



WOLF REAL ESTATE

PROPERTY FOR SALE

±13.52 ACRES | PRIME IH-35 FRONTAGE
Airport Road & IH-35 | Georgetown, Texas

ASKING PRICE

\$15.00 per square foot (gross acreage)

Total: \$8,833,968

CONTACT

Tyler Wolf

512-966-0117

Tyler@WolfInvestmentGroup.com

LOCATION

Strategically located at the intersection of Airport Road and IH-35.

448 feet of direct IH-35 frontage

0.4 miles south of Exit 262

0.75 miles south of Costco and Lowe's

LEAGAL

AW0235 FLORES, A. SUR., ACRES 4.72 & Porter A-497 Surveys

AW0235 - Flores, A. Sur., ACRES 8.799, & AW0497 N PORTER SUR

Williamson County, Texas

Tax IDs: R039559 & R039542

FUTURE LAND USE

Urban Mixed Use—A dense, pedestrian-friendly urban environment that supports a balanced mix of residential and nonresidential uses.

CURRENT ZONING

Single-Family Residential. Seller will not pursue rezoning; rezoning to be pursued by Buyer based on Buyer's intended use, with Seller's reasonable cooperation.

UTILITIES

Water: 6" & 8" lines along north boundary
Sewer: 8" line approximately 450 feet north

SITE FEATURES

Not in 100-year floodplain (per FEMA)
Topo is relatively flat with gentle slope
Trees on site
Edwards aquifer

ADJOINING OWNERSHIP & RESERVED EASEMENTS

Seller owns the adjoining ±70-acre tract immediately to the Southwest. As a condition of sale, Seller will reserve the following easements across the 13.52 acres to serve the 70-acre tract:

- Water line easement
- Wastewater line easement
- Storm water outfall easement to allow a future detention pond on a portion of the 70-acre tract to discharge through the 13.52 ac
- No buildings or permanent structures permitted within reserved easement areas
- Easement locations to be mutually agreed and finalized during the feasibility period; Seller's civil engineer (Tony Prete) will coordinate alignment

CIVIL ENGINEERING

Buyer is required to engage and use Seller's civil engineer, Tony Prete, for all civil engineering work related to the property. This requirement is non-negotiable and is intended to ensure coordination of utilities, easements, and drainage.

SURVEY

Most recent survey, October 2018 (Diamond Surveying)

TAXES

Taxed at full market value — No rollback taxes

TERMS

- Well-capitalized buyers only
- Strongly encourage early engagement with City of Georgetown
- Initial 180-day feasibility period granted upon delivery to Seller of \$10,000 non-refundable Earnest Money, credited to the Sale Price
- Second 90-day feasibility period granted upon delivery to Seller of an additional \$10,000 non-refundable Earnest Money, credited to the Sale Price
- Third and final 90-day feasibility period granted upon delivery to Seller of an additional \$10,000 non-refundable Earnest Money, credited to the Sale Price
- Buyer is responsible for all due diligence at Buyer's sole cost and without aid from Seller
- TREC contract preferred — limited, straightforward, and clearly defined exhibits
- Buyer must engage and use Seller's civil engineer, Tony Prete

DISCLAIMER

Information obtained from sources deemed reliable but not guaranteed. This offering is subject to errors, omissions, prior sale, price change, or withdrawal without notice. Buyer to independently verify all details.

AERIAL MAP

±13.52 Acres
Airport Rd & IH-35
Georgetown, TX





LOCATION MAP

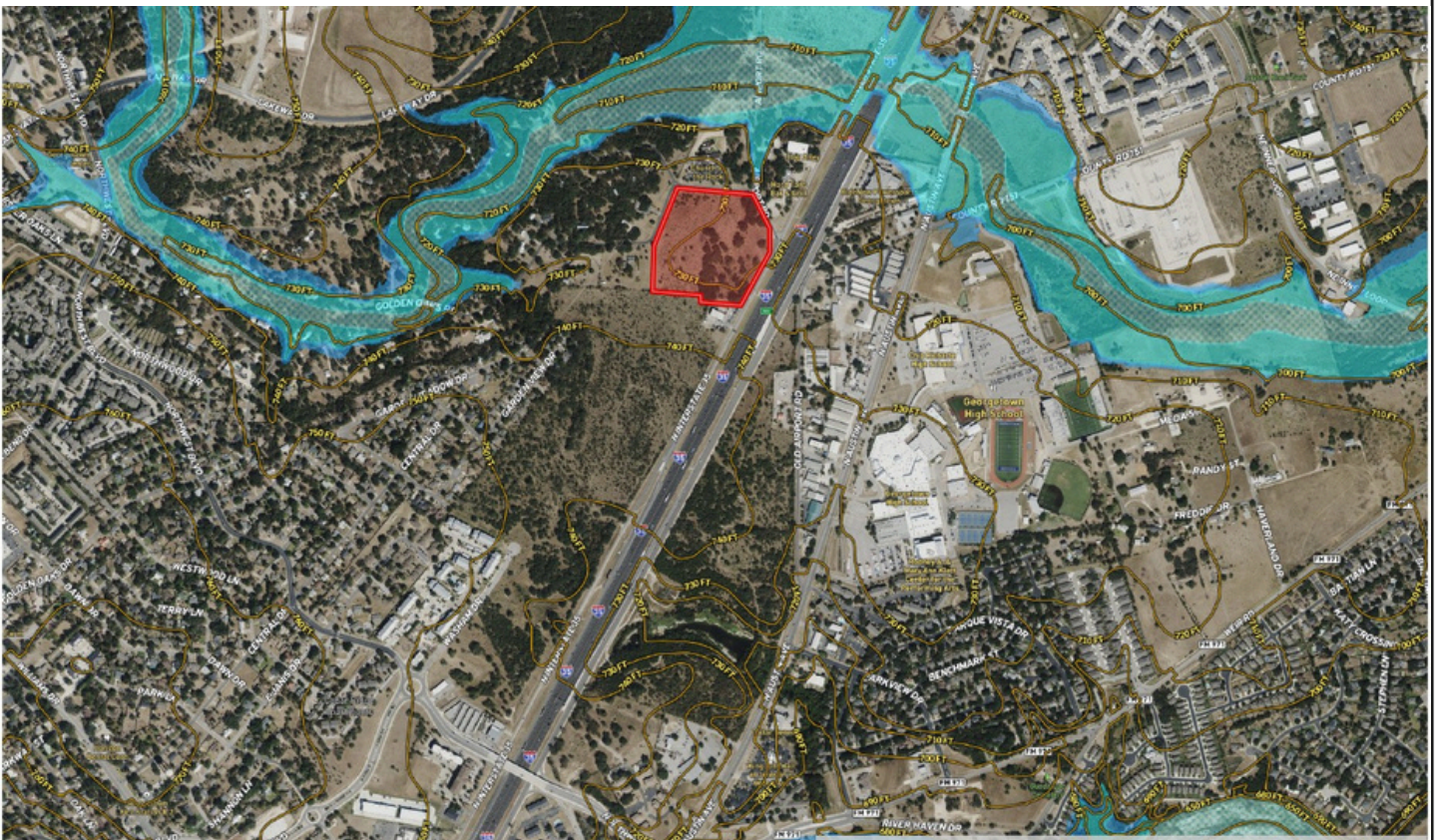
±13.52 Acres
Airport Rd & IH-35
Georgetown, TX



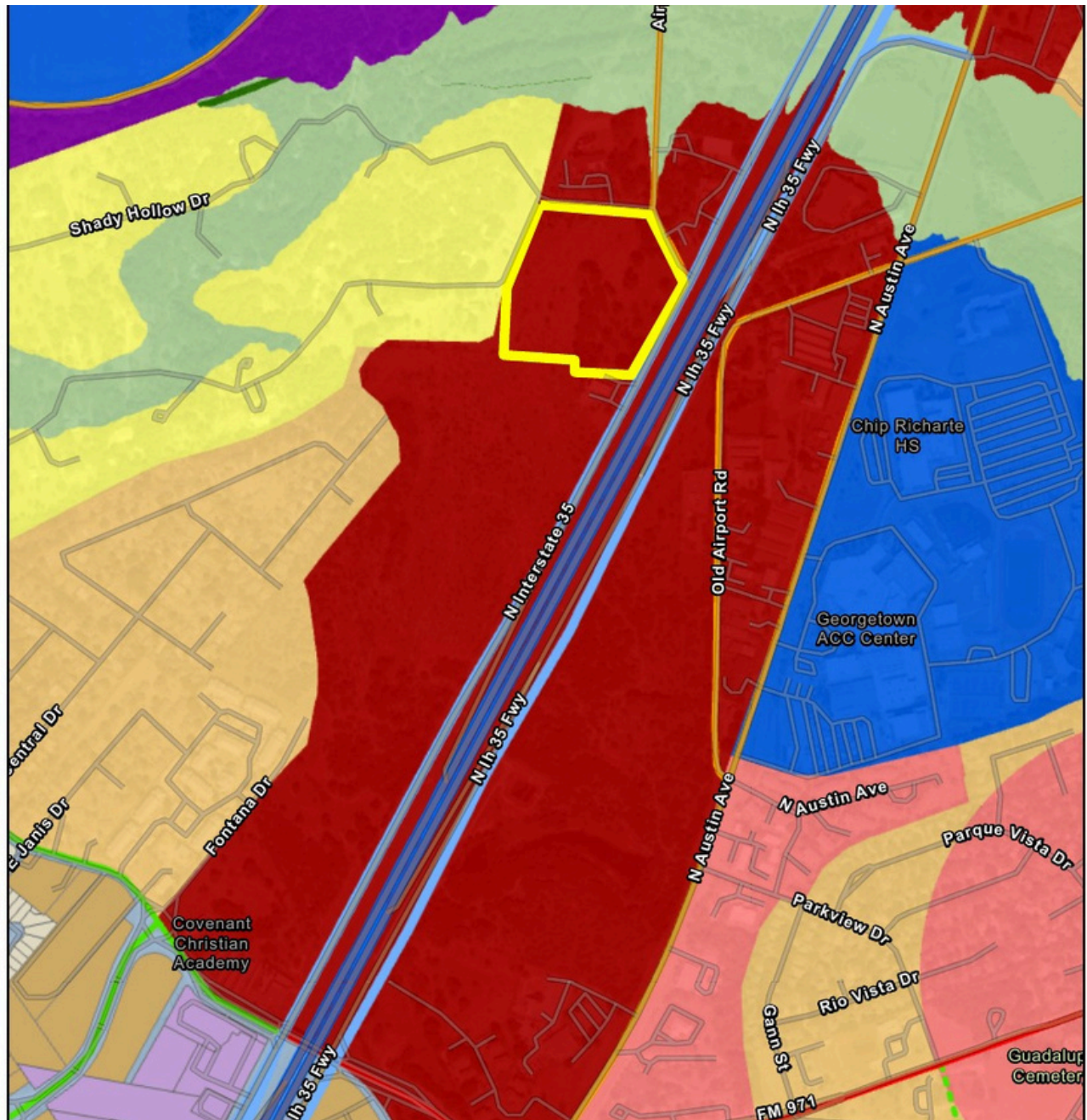


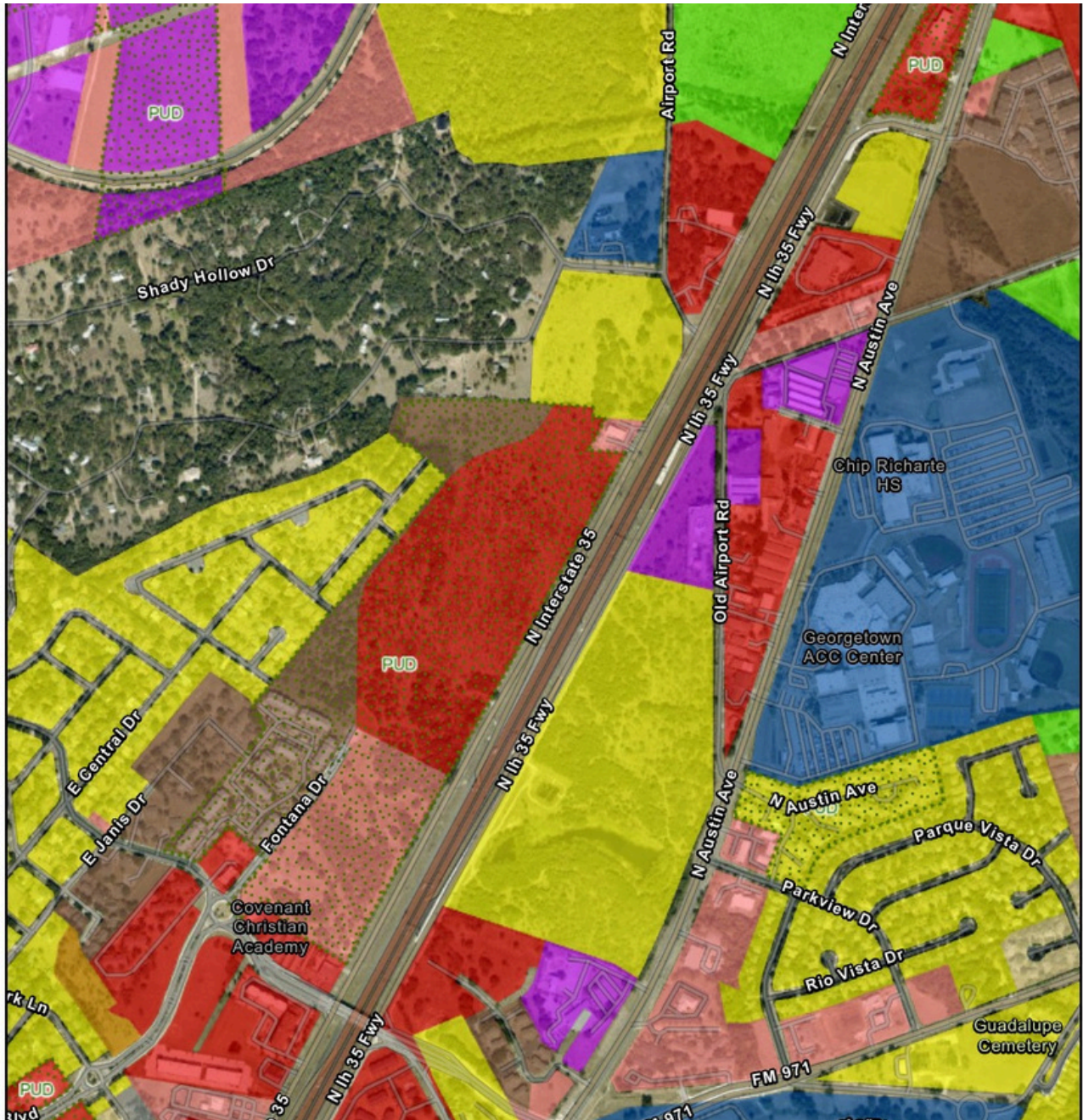
CONTOUR / FLOOD MAP

Zone X (unshaded)
Outside 0.2%
floodplain

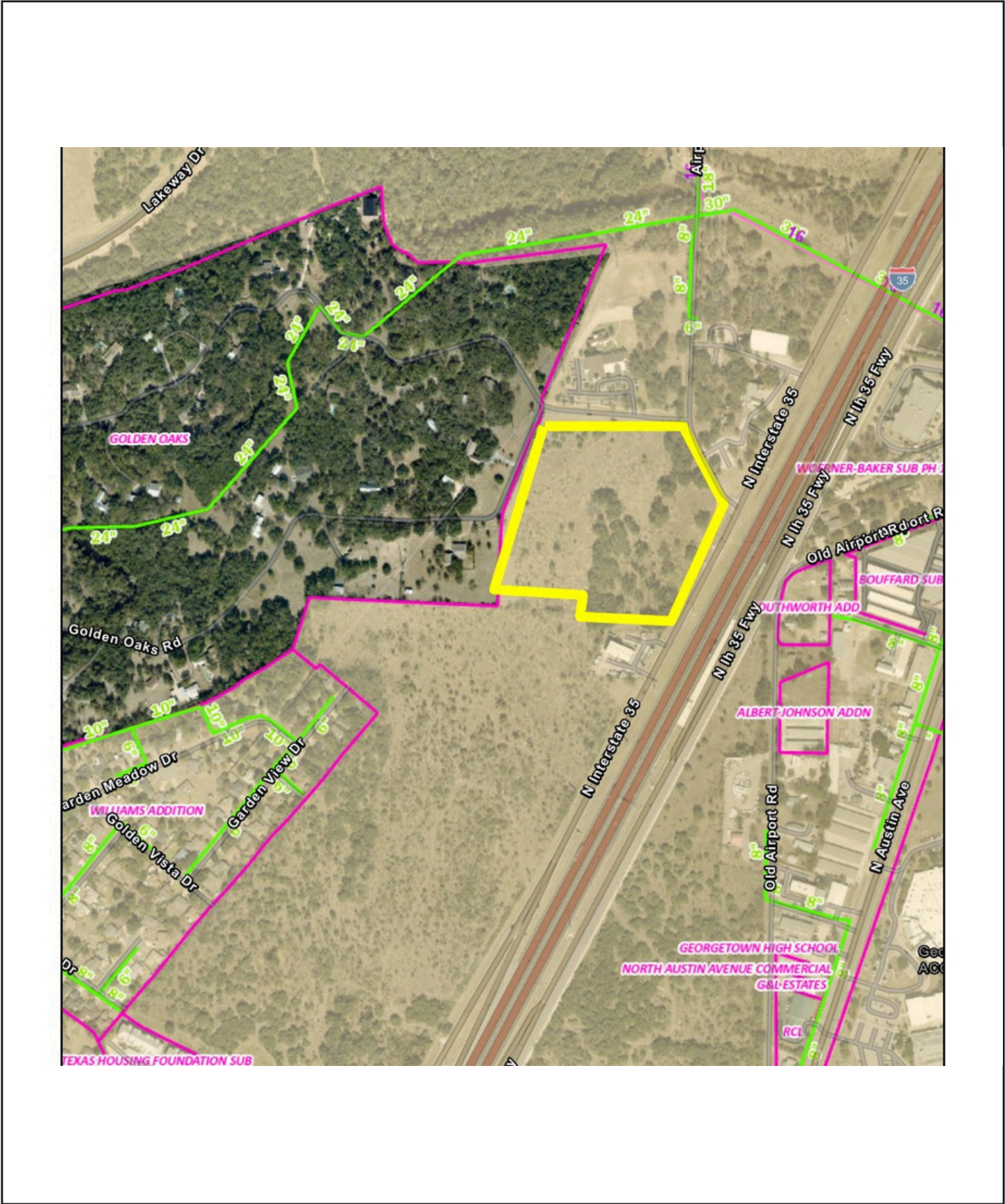


- | | | | |
|-----------------------------|------------------------------|----------------------------------------------|----------------------|
| Thoroughfare 2045 | | Future Land Use - Williams Dr Subarea | |
| Existing Freeway | High Density Mixed Housing | Employment Center | Institutional |
| Existing Frontage Road Ramp | Highway Commercial | Mixed Density Neighborhood | Neighborhood |
| Existing Major Arterial | Medium Density Mixed Housing | Open Space | Parks and Recreation |
| Existing Minor Arterial | Single Family | Parks and Recreation | Regional Center |
| Existing Collector | Urban Mixed Use | Special Area | |
| Proposed Collector | Future Land Use | | |
| | Community Center | | |



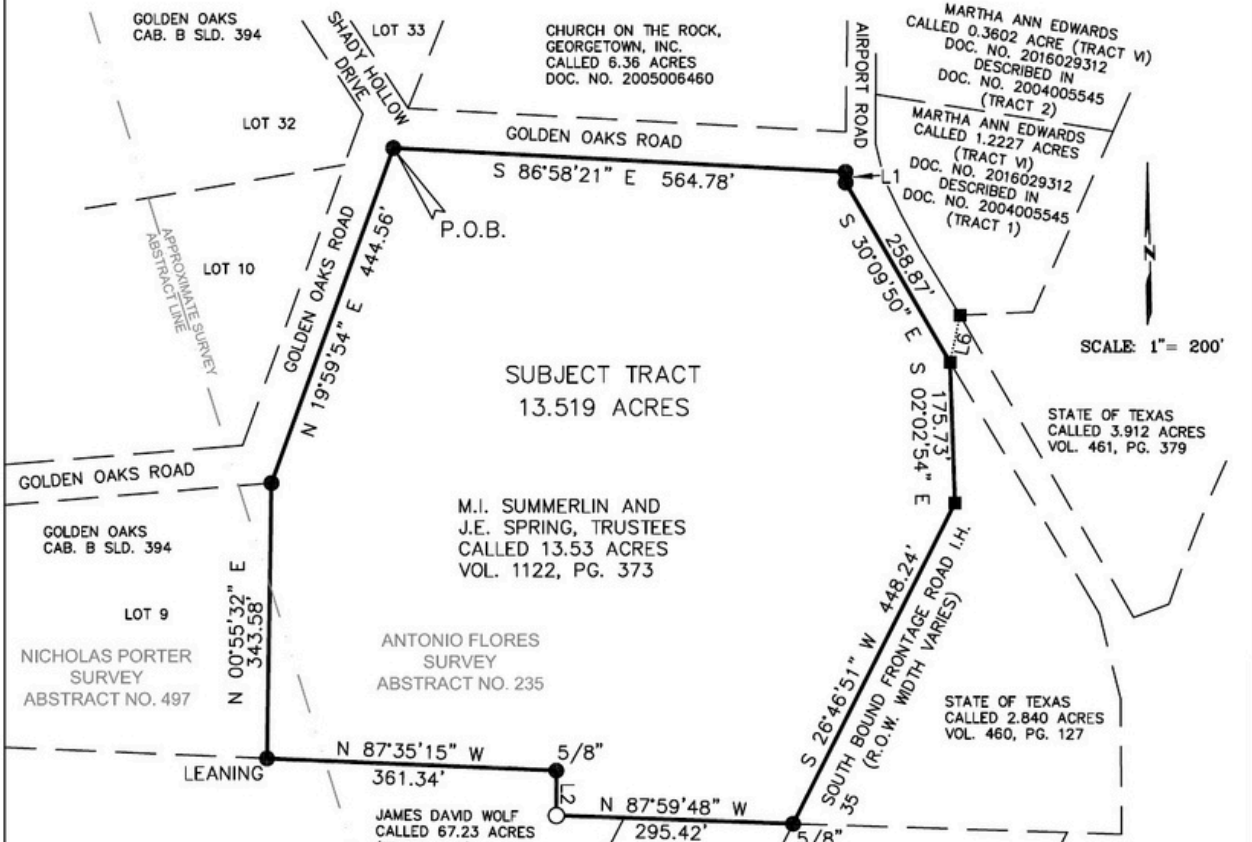






DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION
STANDARD LAND SURVEY FOR A 13.519 ACRE TRACT OF LAND, SITUATED IN THE ANTONIO FLORES SURVEY, ABSTRACT NO. 235, AND THE NICHOLAS PORTER SURVEY, ABSTRACT NO. 497, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 13.53 ACRE TRACT OF LAND CONVEYED TO M.I. SUMMERLIN AND J.E. SPRING, TRUSTEES, RECORDED IN VOLUME 1122, PAGE 373, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

ADDRESS: 925 GOLDEN OAKS RD., GEORGETOWN, TX 78628



GENERAL NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013.
- 2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- 3) THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0295E, REVISED DATE: SEPTEMBER 26, 2008.

LINE	BEARING	DISTANCE
L1	S 01°28'02" E	13.43'
L2	N 00°03'48" W	56.04'
L6	N 12°02'43" E	59.76'

LEGEND

- = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- = CONCRETE HWY. MONUMENT FOUND (TYPE I)
- HWY = HIGHWAY
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY



Shane Shafer
SHANE SHAFER, R.P.L.S. NO. 5281

OCTOBER 09, 2018
DATE

SHEET 1 OF 1
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
512-931-3100
T.B.P.L.S. FIRM NO. 10006900