

LAND AVAILABLE



5000 HIGHWAY 29 E, GEORGETOWN, TX 78626

Haven
HOMES

PROPERTY HIGHLIGHTS



- 2 acres
- 210' Highway 29 frontage
- Electric and water available
- Adjacent to the 130 corridor
- Shared driveway approved by TxDot
- The subject site is rectangular in shape, generally level in topography, and is not located in the flood plain.
- The subject benefits from its frontage along State Highway 29, a primary thoroughfare in the
- submarket providing significant traffic counts and access to other market areas.
- The subject is located in the Georgetown ETJ and is not subject to zoning restrictions.
- Annual population growth with a 3-mile radius surrounding the subject has equated to 7.24% between 2020 and 2025, and continued population growth of 3.25% annually is projected between 2025 and 2030 for the same area. This is above the projected annual population growth of 2.01% for the entire MSA.

PROPERTY OVERVIEW



Site sits just east of the heart of Georgetown, TX, a top 10 fastest-growing Austin suburb since 2015



Prime retail location on HWY-29, immediately east of Downtown Georgetown



Highly accessible via HWY-29, and close proximity to both Georgetown Inner Loop and TX-130



High Incomes – Over \$124,235 average household income within 3 miles

POPULATION AND HOUSEHOLD PROJECTIONS

	1 Mile Radius	3 Mile Radius	5 Mile Radius	Austin-Round Rock-San Marcos, TX MSA
Population				
2030 Total Population	395	21,426	70,699	2,885,709
2025 Total Population	348	18,261	60,580	2,612,392
2020 Total Population (U.S. Census)	296	12,872	43,219	2,283,371
2010 Total Population	163	8,721	30,533	1,716,273
<i>Annual Growth 2025 - 2030</i>	<i>2.57%</i>	<i>3.25%</i>	<i>3.14%</i>	<i>2.01%</i>
<i>Annual Growth 2020 - 2025</i>	<i>3.29%</i>	<i>7.24%</i>	<i>6.99%</i>	<i>2.73%</i>
<i>Annual Growth 2010 - 2020</i>	<i>6.15%</i>	<i>3.97%</i>	<i>3.54%</i>	<i>2.90%</i>
Households				
2030 Total Households	114	7,591	26,671	1,158,229
2025 Total Households	99	6,370	22,428	1,032,861
2020 Total Households	81	4,276	15,607	880,668
2010 Total Households	44	2,764	10,178	650,452
<i>Annual Growth 2025 - 2030</i>	<i>2.86%</i>	<i>3.57%</i>	<i>3.53%</i>	<i>2.32%</i>
<i>Annual Growth 2020 - 2025</i>	<i>4.10%</i>	<i>8.30%</i>	<i>7.52%</i>	<i>3.24%</i>
<i>Annual Growth 2010 - 2020</i>	<i>6.29%</i>	<i>4.46%</i>	<i>4.37%</i>	<i>3.08%</i>

Source: ESRI

As shown, the subject's neighborhood has experienced growth in both population and households within a one, three, and five-mile radius in recent years.

SITE AERIAL



A SURVEY OF BEING A 2.00 (CALLED 2.00) ACRES TRACT OUT OF WOODRUFF STUBBLEFIELD SURVEY NUMBER 2, ABSTRACT NUMBER 556, WILLIAMSON COUNTY, TEXAS, SAID LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND, CALLED 61.49 ACRES, AS CONVEYED BY DEED TO WILLIAM R. & JEWEL T. MONTALVO, AS RECORDED IN VOLUME 2493, PAGE 921 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO MICHAEL LEE CUNNINGHAM, RECORDED IN DOCUMENT NUMBER 2014063545, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3859.80'	167.43'	167.42'	S 86°24'30" E	---
C2	3859.80'	167.09'	167.08'	S 89°11'51" E	2°28'49"

WOODRUFF STUBBLEFIELD SURVEY NO. 2 ABSTRACT NO. 556

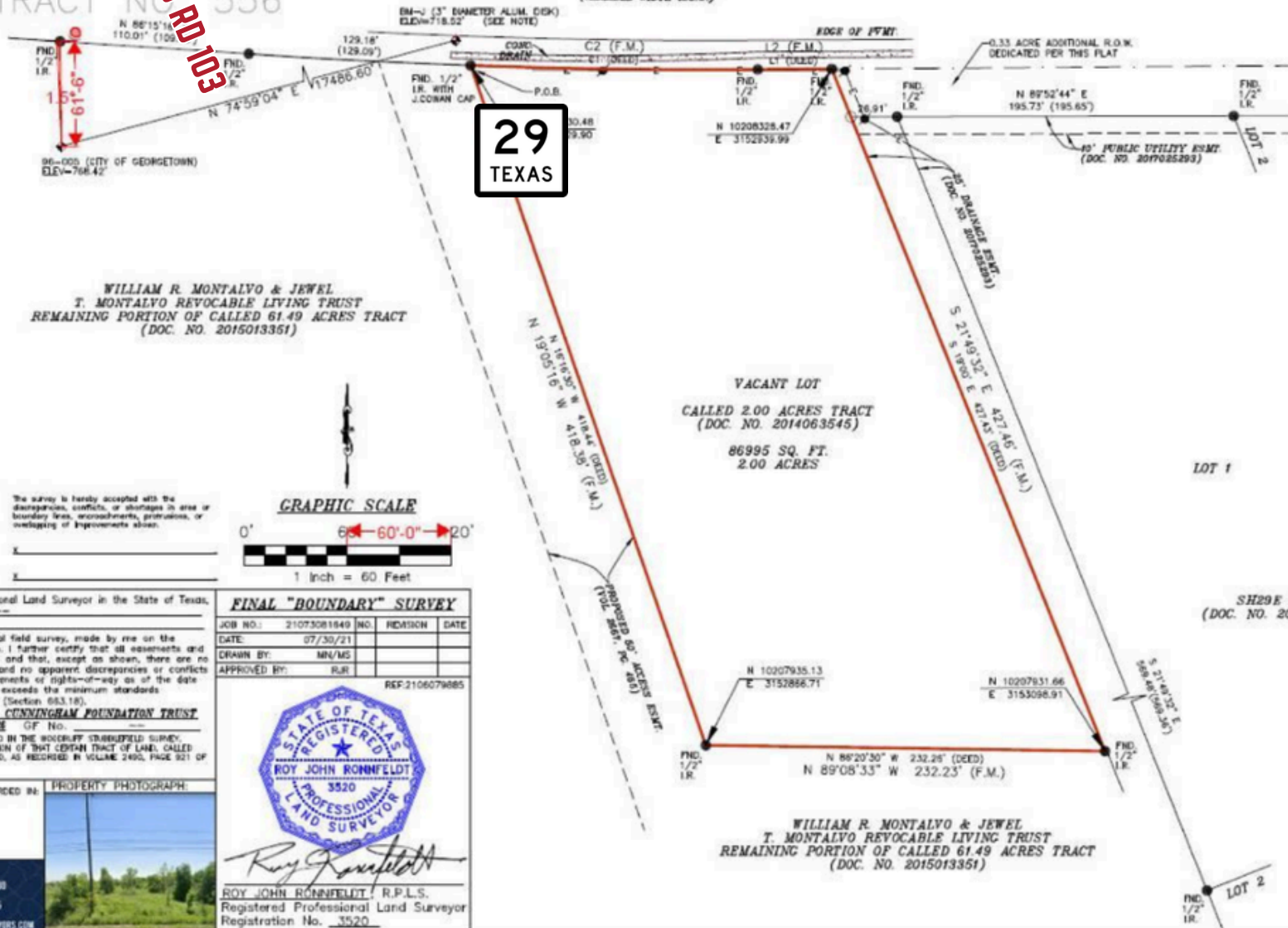
EAST STATE HIGHWAY 29
(VARIABLE WIDTH R.O.W.)

LINE	BEARING	DISTANCE
L1	S 87°30'40" E	42.84'
L2	N 89°35'25" E	43.03'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- - - OVERHEAD ELECTRIC
- CALCULATED POINT
- FOUND IRON ROD
- POWER POLE
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED



WILLIAM R. MONTALVO & JEWEL
T. MONTALVO REVOCABLE LIVING TRUST
REMAINING PORTION OF CALLED 61.49 ACRES TRACT
(DOC. NO. 2015013351)

VACANT LOT
CALLED 2.00 ACRES TRACT
(DOC. NO. 2014063545)
86995 SQ. FT.
2.00 ACRES

LOT 1

SHE9E PARK
(DOC. NO. 2017025293)

SURVEYOR'S NOTES:

BASES OF BEARING, TEXAS CENTRAL MAD 83.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESS HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBMISSION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE EXISTS, AND SETBACKS THAT MAY APPLY TO THIS LOT.

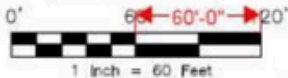
BM-2 IS SET ON VERTICAL DATUM NAVD 88 TEXAS CENTRAL ZONE MAD 83.

NO NEW FIELDWORK WAS DONE THIS DATE EXCEPT, ADDED BM-2 AND COORDINATES FOR FOUR CORNERS.

At date of this survey, the property is in FEMA designated 100 Year ZONE, as verified by FEMA map Panel No. 48491C, 0315, E, effective date of, OCTOBER 26, 2013. Exact designations can only be determined by a Division Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the description, conflicts, or changes in area or boundary lines, encroachments, projections, or overlapping of improvements shown.

GRAPHIC SCALE



I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown herein. I further certify that all easements and rights-of-way of which I have been advised are shown herein and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: CUNNINGHAM MICHAEL LEE TR OF THE CUNNINGHAM FOUNDATION TRUST
Address: 5000 EAST STATE HIGHWAY 29, GEORGETOWN, TX 78642 GF No. ---

Legal Description of the Land: BEING 2.00 ACRES OF LAND SITED IN THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556, WILLIAMSON COUNTY, TEXAS, SAID LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND, CALLED 61.49 ACRES, AS CONVEYED BY DEED TO WILLIAM R. & JEWEL T. MONTALVO, AS RECORDED IN VOLUME 2493, PAGE 921 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: PROPERTY PHOTOGRAPH.



FINAL "BOUNDARY" SURVEY

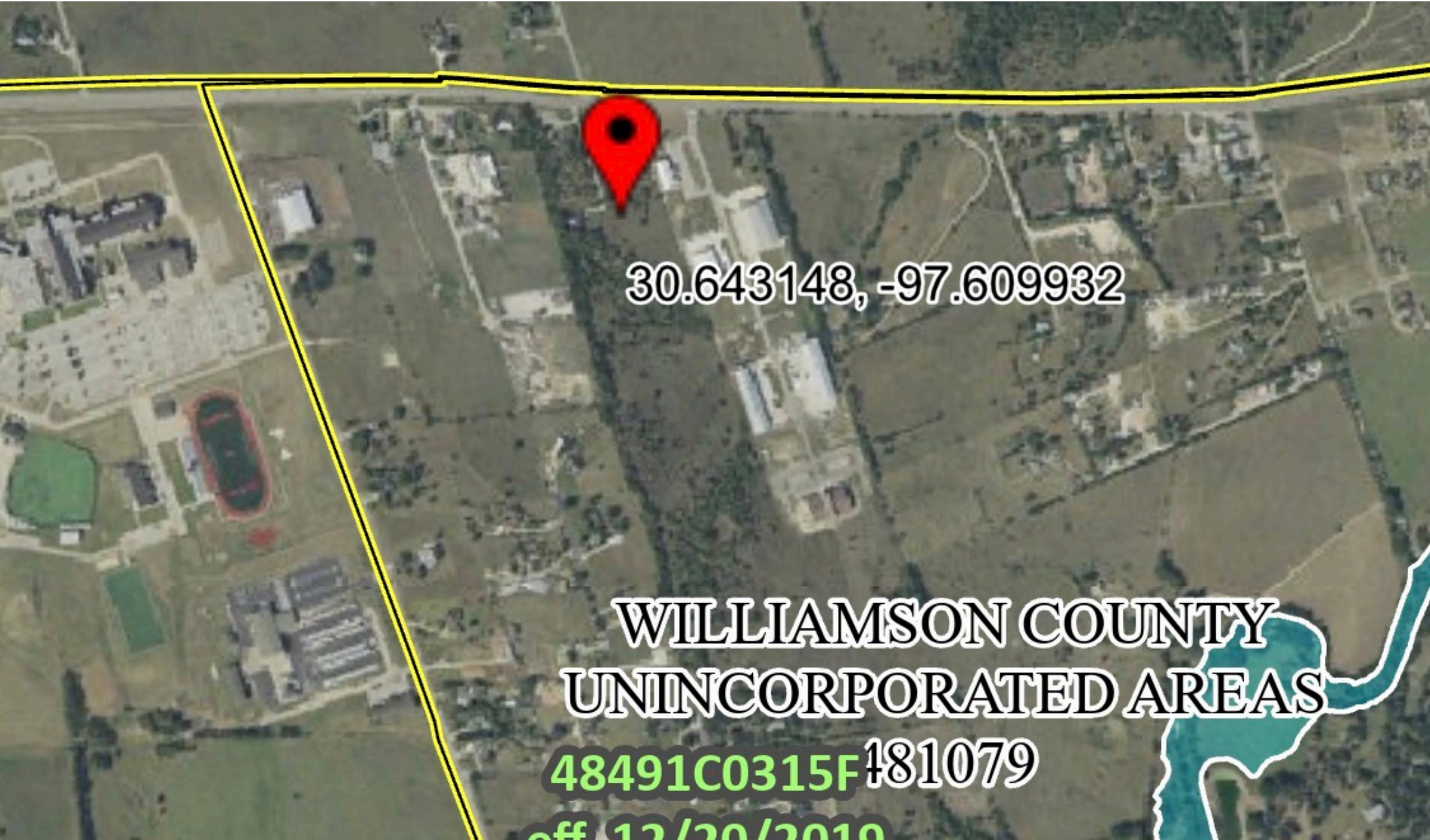
JOB NO.: 21073081849 NO. REVISION DATE
DATE: 07/30/21
DRAWN BY: MR/MS
APPROVED BY: RJR RSP:2106079885



Roy John Ronnfeldt
ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520



P.O. BOX 160369
SAN ANTONIO, TEXAS 78289
PHONE: (210) 572-7895
WEB: WWW.AMERISURVEYORS.COM



30.643148, -97.609932

WILLIAMSON COUNTY
UNINCORPORATED AREAS

48491C0315F481079

eff 12/20/2019

5000 HIGHWAY 29 E





CAITLYN ORONA

FOUNDER & BROKER

FOUNDER@HAVENHOMESAUSTIN.COM

512.999.3733

WWW.HAVENHOMESAUSTIN.COM

Information About Brokerage Services - Texas Real Estate Commission



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.**

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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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Haven Homes Austin LLC	9010069	founder@havenhomesaustin.com	5129993733
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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