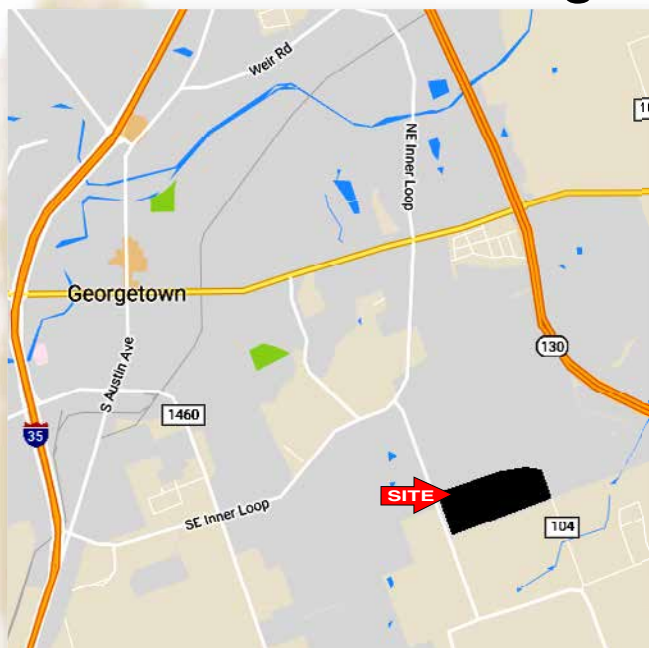


FOR SALE

53.51 ac. Commercial – Mixed Use out of 133.51 ac Sam Houston Ave., Georgetown, Texas 78626

±8/10th of a Mile of Frontage on Sam Houston Ave. Georgetown, Texas 78626



UTILITIES: Wastewater is provided by City of Georgetown Utility Services (GUS) north to south across the property. Water is provided by Jonah Water Services along the westside of the property and Rockride Ln. ONCOR provides electricity services and gas is provided by Atmos Services.

ZONING: 53.51 ac. undeveloped and currently in Interim AG. The City of Georgetown has scheduled this property to be zoned as C 1 Mixed-Use Commercial.

FRONTAGE: Approximately 4300' on Sam Houston Ave.

MEDICAL: St. David's Georgetown Hospital Scott & White Hospital, Seton Medical Center, all leaders in healthcare for many decades have established a community resource providing first-rate care to the residents of Georgetown and surrounding communities.

LOCATION: Drive time from Georgetown to:
ABIA - 35 minutes.
Downtown Austin - 35 minutes
Distance from Georgetown to:
Dallas - 170 miles
Houston - 175 miles
San Antonio - 115 miles

TOPO: Basically flat

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:

Local business incentives in Georgetown include tax abatements, direct grants for land or buildings, infrastructure grants, and workforce training.

Workforce is mostly comprised of 25 to 44 year old professionals. More than 40 % possess a bachelor's degree or higher level of education.

HIGHER ED:

Southwestern University, located within a couple of miles of this property, has for 175 years. Proximity to 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.

FLOOD HAZARD:

Designated as Area of Minimal Flood Hazard by FEMA.

LEGAL DESCRIPTION:

2301 Rockride Ln., Georgetown, Texas 78626 AW0021, Wm. Addison, SUR., 133.51 Acres City of Georgetown, Williamson County, Texas.

PRICE:

Prices based on size, location, use Contact Agent

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

CONTACT Larry Locke
Office: (512) 619-8232
Larry@matexas.com

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 City of Georgetown is known for...

For the past three years, the U.S. Census Bureau reported Georgetown as one of the top 5 fastest growing cities in the U.S. amongst cities with populations greater than 50,000. This unprecedented expansion is expected to remain on this high-growth track with residential developments planned throughout the city. Georgetown's diverse business community continues to grow due in part to a highly educated workforce. Affordable housing, low taxes, low utility rates and exceptional quality of life all contribute to a strong sense of community.

Georgetown is proudly known as a city of innovation. One of only six medium sized cities in the nation to convert to 100% renewable energy. A city-owned utility (GUS), Georgetown provides 100% solar and wind energy options while reducing pollution and saving water at competitive prices.

Lowest Property Tax Rate in the Region...

Georgetown - \$0.4200	Round Rock - \$0.4300	Austin - \$0.4448
Cedar park - \$0.4575	Hutto - \$0.5152	Pflugerville - \$0.5399;
Leander - \$0.5779	San Marcos - \$0.6139	Temple - \$0.6772
Killeen - \$0.7498	Taylor - \$0.7980	

Housing Spending Demographics...

Median Home Value - \$238,207.00	Computer & Hdwr - \$1,986.00
Monthly Median contact Rent - \$805.00	Eating Out - \$3,751.00
Average Annual Mtg. & Basics - \$13,119.00	Groceries - \$5,578.00
Annual HH Spending – Apparel \$2,389.00	Health care - \$6,616.00

2019 Population Demographics

	TMA	Williamson County
2019 Q 1 Population	31,857	577,465
2019 Q1 HHs	9,954	204,912
HH Growth 2019 Q1 to 2014 Q1	16.5%	16.0%
2019 Q1 median HH Income	\$67,161	\$83,778
2019 Q1 Median HU Value	\$244,996	\$276,489
Population Growth 2019 Q1 to 2024 Q1	17.0%	16.7%
2019 Q1 Population below Age 19	9,171-28.8%	164,115–28.4%
2019 Q1 Population Age 20-64	19,505-61.2%	344,678-59.7%
2019 Q1 Population Age 65+	3,182-10.0%	68,672-11.9%

*Driven by strong corporate investment, Austin will continue to increase its population while growth will push toward emerging sub markets due to price and availability.

Major Employers...

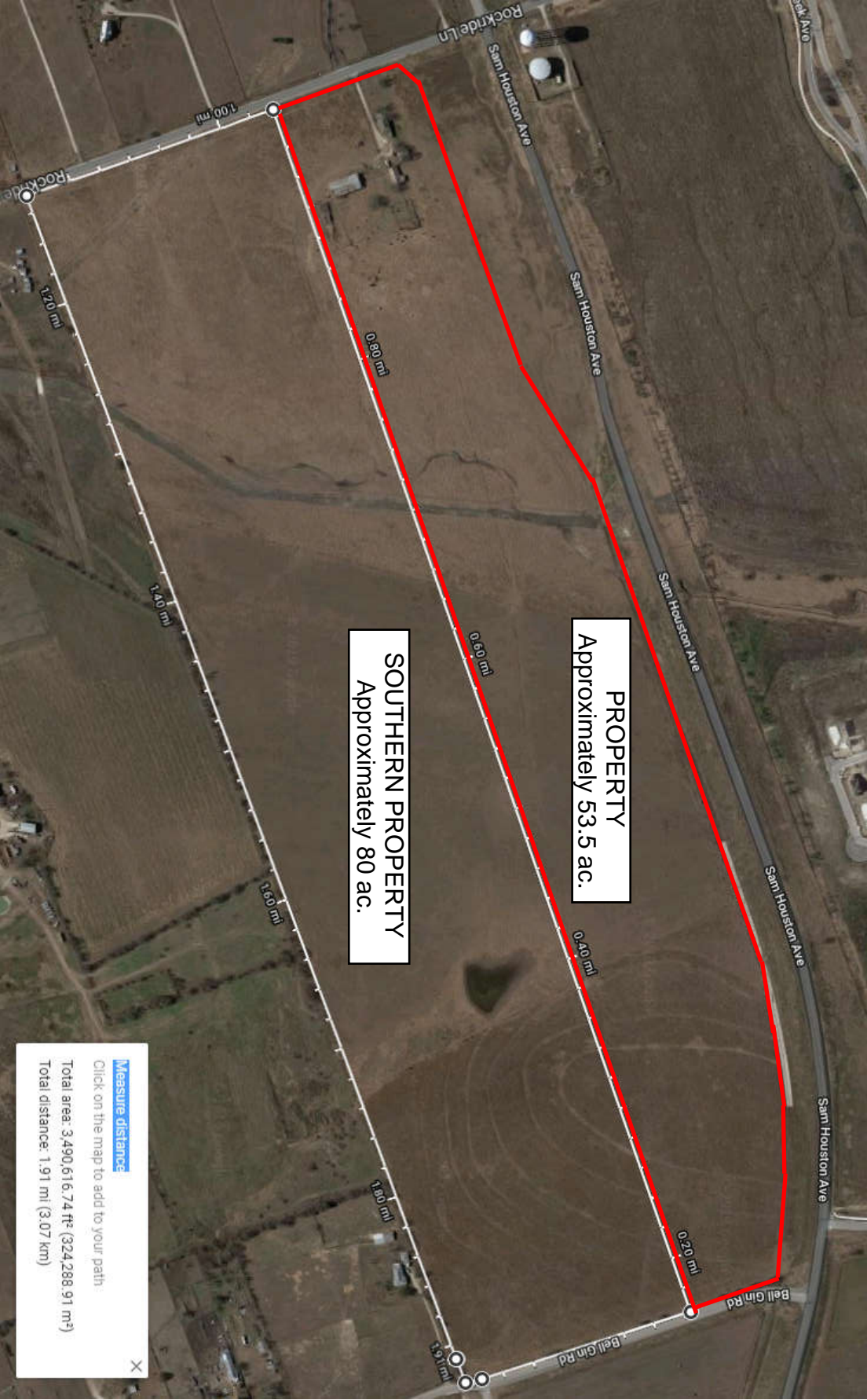
The Georgetown East area benefits from employment centers in Georgetown as well as Round Rock with easy access to Austin and other Texas cities.

1. St. David's Georgetown Hospital;
2. Airborne, Inc.;
3. Georgetown Behavioral Hospital;
4. Wesleyan;
5. Sheraton Georgetown Hotel & Conference Center;
6. Tassus, Texas;
7. Texas Crushed Stone;
8. TEC Utility Cooperative;
9. Visiting Angeles;
10. Lone Star Circle of Care.

Business Climate...

“More than 700,000 workers in Georgetown laborshed”.

A diverse mix of successful businesses creates a strong and stable economic base making Georgetown a Metro Area leader. Local businesses credit Georgetown's educated and motivated workforce, strong sense of community, entrepreneurial camaraderie, low taxes, low utility rates and exceptional quality of life as key factors to their business success.



PROPERTY
Approximately 53.5 ac.

SOUTHERN PROPERTY
Approximately 80 ac.

Measure distance
Click on the map to add to your path:

Total area: 3,490,616.74 ft² (324,288.91 m²)
Total distance: 1.91 mi (3.07 km)

X

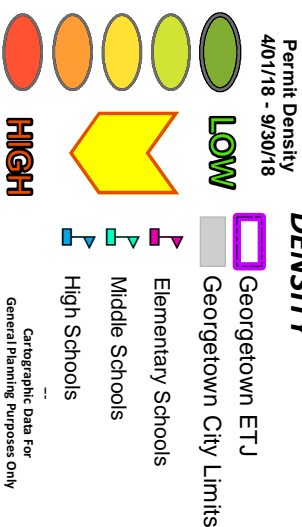
Exhibit A

Developing Subdivisions

Subdivisions with 10 or more lots

Neighborhood	Buildout (PUD/PP)	Final Plat Lots (Recorded)	Permits Pulled 4/01/2018 to 9/30/2018	Lifetime Permits
1 Sun City	10007	8203	150	7941
2 Georgetown Village	1195	994	17	830
3 Lakeside	301	204	17	133
4 Deer Haven	71	72	7	27
5 Oakmont	72	72	5	5
6 Pinery Park	212	212	18	178
7 Wolf Ranch West	500	386	75	176
8 Carlson Place	273	234	39	56
9 Sandcreek	830	349	52	117
10 Kasper (Fairhaven)	720	353	98	117
11 La Conterra	709	686	64	472
12 Westhaven	21	173	21	147
13 Vista Pointe	247	130	18	18
City Limits Totals	15578	12067	581	10228
14 Teravista	1225	1211	27	1197
15 Water Oak North	521	218	11	190
16 Cessent Bluff	372	120	60	78
17 Oaks at San Gabriel	843	269	37	172
18 Charron Hills	603	498	10	182
19 Estates of Westlake	126	126	3	116
20 Mission Oaks	127	127	5	114
ETJ Totals	3817	2569	153	2049
TOTAL	19395	14636	734	12277

GROWTH DENSITY

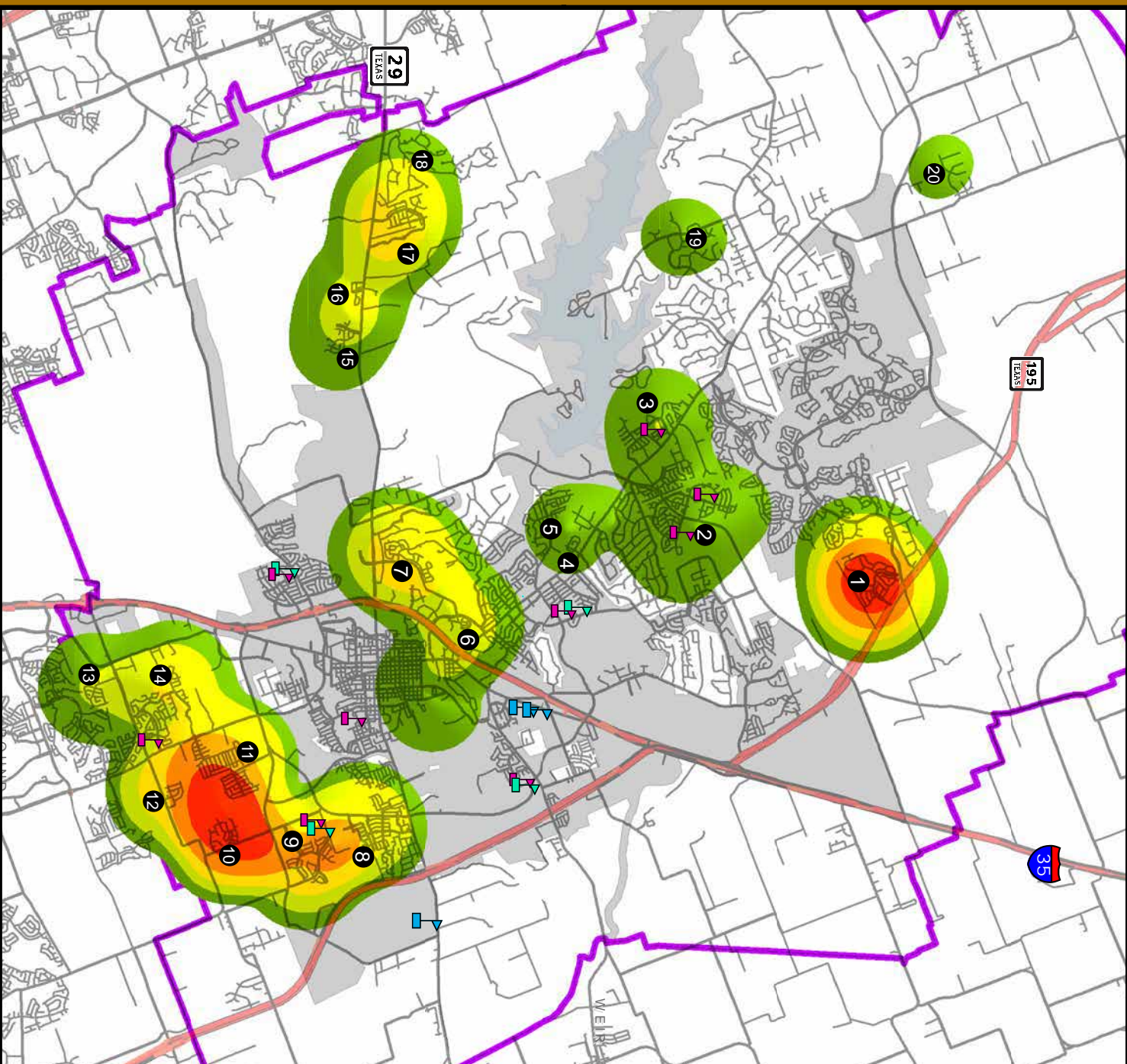


Map maintained by:
City of Georgetown, Texas
Technical Services Department
300 Industrial Avenue
Georgetown, Texas 78626
Maps@Georgetown.org

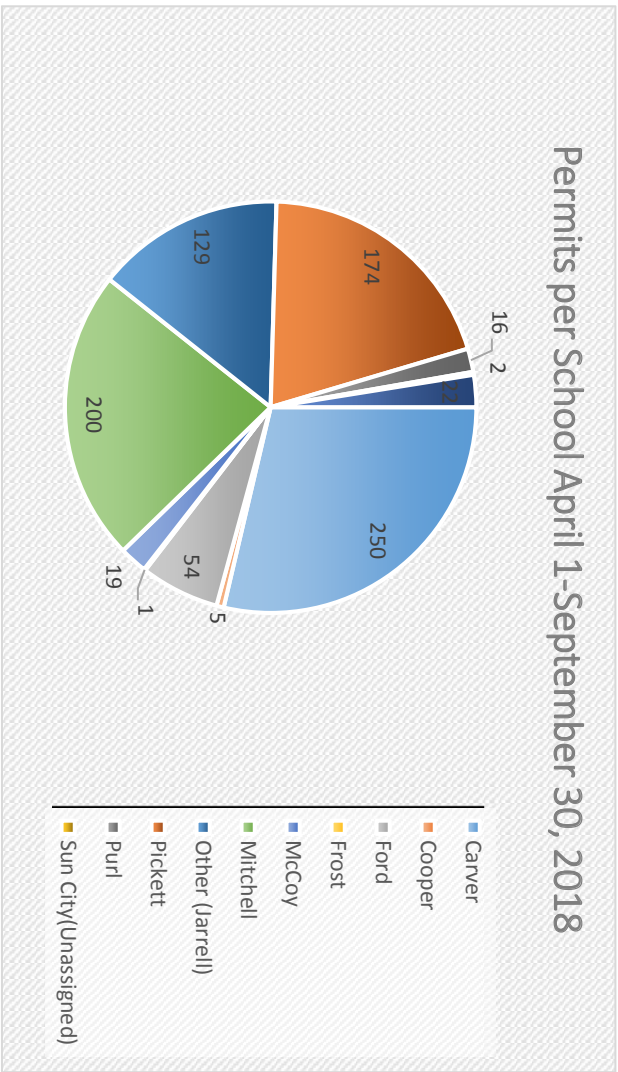
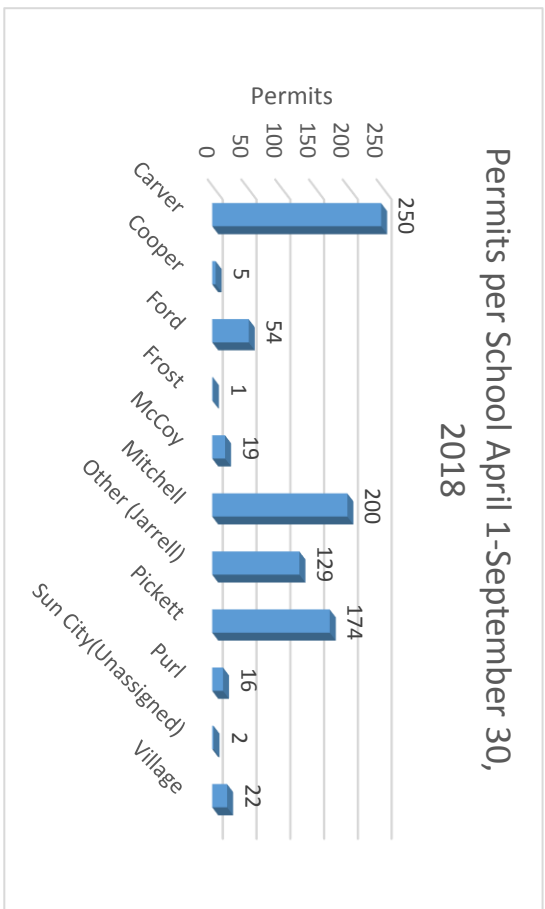
The accuracy and precision of this cartographic data is limited and should be used for informational / planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classifications or other classification set forth in local, state, or federal regulatory processes. The City of Georgetown, nor any of its employees make any warranty, express or implied, including any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.

The data represented is the best estimates from the information that was available upon the creation of this exhibit.

CURRENT AS OF 09/30/2018



Elementary	Permits per School April 1-September 30, 2018
Carver	250
Cooper	5
Ford	54
Frost	1
McCoy	19
Mitchell	200
Other (Jarrell)	129
Pickett	174
Purl	16
Sun City(Unassigned)	2
Village	22





CONCEPTUAL SITE DIAGRAM
 GEORGETOWN 80 AC SITE

300'
 RTG# 0900P 7/29/2019



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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bill Blood	169224	bblood@matexas.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	Joewillie@matexas.com	512-472-2100
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