

Lakeway & IH35 Demographics

Land

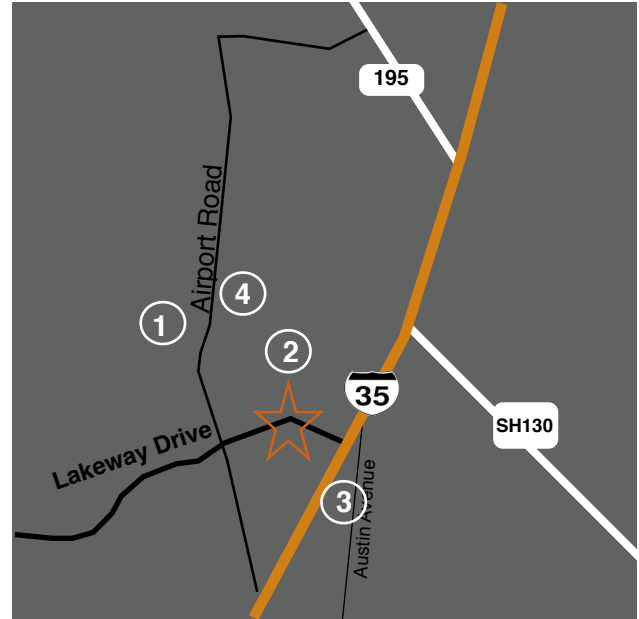
Topography: Level raw land, ready for development

Off Sites: All utilities are bringing brought in by the City of Georgetown for a new Holt Cat development, and will be easy to access in the near future.

Proposed Use: Hospitality, Industrial, Medical, Mixed Use, Motel, Office, Retail, Retail Warehouse, Service Station, Storefront Retail/Office, Strip Center, Supermarket, Warehouse

Neighborhood Trends:

- 1) Properties are less than a .25 mile from Georgetown Municipal Airport.
- 2) Holt Caterpillar new dealership (opening 2018) will bring 130 employees and \$27.5 million per year to the tract just north of these available properties. This destination location will bring many travelers to the area.
- 3) Across IH35 will be the new Kubota location opening in 2018.
- 4) Texas Outdoor Power Industrial neighborhood with 100+ employees located just north on Airport Rd.



Demographics

	1 Mile	3 Mile
Population	2,517	36,093
Households	912	12,586
Average Age	34	39
Median HH Income	\$55,182	\$76,808
Daytime Employees	1,466	15,042
Population Growth '17-'22	15.1%	16.5%
Household Growth '17-'22	14.5%	16%

Traffic Counts

Collection Street	Cross Street	Traffic Vol (VPD)	Year	Distance
I-35	I- 35 at Williams	80,287	2016	2.51 mi
I-35	SW I-35 Service Rd	9,691	2016	200 ft
Lakeway Dr	Broken Spoke Try NE	7,720	2016	1 mi

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