

HIGHWAY 195 & IH-35 PAD SITES

NWC HIGHWAY 195 & INTERSTATE 35
Intersection of TX-195 & I-35, Georgetown, TX 78633



FOR SALE

AVAILABLE LAND

Lot 1: +/- 4.4 AC
Lot 2: 1-8.8 AC
Lot 3: 1-5.4 AC
Total: 18.6 AC

PRICE

Call Broker
For Pricing

Michael Noteboom

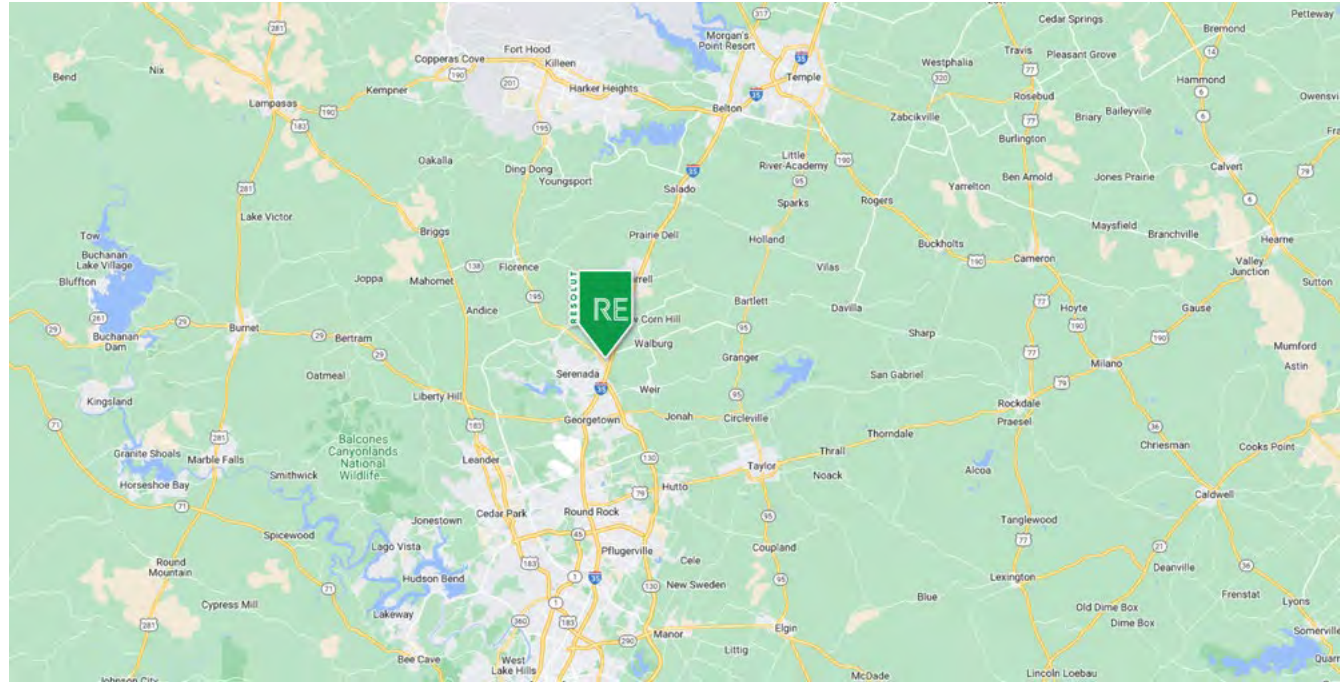
mnoteboom@resolutre.com
512.474.5557

Tucker Francis

tucker@resolutre.com
512.474.5557

PROPERTY HIGHLIGHTS

- Multiple pad sites available in Georgetown for end-users or retail developers
- Located on Highway 195 at Interstate 35 with over 100,000 vehicles per day
- Pad sites will be at the mouth of over 15 AC of multi-family
- C-3 (General Commercial) Zoning
- Pads will be delivered with utilities to each pad site
- Over 2,200' of combined Highway 195 Frontage
- Regional Detention in place



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



**13,519
POPULATION
3-MILE RADIUS**



**\$136,268.00
AVG HH INCOME
3-MILE RADIUS**



**7,718
DAYTIME POPULATION
3-MILE RADIUS**

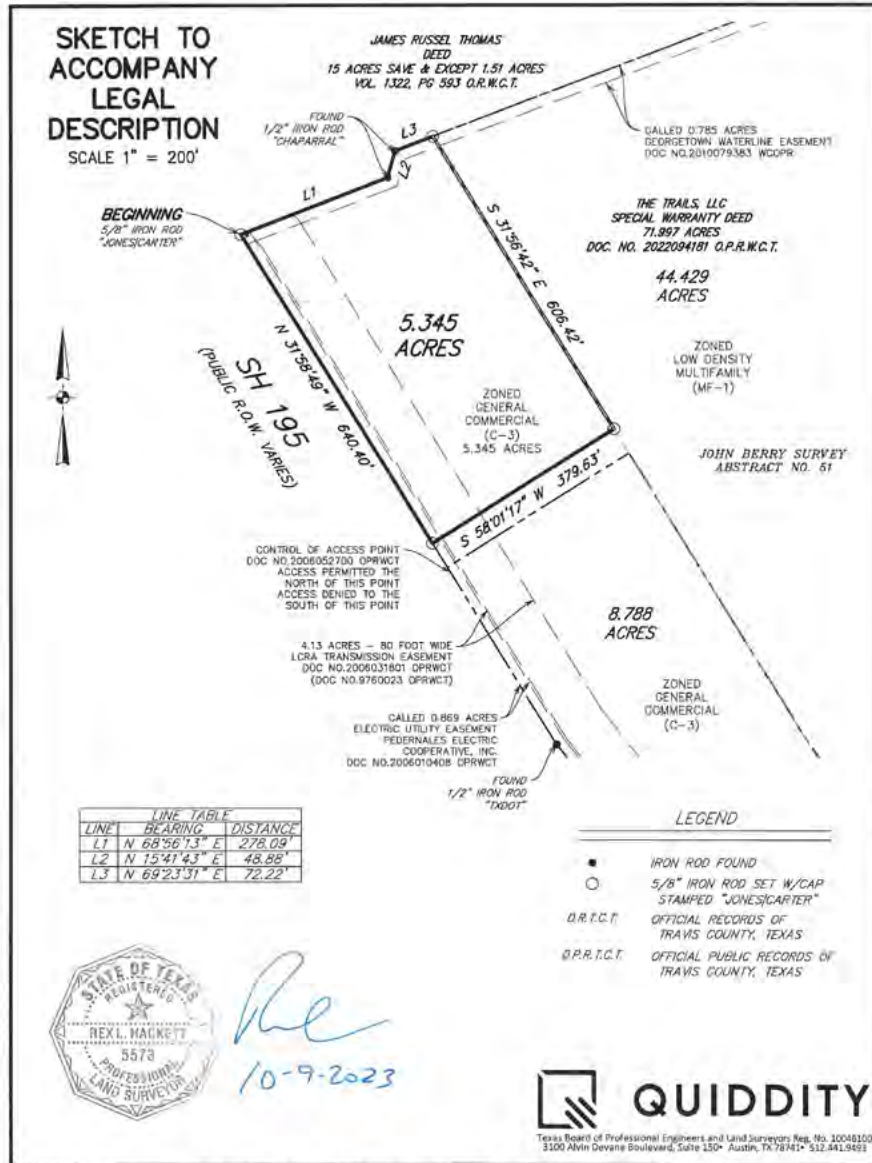


TRAFFIC COUNTS
Highway 195: 32,811 VPD
Interstate 35: 87,347 VPD
(Costar 2023)

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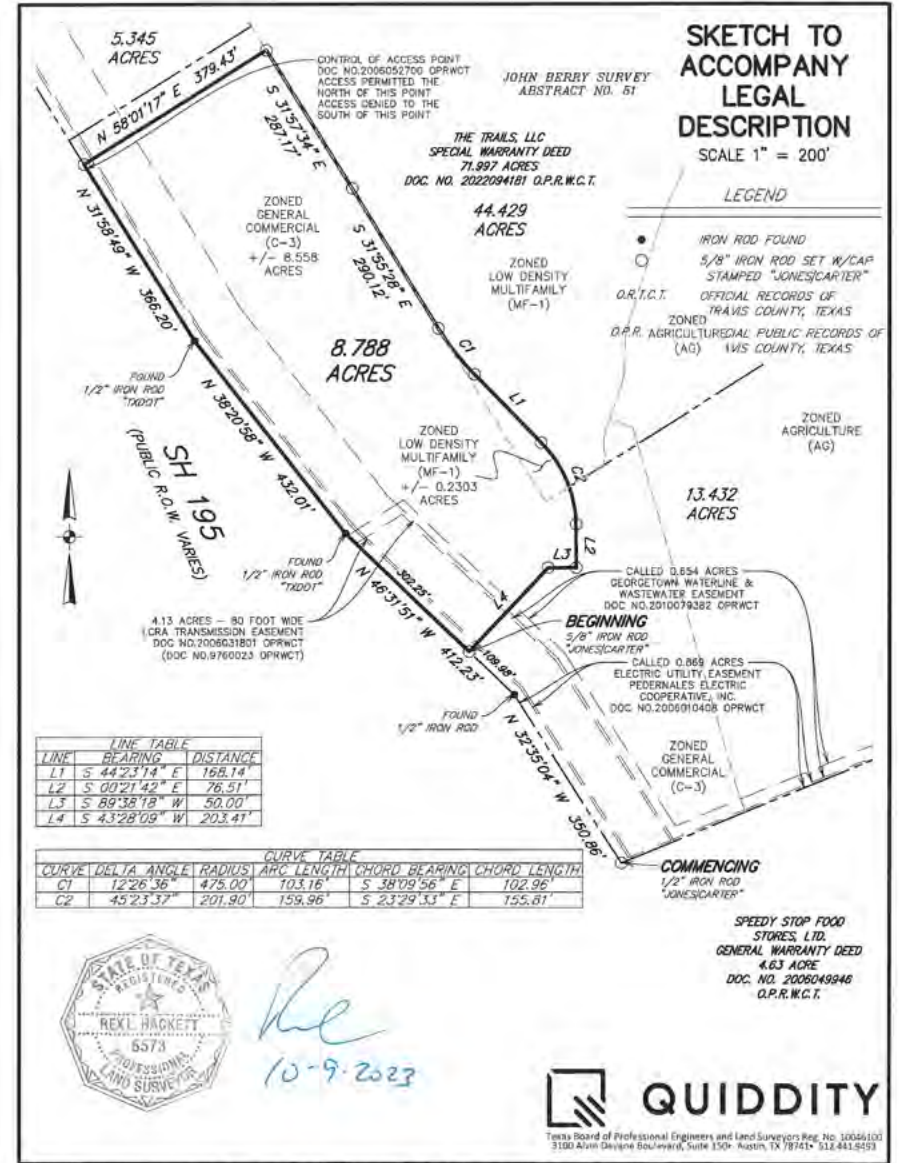


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K:\16705\16705-0003-00 Northside Georgetown Subdivision\1 Surveying Phase\CAD Files\Working Dwg\16705-0003-00 Primary.dwg

RLH/gdt



K:\16705\16705-0003-00 Northside Georgetown Subdivision\1 Surveying Phase\CAD Files\Working Dwg\16705-0003-00 Primary.dwg

RLH/gdt

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 200'

THE TRAILS, LLC
SPECIAL WARRANTY DEED
71.997 ACRES
DOC. NO. 2022094181 O.P.R.W.C.T.

JOHN BERRY SURVEY
ABSTRACT NO. 51

44.429
ACRES

ZONED
LOW DENSITY
MULTIFAMILY
(MF-1)

ZONED
AGRICULTURE
(AG)

ZONED
AGRICULTURE
(AG)
± 8.342
ACRES

8.788
ACRES

4.13 ACRES - 80 FOOT WIDE
LCRA TRANSMISSION EASEMENT
DOC NO. 2006031801 OPRWCT
(DOC NO. 9780023 OPRWCT)

ZONED
GENERAL
COMMERCIAL
(C-3)

13.432 ACRES

OVERHEAD ELECTRIC LINES
NO PLOTTABLE RECORD EASEMENT
FOUND BLANKET ELECTRIC EASEMENT
TO BRAZOS RIVER TRANSMISSION
ELECTRIC COOP
VOL. 349, PG. 481 DRWCT

CALLED 0.654 ACRES
GEORGETOWN WATERLINE &
WASTEWATER EASEMENT
DOC NO. 2010079392 OPRWCT

CALLED 0.869 ACRES
ELECTRIC UTILITY EASEMENT
FEDERALES ELECTRIC
COOPERATIVE, INC.
DOC NO. 2006010408 OPRWCT

ZONED
GENERAL
COMMERCIAL
(C-3)
± 4.090
ACRES

SH 195
(PUBLIC R.O.W. VARIES)

LEGEND

IRON ROD FOUND

IRON PIPE FOUND

5/8" IRON ROD SET W/CAP
STAMPED "JONES/CARTER"

D.R.T.C.T. DEED RECORDS OF
TRAVIS COUNTY, TEXAS

G.R.T.C.T. OFFICIAL RECORDS OF
TRAVIS COUNTY, TEXAS

O.P.R.C.T. OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS

BEGINNING
1/2" IRON ROD
"JONES/CARTER"

SPEEDY STOP ROAD STAKES LTD.
GENERAL WARRANTY DEED
4.61 ACRES
DOC. NO. 2006040046
O.P.R.W.C.T.

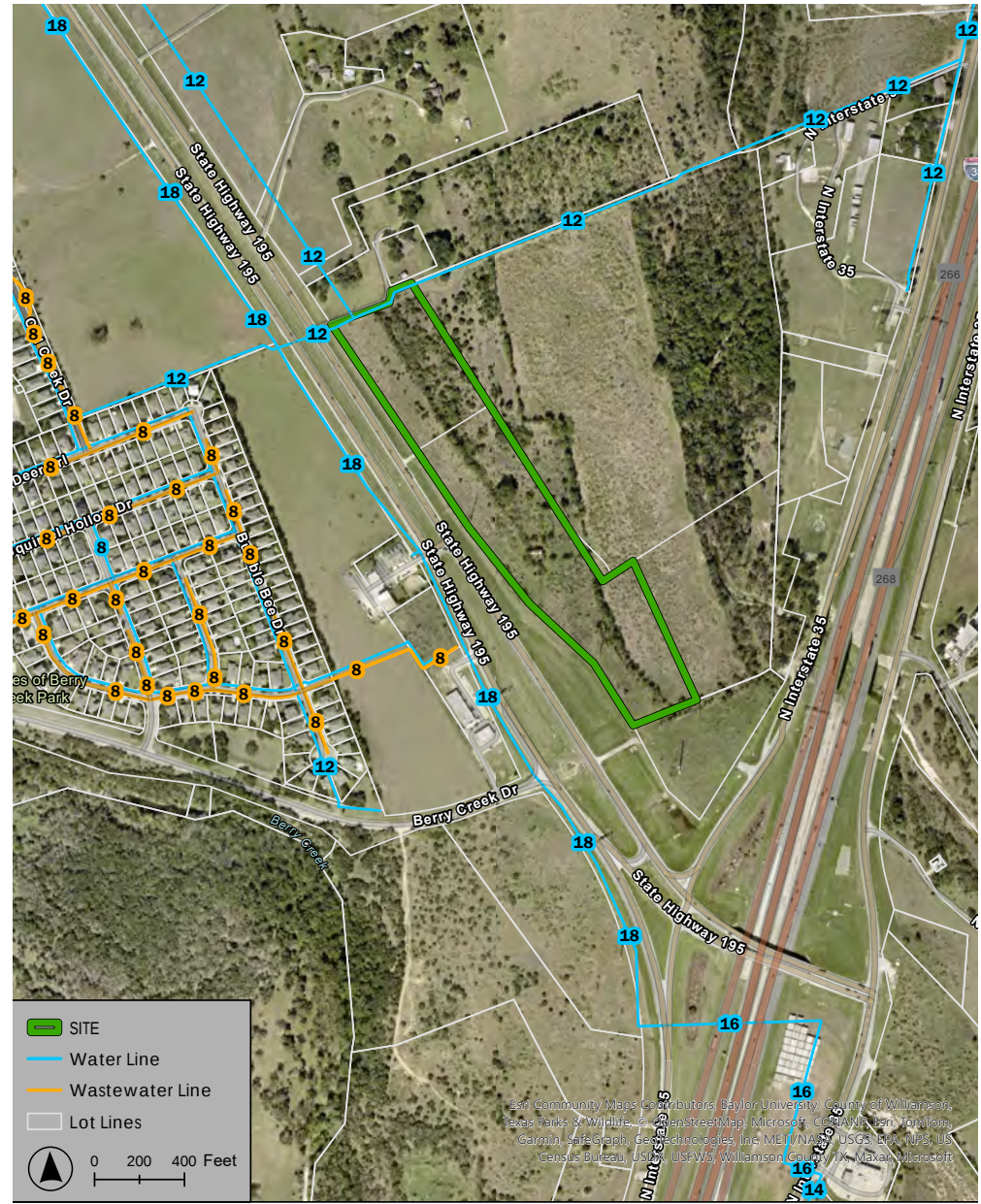
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 46°37'57" W	109.98'
L2	N 43°32'09" E	203.41'
L3	N 89°38'17" E	50.00'
L4	N 00°21'43" W	78.51'
L5	S 02°21'36" W	145.98'
L6	S 67°44'37" W	50.06'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	18°57'18"	201.90	66.79	N 10°16'24" W	66.49'

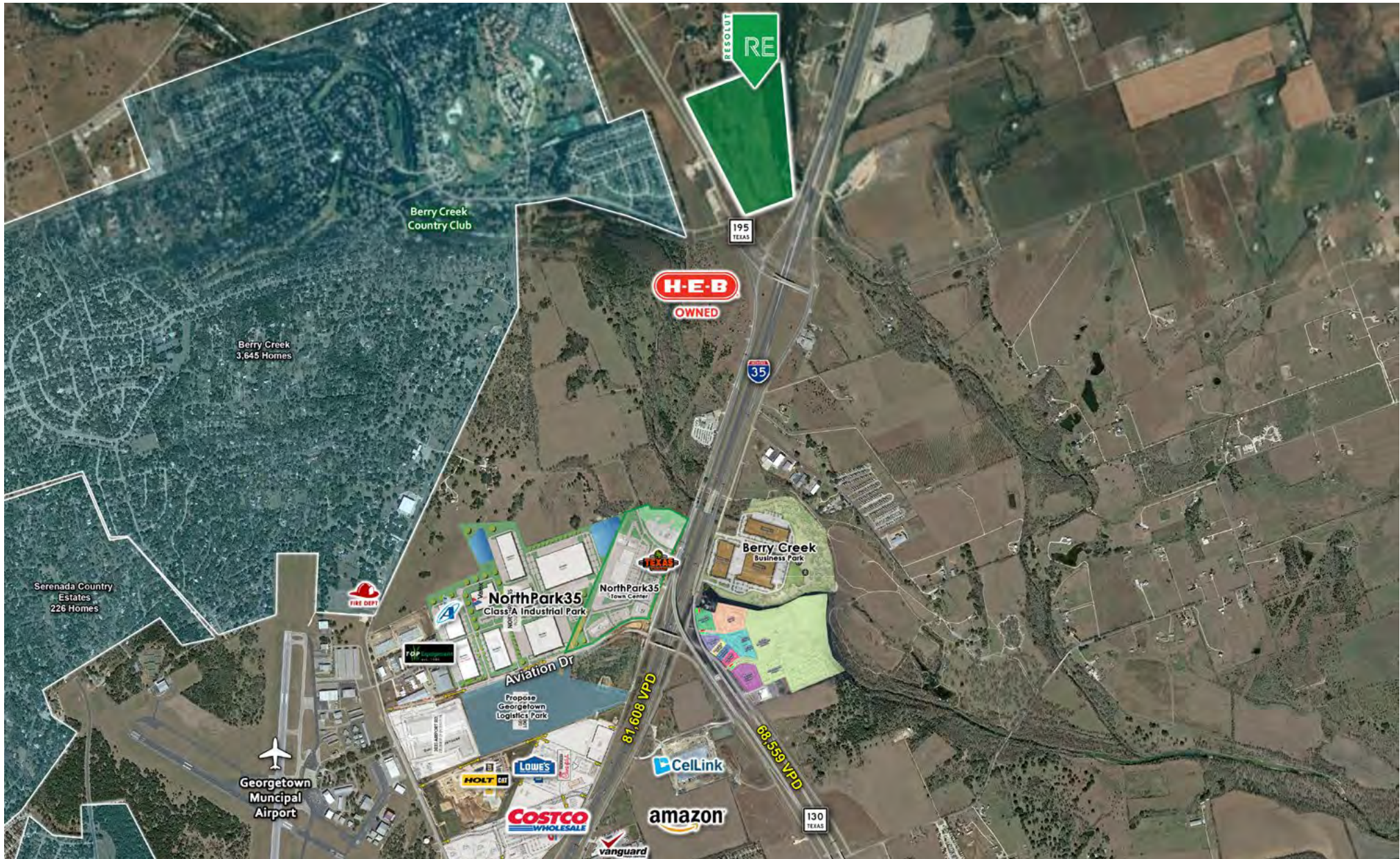
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10-9-2023

QUIDDITY

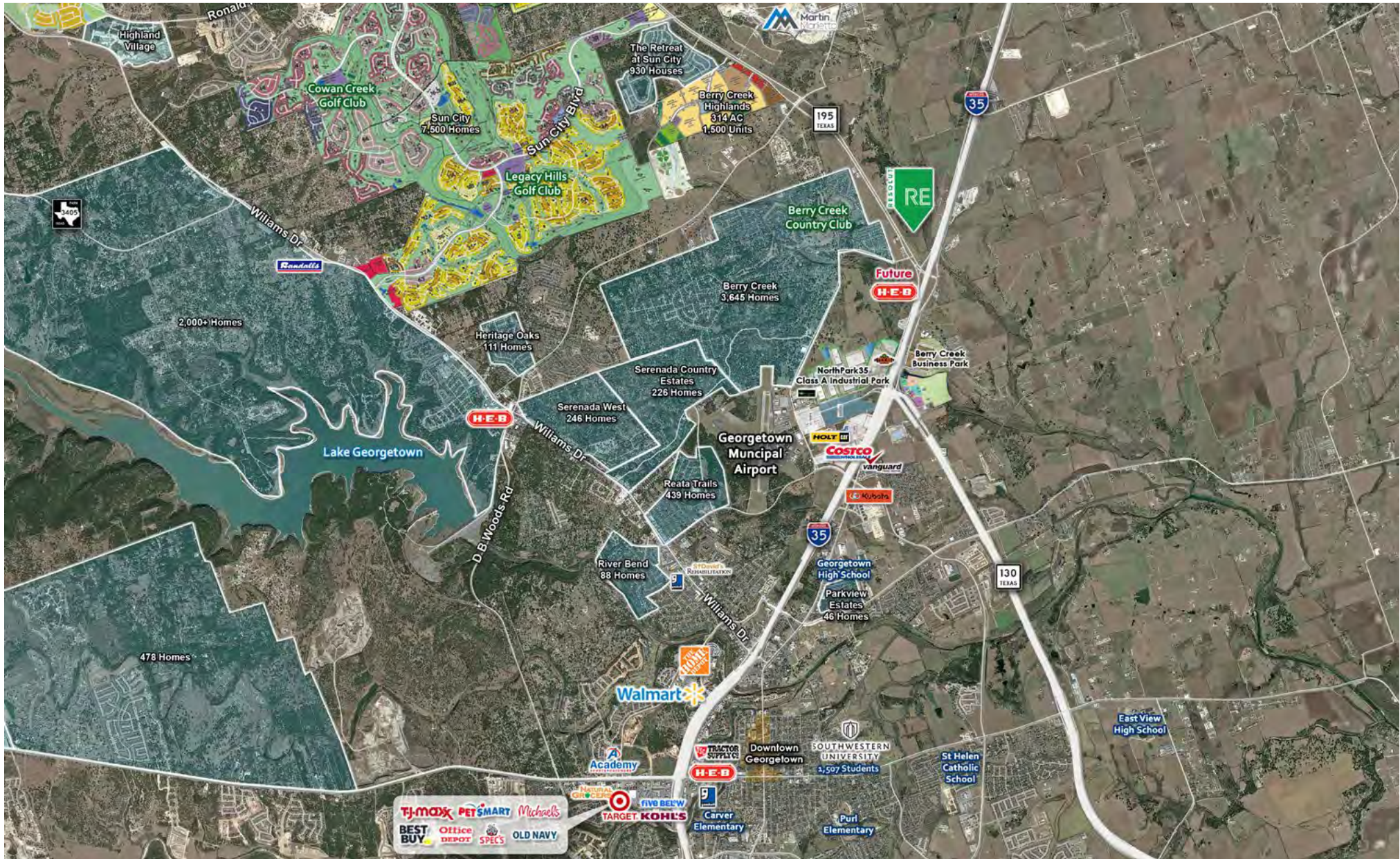
Texas Board of Professional Engineering and Land Surveyors Reg. No. 10034620
3100 Alvin Devane Boulevard, Suite 1500 Austin, TX 78741 512.441.9191



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Information About Brokerage Services

2-10-2025



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. **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:
 - 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1