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Prepared For: Carla Gerlich w/ Fox Realty

Date Prepared: Tue Dec 12 2023

Subject Address: 3555 N INTERSTATE 35, GEORGETOWN, TX 78628

Subject Property ID: R038985

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Many potential factors are not in a Zonability report. These may include, but are not limited to, environmental-related restrictions such as impervious cover, watershed, heritage trees, flood areas and protected species as well as other items like property topography, deed restrictions, utilities easements, neighborhood level restrictions, neighbor input, and prevailing political attitudes at various regulatory bodies.
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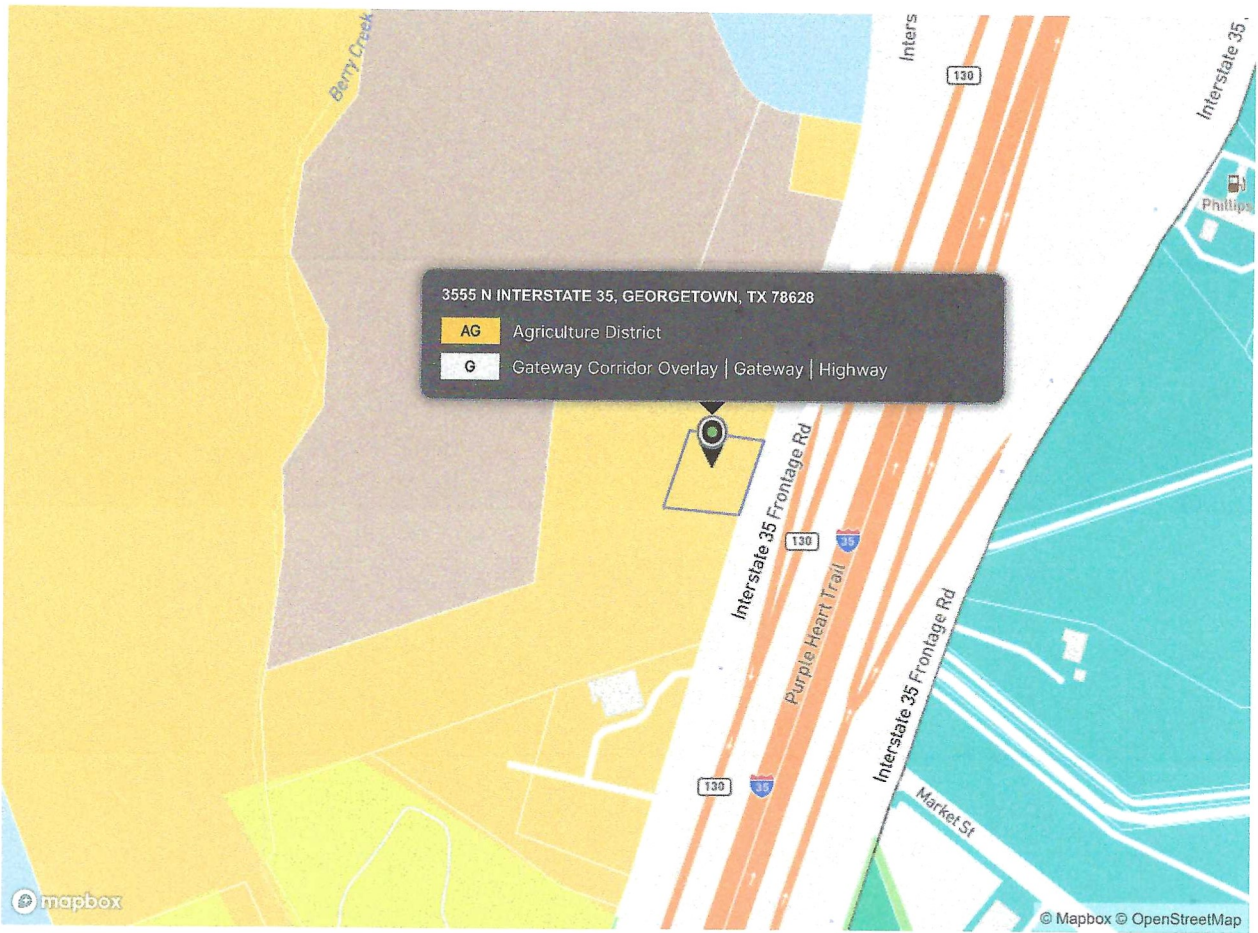
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Disclaimer

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Legend

- Agricultural
- Government
- Planned Special
- City Limits
- Subject

- Commercial
- Mixed
- Residential
- Potential City Expansion (ETJ)

- Industrial
- Multifamily
- No Zonability Coverage
- Potential Zoning (ex. ETJ)

Basics ⓘ

Property

Assessor Address	3555 N INTERSTATE 35, GEORGETOWN, TX 78628	Mailing Address	30030 OAKLAND HILLS DR, GEORGETOWN, TX 78628-1004
Owner(s) of Record	MARTHA ANN EDWARDS		
County Property ID	R038985	Ownership in Years	15 years
Additional ID	not available	Appraised Value	not available
Year Built	not available	County	Williamson, TX
Lot Size	39,770 SF	Incorporated City Status	Inside City Limits
Building Size Estimate	not available	Legal Description	AW0051 BERRY, J. SUR., ACRES 0.913
Existing Use (per assessor)	VACANT LAND (NEC)		

Current Regulations

Zoning Abbreviation(s) and Name(s)	AG Agriculture District G Gateway Corridor Overlay Gateway Highway
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Regulatory Entity	CITY City Limits Georgetown
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Future Zoning Related

Potential zoning for Georgetown Regional Center	Description Developments may be configured as major shopping centers, standalone big-box retailers, or large-scale mixed-use developments, as well as supporting flex office space and office/warehouse development. These developments are typically automobile oriented with convenient access from major transportation routes and highway interchanges, however internal pedestrian connectivity is maximized and includes opportunities for pedestrian activity. Well integrated residential developments, which encourage the interaction of residents and businesses, are appropriate and vertical mixed use encouraged.
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Zotential

Estimated Potential by District [Visit our FAQs to learn more](#)

AG Agriculture District			G Gateway Corridor Overlay Gateway Highway		
Height	35 feet		Height	not available	
Improvements	20% impervious coverage		Improvements	not available	
Setbacks	Front	25 feet	Setbacks	Front	
	Side	10 feet		Side	
	Back	20 feet		Back	
Density	not available		Density	not available	
Lot requirements	2 acres		Lot requirements	not available	
Estimated Uses	 ADU		Estimated Uses		
	 House				
	 Duplex				

More

Zoning District

AG Residential Agriculture District	The Agriculture District (AG) is intended to allow large rural residential development, agricultural, and farming uses and may include lands that are relatively undeveloped. The AG District is also the default district for land newly annexed into the City, but not yet placed in an appropriate zoning classification. For these reasons, the AG District may contain a wide variety of residential and non-residential uses. The AG District may take on characteristics of either a residential or a non-residential zoning district and certain design criteria may be required depending on the use.
G Overlay Gateway Corridor Overlay Gateway Highway	Each Gateway category represents different roadways in town and may contain differing landscape buffer sizes and landscaping/design requirements. The relevant Gateway landscape buffer shall be shown on a plat and/or Site Development Plan as a landscape easement. The landscape buffer shall be considered to begin at the right-of-way line of each applicable roadway, regardless of the distance from the actual road. When Gateway corridors intersect or abut each other, the centerline of the roadway shall be used to determine the division of the corridor.

Contact

CITY City Limits Georgetown	City limits determine whether a property is subject to zoning. While there are exceptions (like some government owned properties), most properties within a city limit boundary are zoned. Keep in mind, an address may note a city that is different. Remember, Zonability uses city boundary data and connects it with that city's zoning so it should be more reliable.
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About This Report

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- There are no straightforward "yes/no" answers in a Zonability report.
- Zonability provides some district level insights but there are many potential factors beyond this report to consider.

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