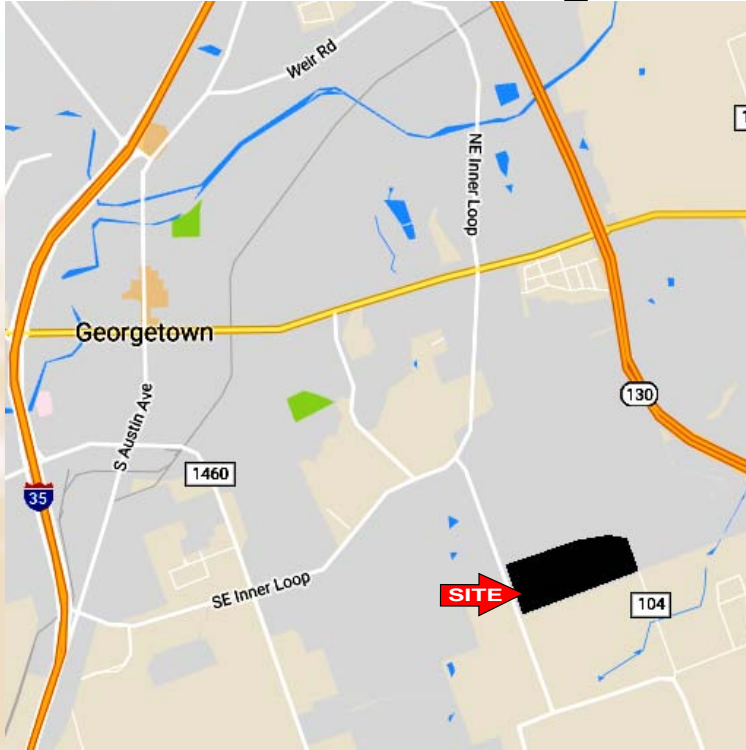


# FOR SALE ±133.51 ACRES - MIXED USE

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



**UTILITIES:** Are provided by City owned Georgetown Utility Systems (GUS) serving the property with electricity and wastewater. Jonah Water Services provides water.

**ZONING:** 133.51 acres of undeveloped land currently zoned Interim AG. 133.51 acres of undeveloped land currently zoned Interim AG. Designated "Employment Center". The ultimate zoning on this property will most likely be "C 1" - Commercial. Uses under this category include office, retail, office warehouse, high density multi-family, fast food, senior housing, medial, assist living, day-care, restaurants, bed and breakfast, hotels, gas station, C- Store, theater, church, indoor storage facility,

**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:** 133.51 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. Bordering roadways include Rockride Ln. on the west and Bel Gin Rd. on the east.

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

**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."

**HIGHER ED:**

Southwestern University, located within a couple of miles of this property, has for 175 years been engaging minds and transforming lives. Also, 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.

**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:**

133.51 ac. for \$2.00 sf - \$11,631,391 Smaller parcels may be acquired through subdivision. Prices will reflect size and location within the tract.

**CONTACT Larry Locke**

**Office: (512) 472-2100**

**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.

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

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

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, this property offers 4,232 ft of frontage on Sam Houston Ave. x 1705 ft of depth. Additionally offering 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

#### 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

**McALLISTER**  
**& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

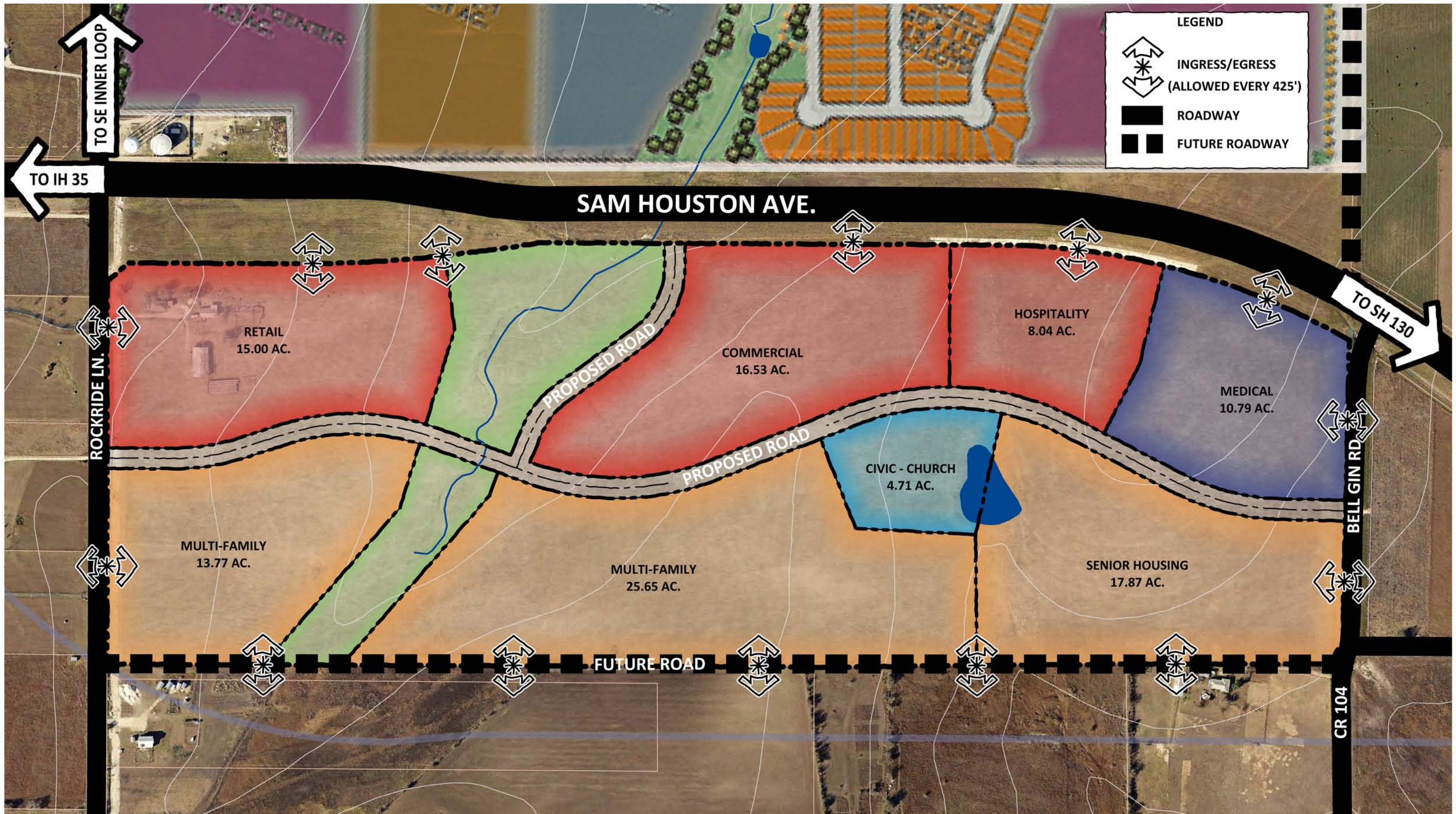
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**LEGEND**

- INGRESS/EGRESS (ALLOWED EVERY 425')
- ROADWAY
- FUTURE ROADWAY

**PRELIMINARY CONCEPT PLAN**  
**HONEYCUTT TRACT**  
 PREPARED FOR LARRY LOCKE, McALLISTER & ASS.  
 ~ 133 AC, GEORGETOWN, TEXAS

All information furnished regarding this property is from sources deemed reliable. However, Consultant has not made an independent investigation of these sources and no warranty or representation is made by Consultant as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change.



PLACE designers, inc.  
 PLANNING | LANDSCAPE | ARCHITECTURE | CONSULTING | ENGINEERING

304 E. MAIN | SUITE 100 | ROUND ROCK | TX | 78664  
 T : [512] 238 8912 | F : [512] 238 8913 | PLACEdesigners.com

AUGUST 10, 2017

NORTH



## 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.

<b>McAllister &amp; Associates</b>	<b>403756</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Bill Blood</b>	<b>169224</b>	<b>bblood@matexas.com</b>	<b>512-472-2100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Joe Willie McAllister</b>	<b>336887</b>	<b>Joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Larry Locke</b>	<b>295637</b>	<b>Larry@matexas.com</b>	<b>5124722100</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date