

FRONTAGE FOR SALE
PRIME IH - 35

±13.52 Acres

ASKING

\$15.00 per SF (gross acreage)

Total: \$8,833,968



THE PROPERTY

±13.52 acres of prime, hard-corner commercial land at Airport Road and IH-35 — one of Georgetown's fastest-growing North-side corridors. south of Costco, Lowe's, HOLT/CAT, and Amazon's owned property. Future Land Use is designated Urban Mixed Use, supporting retail, medical-office, self- storage, warehousing, light industrial, and mixed commercial concepts subject to rezoning.

HIGHLIGHTS

- 448 feet of direct IH-35 frontage
- 0.4 mi south of Exit 262 · 0.75 mi south of Costco and Lowe's
- IH-35 traffic count: 135,946 VPD
- Future Land Use: Urban Mixed Use
- Water (6"/8") at north boundary · sewer (8") ±450' away
- Seller owns adjoining ±70 acres

PROPERTY DETAILS

| | |
|----------------|---------------------|
| ACREAGE | +13.52 AC |
| IH-35 FRONTAGE | 448 FT |
| FLU | Urban Mixed Use |
| ZONING | RS |
| FLOODPLAIN | Outside 100-YR |
| WATER | 6" & 8" — N. Bdry |
| SEWER | 8" — ±450' away |
| TOPO | Flat / gentle slope |
| LANDSCAPING | Trees |

PRICE / SF
\$15.00