



FranklinStreet

640 & 630 COUNTY ROAD 141, GEORGETOWN, TX

640 & 630 COUNTY ROAD 141, Georgetown, TX 78626  
±10.00 Acres | Land

Subject Property  
±10 AC



# CONTACT US

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# CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

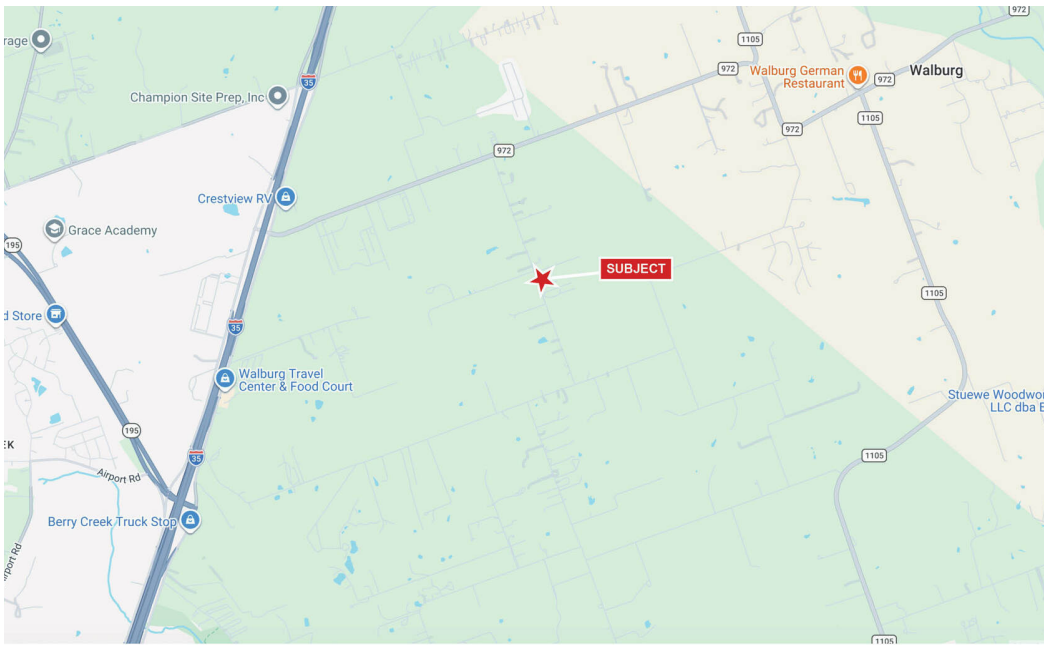
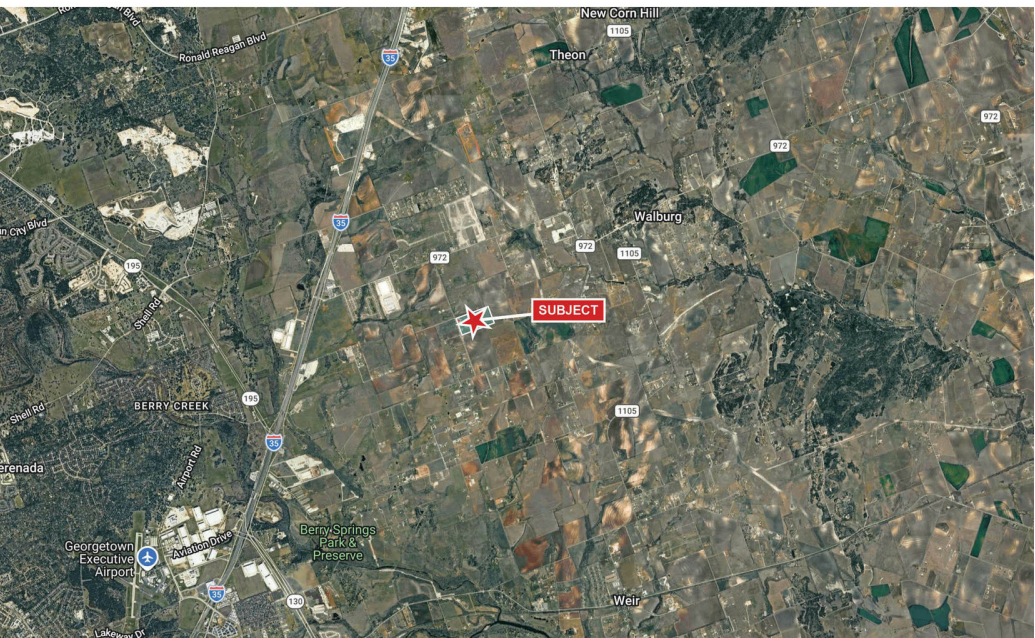
By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

*Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.*

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Franklin Street is proud to present 630 & 640 CR 141 – an exceptional ±10.00-acre development opportunity in the rapidly growing community of Georgetown, Texas. The offer consists of two contiguous ±5-acre parcels that are flat and developable, located along County Road 141 within the Georgetown ETJ and unincorporated Williamson County.

The site is currently unentitled; however, ownership was actively pursuing entitlements for a mobile home and/or RV park. The property is free of floodplain and wetlands, significantly reducing entitlement risk and enhancing overall developability. Additionally, a proposed collector road is planned along the northern boundary of the 640 CR 141 parcel, providing future connectivity and improved access.

Positioned within a growing corridor north of Austin, this opportunity is well-suited for developers and investors seeking to capitalize on Georgetown's continued growth and evolving land use demand.

## PROPERTY HIGHLIGHTS

- ±10.00 acres of flat, developable land consisting of two contiguous ±5-acre parcels along CR 141
- No floodplain or wetlands, reducing entitlement risk and improving developability
- Proposed collector road along the northern boundary, offering future access and connectivity

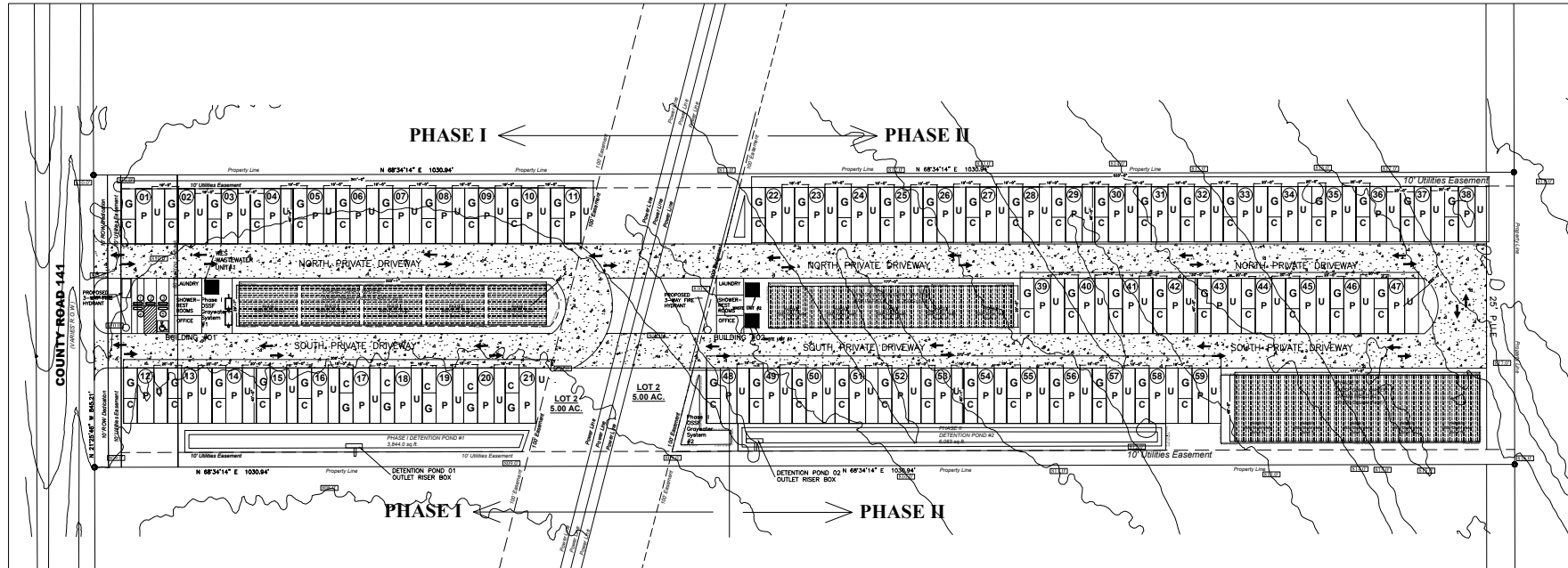
## OFFERING SUMMARY

|                        |                                                                          |
|------------------------|--------------------------------------------------------------------------|
| Address:               | 640 & 630 COUNTY ROAD 141 GEORGETOWN, TX 78626                           |
| Asking Price:          | \$1,300,000 (\$130,000 per/Acre, \$2.98 per/SF)                          |
| Acreage:               | ±10.00 Acres                                                             |
| Useable Acreage:       | ±10.00 Acres (No floodplain)                                             |
| Parcel ID Number:      | R592592 & R592593                                                        |
| Legal Description:     | Lots 1 & 2, Block 1, Robles Orozco Subdivision, Williamson County, Texas |
| Zoning:                | Georgetown ETJ, Williamson County                                        |
| Utilities:             | Jonah SUD (water), Electric (Oncor or PEC), Septic Required              |
| Floodplan:             | None                                                                     |
| Property Improvements: | None                                                                     |
| AADT Traffic Counts:   | CR 141: NA , FM 972: 6,901 (2024)                                        |
| Survey:                | Yes                                                                      |
| Entitlements:          | None                                                                     |
| Broker Commission:     | Buyer's Broker to look to client for compensation                        |

# AREA AMENITIES



# SITE PLAN



**OVERALL SITE PLAN - PHASES I & II**

Scale: 1" = 40'-0"

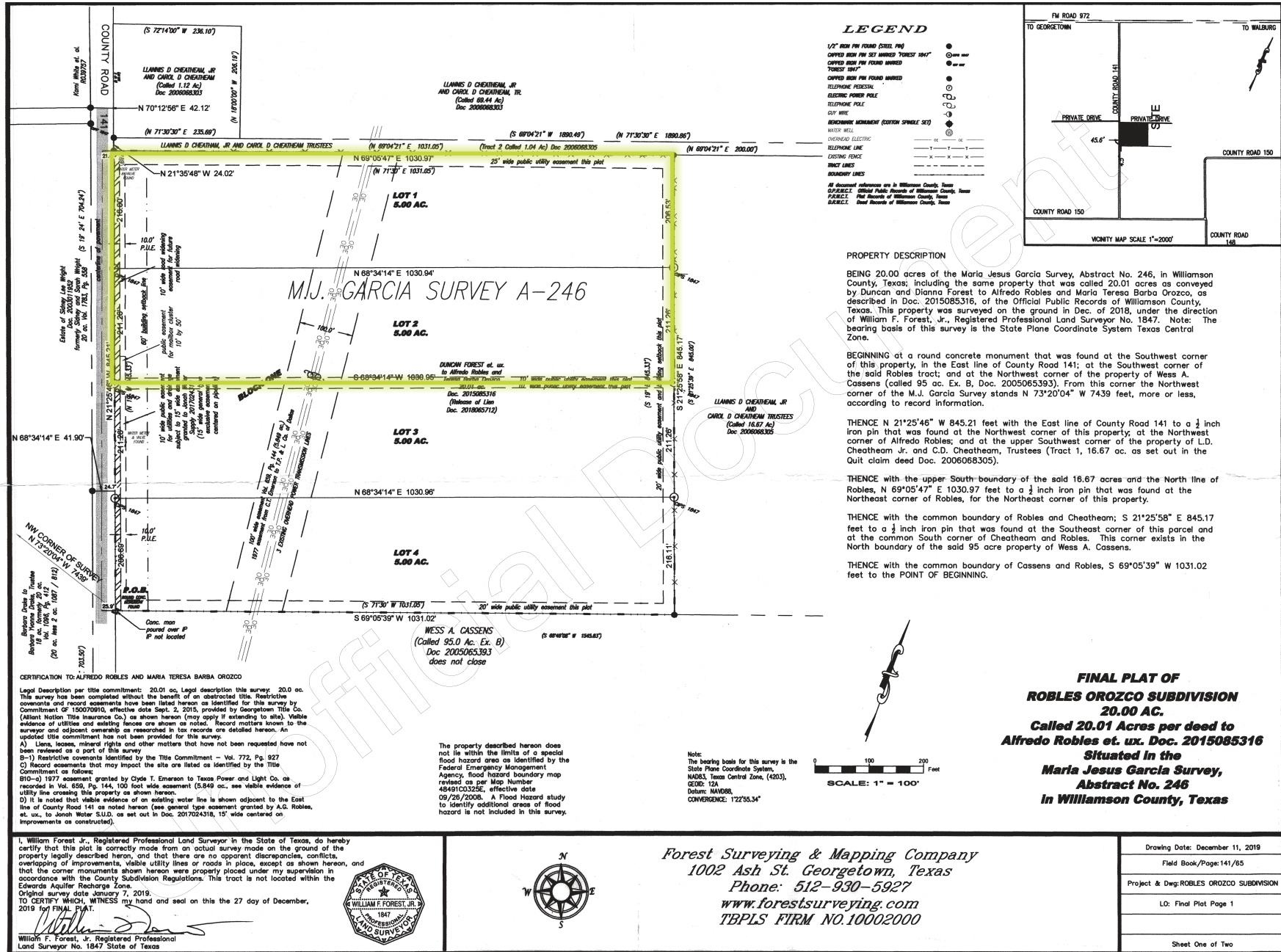


## Stabilized Operating Pro Forma

|                               |             |
|-------------------------------|-------------|
| Total RV Sites                | 118         |
| Average Monthly Rent / Site   | \$625       |
| Gross Potential Rent (Annual) | \$885,000   |
| Vacancy (15%)                 | (\$132,750) |
| Effective Gross Income (EGI)  | \$752,250   |
| Operating Expenses (35%)      | (\$263,288) |
| Net Operating Income (NOI)    | \$488,962   |
| Projected Exit Cap Rates      | 7.0%-7.5%   |

Contact Listing Brokers for additional RV Park Development Underwriting

# PROPERTY SURVEY



640 & 630 COUNTY ROAD 141, GEORGETOWN, TX

**±10.00 Acre Development Opportunity**  
**640 & 630 COUNTY ROAD 141**  
**Georgetown, TX 78626**

Presented By:

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