



GOLD TIER

EXCLUSIVELY LISTED BY

Colin Tierney

512.674.5727

colin@goldtier.net

Taylor Golden

512.626.4424

taylor@goldtier.net

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EVERHOME
SUITES®

C
THE COMMONS
AT RIVERY
45,000 SQFT RETAIL
300+ APARTMENT UNITS

**RODEWAY
INN**
CHOICE
HOTEL

SUBJECT SITE
2.08 ACRES

CLAY STREET

PARK LANE

IH-35 FRONTAGE ROAD: 10,410 VPD (TX DOT)

IH-35: 92,060 VPD (TX DOT)



RIVERY BUSINESS PARK
36,000 SF FLEX INDUSTRIAL

C
THE COMMONS
AT RIVERY
45,000 SQFT RETAIL
300+ APARTMENT UNITS

SUBJECT SITE
2.08 ACRES

REPUBLIC SQUARE
RETAIL CENTER

302
NORTH



The
OSCAR
AT GEORGETOWN

FROST
ELEMENTARY

GEORGETOWN
EXECUTIVE AIRPORT

Vida
at Georgetown

AUSTIN
AVENUE



MARIPOSA
APARTMENT HOMES
AT RIVER BEND

Cypress Creek
APARTMENT HOMES
AT RIVER BEND

GEORGETOWN
HIGH SCHOOL

PAT COOPER
ELEMENTARY

CHARLES A
FORBES MIDDLE
SCHOOL

Gateway
APARTMENTS

SUBJECT SITE
221 N IH-35

RIVERS EDGE

Linea
APARTMENTS

W WOLF RANCH
1,120 ACRES
2,600 HOMES

C THE COMMONS
AT RIVERY
45,000 SQFT RETAIL
300+ APARTMENT UNITS

302
NORTH

LUCKY X STRIKE

GEORGETOWN
RECREATION CENTER



MCMASTER
ATHLETIC COMPLEX

Walmart

THE SUMMIT
BROWNSTONES



TWO RIVERS
APARTMENTS

WOLF LAKES
VILLAGE
150,000 SQFT RETAIL
725,000 SQFT OFFICE
12 ACRE MEDICAL CENTER
2,400 RESIDENTIAL UNITS



EST. 1848
GEORGETOWN
TEXAS

SOUTHWESTERN
UNIVERSITY

PROPERTY HIGHLIGHTS

ADDRESS: 221 N IH-35, Georgetown, TX 78628

ACREAGE: 2.08 acres (2 legal lots)

PRICING: \$1,750,000 (\$19.31/sf)

CURRENT ZONING: C1 - Local Commercial (City of Georgetown)

FUTURE LAND USE MAP: Highway Commercial

UTILITIES:

- » Water: 18" City of Georgetown water line to site
- » Sewer: 6" City of Georgetown wastewater line to site

TRAFFIC COUNTS:

- » IH-35: 92,060 VPD
- » IH-35 Frontage Rd: 10,410 VPD

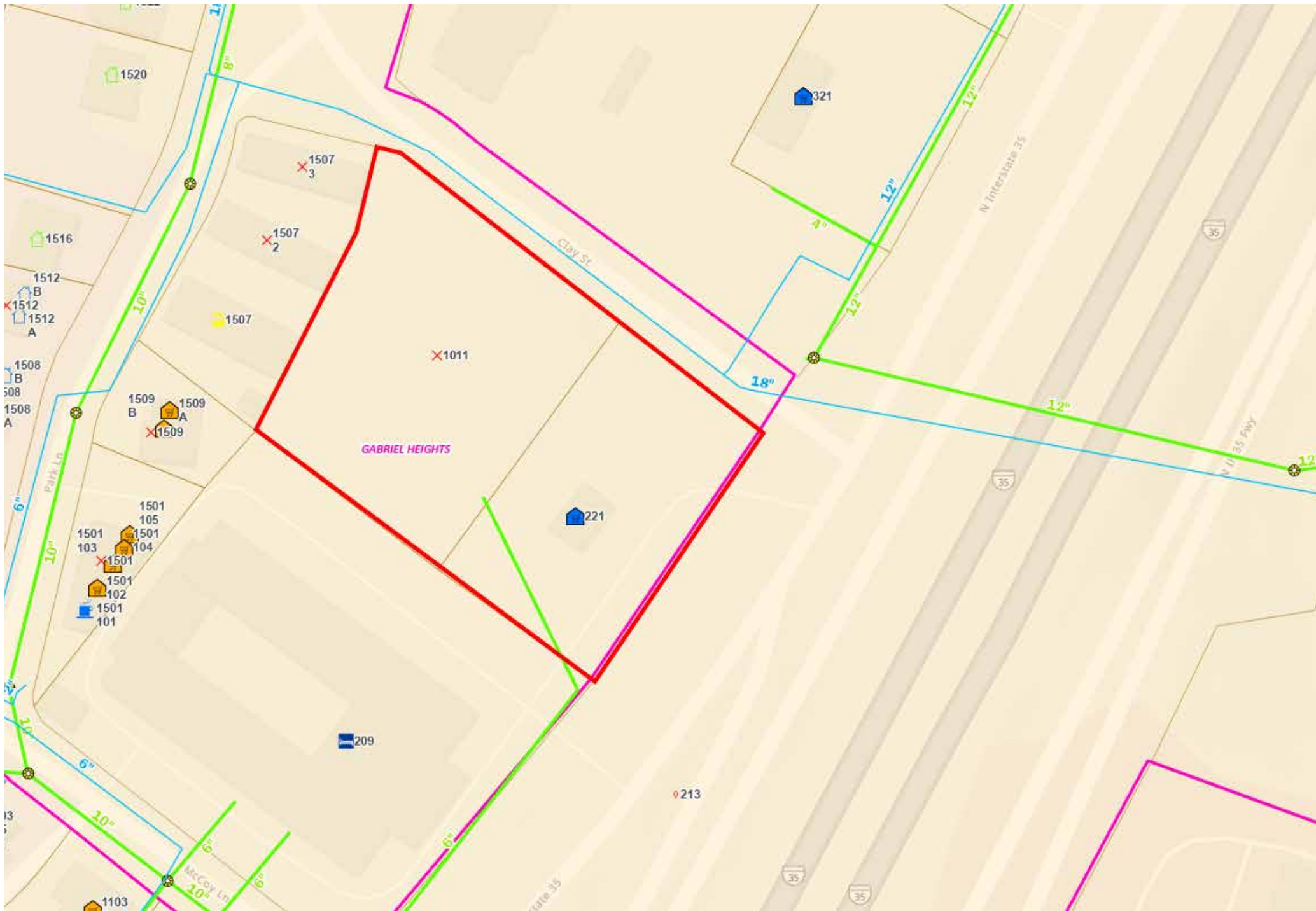
FRONTAGE:

- » 390' on Clay Street
- » 260' on IH-35 Frontage Road

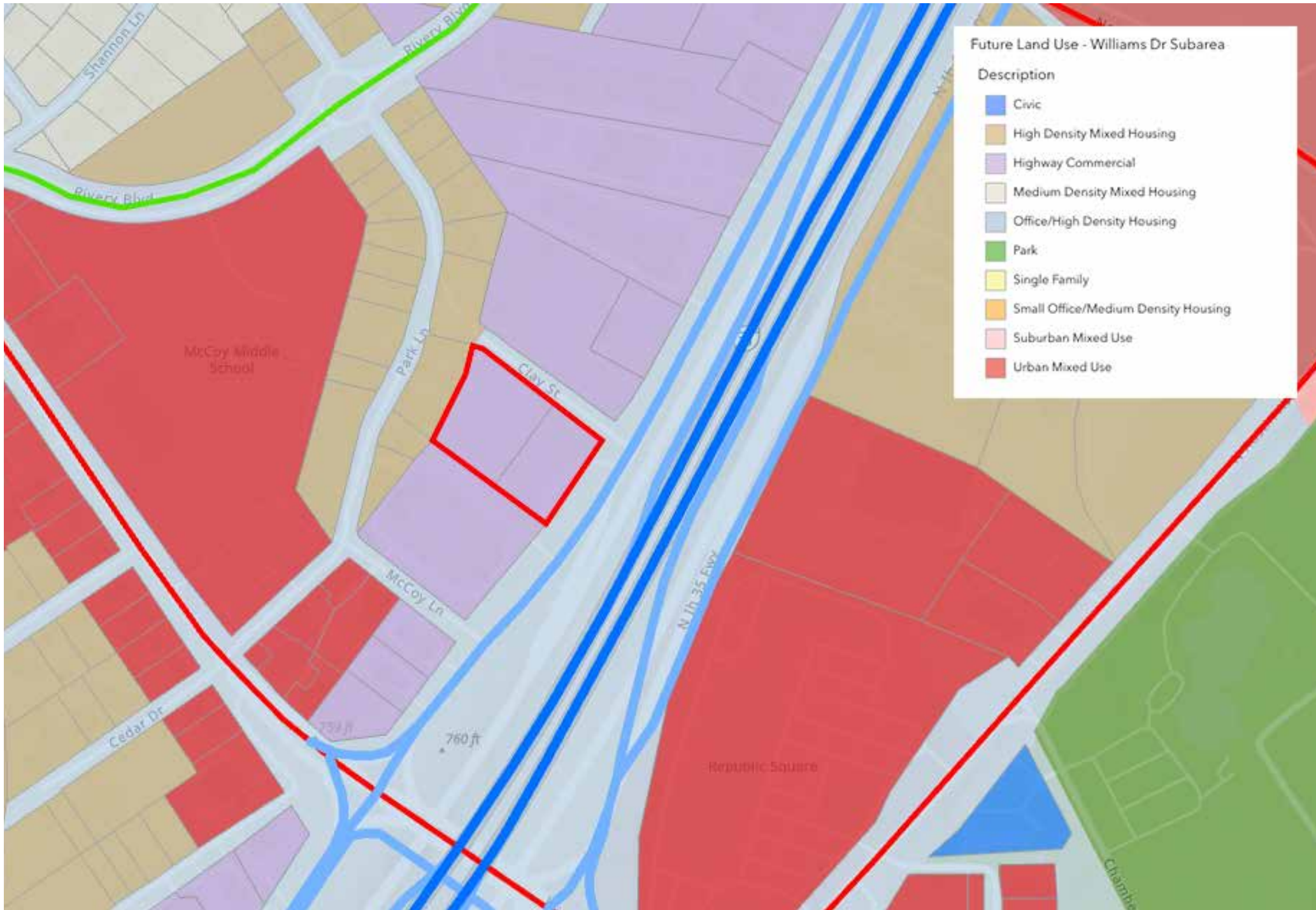
**Buyer to do all independent research on development potential.*



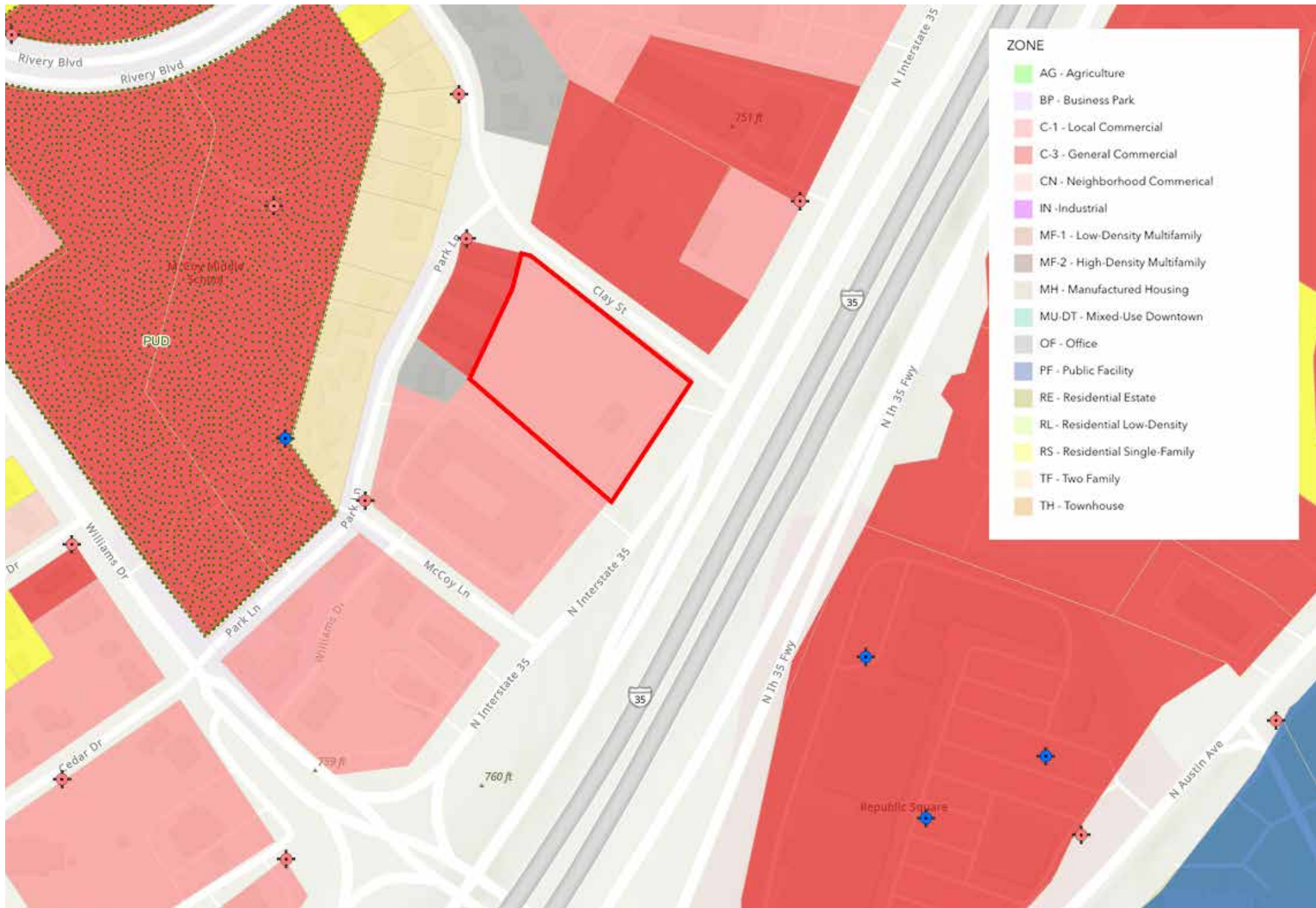
UTILITIES



FUTURE LAND USE MAP



CURRENT ZONING





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 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date