

10.384 Acres Development Land

SAM HOUSTON AVE

Georgetown, TX

FOR SALE



Prime Development Opportunity



Frontage on Sam Houston Avenue (Future Hwy 29)



East Georgetown



Industrial, Business, Yard, Future Commercial



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Area : 10.384 Acres



Zoning : None



Price : Call Broker



Topography : Mostly Flat

EXECUTIVE SUMMARY

An exceptional opportunity to acquire 10.384 acres of commercial development land located along Sam Houston Avenue in Williamson County, Texas.

The property offers excellent visibility and accessibility, making it well suited for a variety of commercial uses including retail, office, and service-oriented development. Its location within a growing Central Texas region provides strong potential for future commercial demand as nearby residential and infrastructure development continues to expand. With increasing growth across the region, sites with strong road frontage and development flexibility provide attractive opportunities for investors and developers.



FOR SALE

SAM HOUSTON
AVE LAND



10.384 Acres

Commercial Land



522 feet

frontage on Sam
Houston Ave



20,000+ VPD

Nearby Major
Corridors



Growth Hub

Strong long-term
development
potential

PROPERTY FEATURES



PROPERTY HIGHLIGHTS

- ✓ 10.384 Acres of Commercial Land
- ✓ Frontage on Sam Houston Avenue
- ✓ 522 feet of frontage on Sam Houston Ave
- ✓ Flexible Development Potential
- ✓ Strong Central Texas Growth Area
- ✓ Suitable for Industrial, Office, or Mixed Use



LOCATION HIGHLIGHTS

- ✓ Located in Williamson County, Texas
- ✓ Access to nearby regional roadways
- ✓ Surrounded by expanding residential areas
- ✓ Strong long-term development potential



TRAFFIC COUNTS

Sam Houston Avenue

±10,000 – 15,000 VPD

Nearby Major Corridors

±25,000 – 35,000+ VPD

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Principal

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10.384 ACRES DEVELOPMENT LAND *For Sale*
SAM HOUSTON AVE, Georgetown, TX



PROPERTY DETAILS

CATEGORY

DETAILS

AREA:	10.384 Acres
ZONING:	None
LOCATION:	Georgetown, Williamson County, Texas
PROPERTY TYPE:	Development land
COUNTY:	Williamson County, Texas
FRONTAGE:	522 feet of frontage on Sam Houston Ave (future Hwy 29)
PRICE:	Call broker
TOPOGRAPHY:	Mostly flat
FLOOD PLAIN:	None
UTILITIES:	Water, Electric (Available)



Disclaimer: Information deemed reliable but not guaranteed, subject to change or withdrawal without notice.

PROPERTY FEATURES



**DEVELOPMENT
LAND**



**522 FEET OF
FRONTAGE ON SAM
HOUSTON AVE**



**WATER,
ELECTRIC
(AVAILABLE)**

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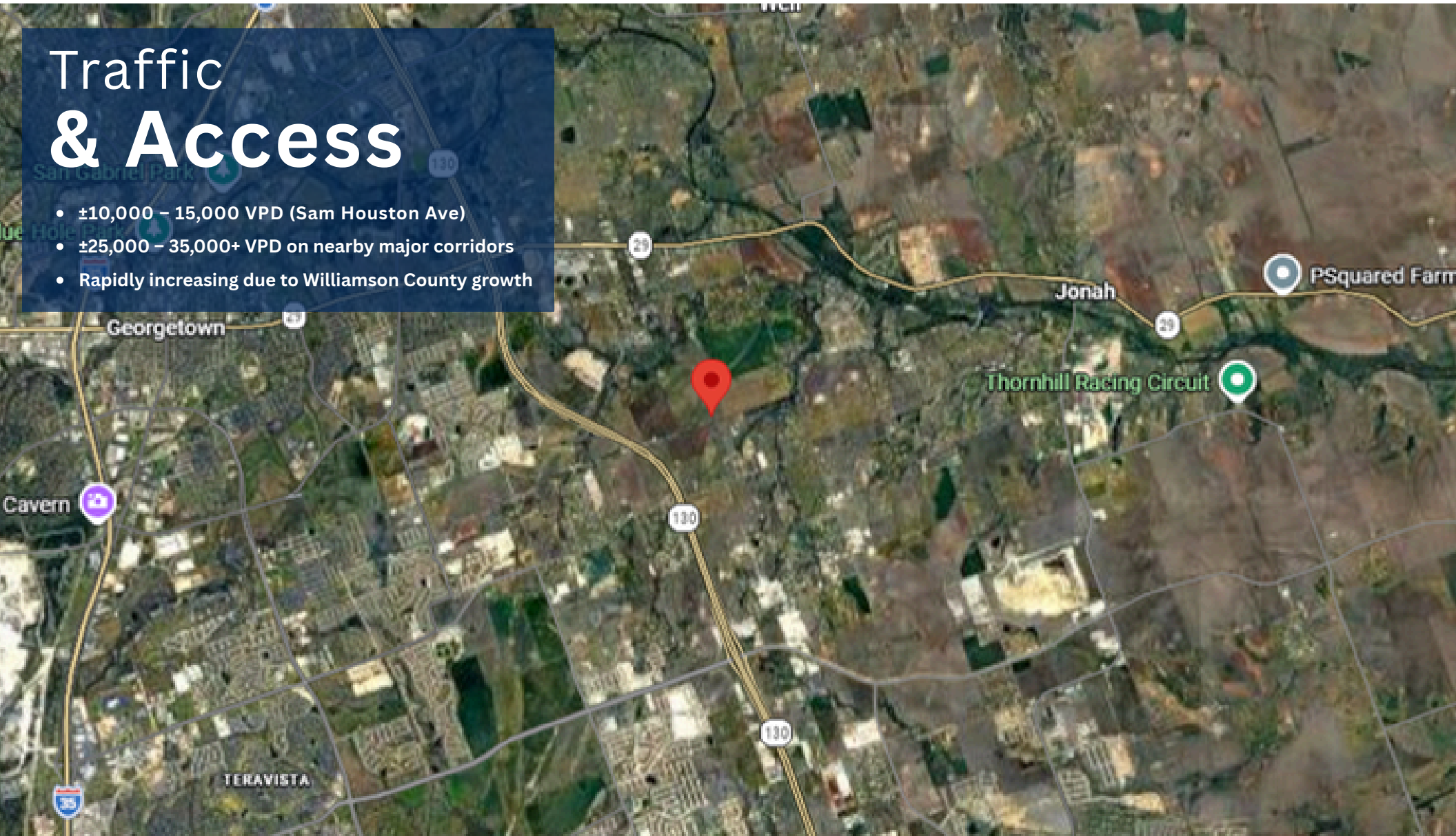
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SAM HOUSTON AVE, Georgetown, TX



LOCATION OVERVIEW: CONNECTIVITY & DEVELOPMENT MAP

Traffic & Access

- ±10,000 – 15,000 VPD (Sam Houston Ave)
- ±25,000 – 35,000+ VPD on nearby major corridors
- Rapidly increasing due to Williamson County growth



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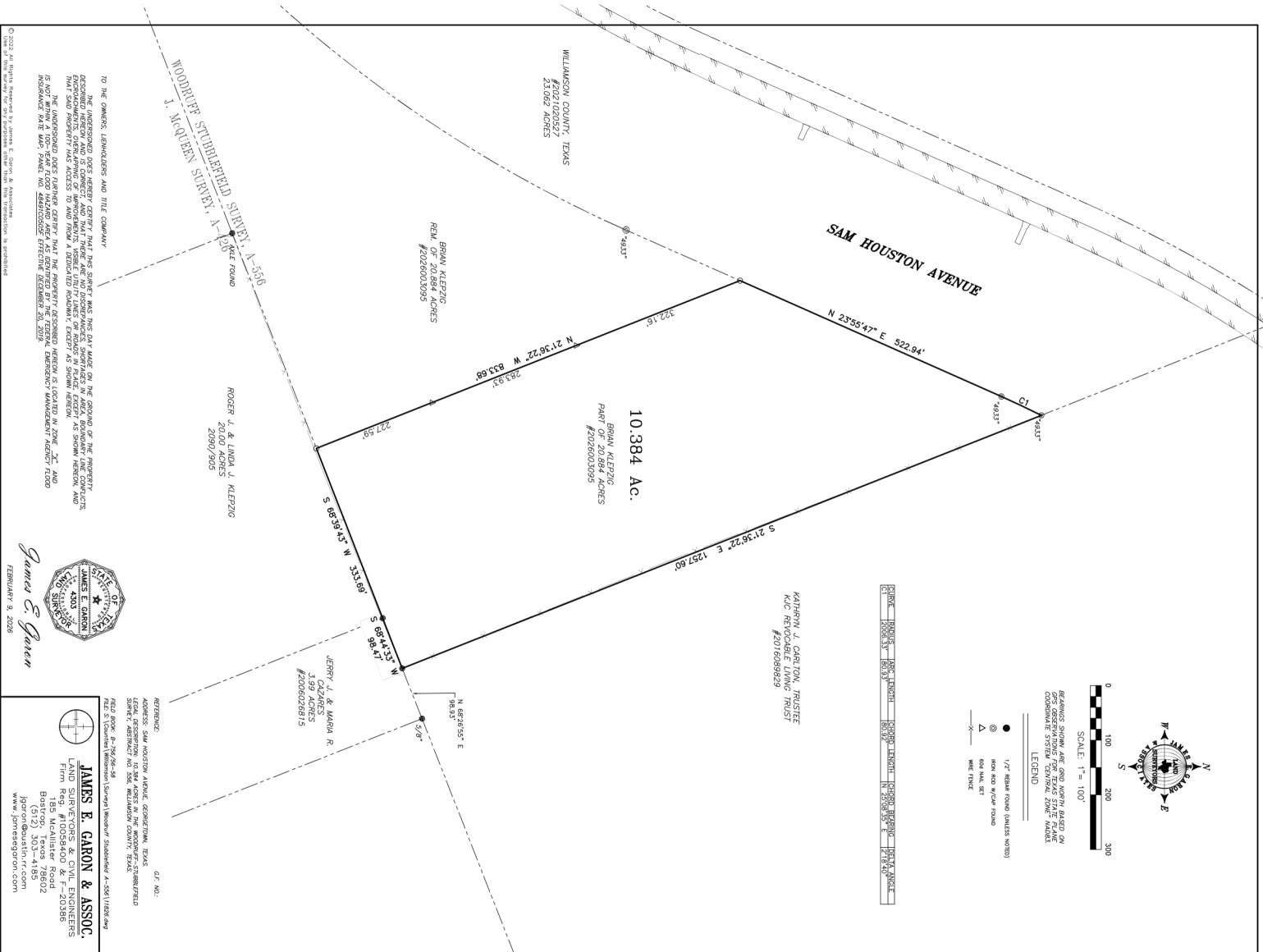
10.384 ACRES DEVELOPMENT LAND

For Sale

SAM HOUSTON AVE, Georgetown, TX



SURVEY



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PHOTOS



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10.384 ACRES DEVELOPMENT LAND *For Sale*
SAM HOUSTON AVE, Georgetown, TX



LONG RANGE TRANSPORTATION PLAN



Subject Property: 522 linear feet of frontage on
future Hwy 29 main thoroughfare.

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10.384 ACRES DEVELOPMENT LAND

For Sale

SAM HOUSTON AVE, Georgetown, TX



Overview

The Sam Houston Avenue property presents an attractive commercial development opportunity within the growing Central Texas region. The approximately 10.384-acre site offers strong frontage along Sam Houston Avenue and provides flexibility for a range of commercial uses. Its size and location make it well suited for retail, office, service-oriented businesses, or mixed-use development designed to serve the surrounding community. As nearby residential and commercial growth continues, the property is well positioned to benefit from increasing demand for neighborhood services and retail amenities.

Economy

The Central Texas region continues to experience strong economic expansion driven by population growth, employment opportunities, and continued investment throughout the Austin metropolitan area and surrounding communities. As development expands into nearby counties, areas along key roadways are attracting new businesses and residents seeking accessibility and available land for development. This steady growth is increasing demand for commercial services that support expanding residential communities.

Real Estate

The Central Texas real estate market remains active as developers and investors continue to pursue opportunities in growing suburban corridors. Commercial sites located along established roadways offer strong long-term potential as surrounding residential developments expand and demand for retail, dining, and service businesses increases. Properties with accessible frontage and development flexibility, such as the Sam Houston Avenue site, provide valuable opportunities for future commercial growth and investment.



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 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 our records.

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