

# FOR SALE 14.45 Acres

## Absolute Corner IH35 and SH130 . Prime Commercial Location



### LOCATION

- Property located at the corner of IH35 and SH130 in north Georgetown
- 2600 N. IH35, Georgetown, Tx. 78626

### LOT DESCRIPTION

- Future land use designation listed as Regional Commercial
- Fairly flat lot, not in the 100 year flood plain
- Property includes the absolute corner of the two major highways

### SALES PRICE

- \$2,384,000 (\$3.80 per SF)

### IMPROVEMENTS AND SPECS

- City of Georgetown utilities available
- Great traffic count, well suited for commercial, distribution or office location
- Ask about additional properties available on the west side of IH35 and development trends
- 4 miles from Downtown, 7 miles from Sun City
- Currently most is agriculturally exempt

The information contained herein has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.

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# GEORGETOWN, TEXAS

## DEMOGRAPHICS AND IMPORTANT RECOGNITION

- ★ **Georgetown is the second fastest growing city in the U.S.** according to data released by the U.S. Census Bureau. For cities of 50,000 or greater, Georgetown had the second highest rate of population growth in the country. The census estimates that Georgetown grew from 54,934 to 59,102 in the period from July 1, 2013 to July 1, 2014. (The City of Georgetown estimates the population in the ETJ to be 81,376 in 2015). According to the City's projections, Georgetown's population (within the city limits) will be over 100,000 by 2030.
- ★ **11.4 people are moving to Georgetown each day!**
- ★ **Williamson County employment grew 4.3 percent in 2014**, creating almost 6,000 new jobs, according to the Department of Labor Bureau statistics. It grew even faster than Travis County (Austin).
- ★ **Georgetown was listed as one of the safest cities** in Texas based on FBI Crime Report Statistics. (#27 out of 50 safest cities).
- ★ **Average household size: 2.46**
- ★ **Average household income: \$91,781.00**
- ★ **Georgetown was listed as the 4<sup>th</sup> Most Caring Small City** in America by Movoto in 2014.
- ★ **In 2013 Georgetown was ranked No. 3 on the top ten list of America's Best Suburbs**
- ★ Total assessed value of property in the city has grown by more than 25% to exceed \$5.2 billion in 2015.

City sales tax revenue has increased by more than 55 percent since 2010. The city's property tax rate at 43.4 cents per \$100 valuation remains one of the lowest in the region.

The Georgetown Main Street Program was recently recognized with national accreditation by the National Main Street Center.

### Historical

Georgetown Honored as "Texas Treasure" by Texas Historical Commission  
Best Place to buy an Old House: Editors' by Texas Historical Commission  
National Main Street Community  
Best Places to Buy an Old House: Editors' Top 12 Picks by This Old House  
TDA President's Award for Best Promotional Event – Red Poppy Festival

### Business:

Texas Ranked #1 for business by CNBC  
2007 Texas Ranked #2 for Business by CNBC

### Parks & Recreation:

Texas Trails Network Partnership Award for San Gabriel River Trails  
National Recreation Trail Award

### Economic Development:

TEDC Community Economic Development Award – Community of the Year

### Retirement:

Named in 10 Great Retirement Spots for Golf Nuts by U.S. News & World Report  
Georgetown Ranked #1 Place to Retire in America by Retirement Places Rated

### Living Here:

America's Best Small Towns according to CNNMoney.com – Ranked #45  
America's Recession-Proof Cities according to Forbes.com – Austin/ Round Rock/ Georgetown area ranked #3



# Information About Brokerage Services

11-2-2015

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.

Georgetown Commercial Properties LLC

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Buyer/Tenant/Seller/Landlord Initials

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Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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