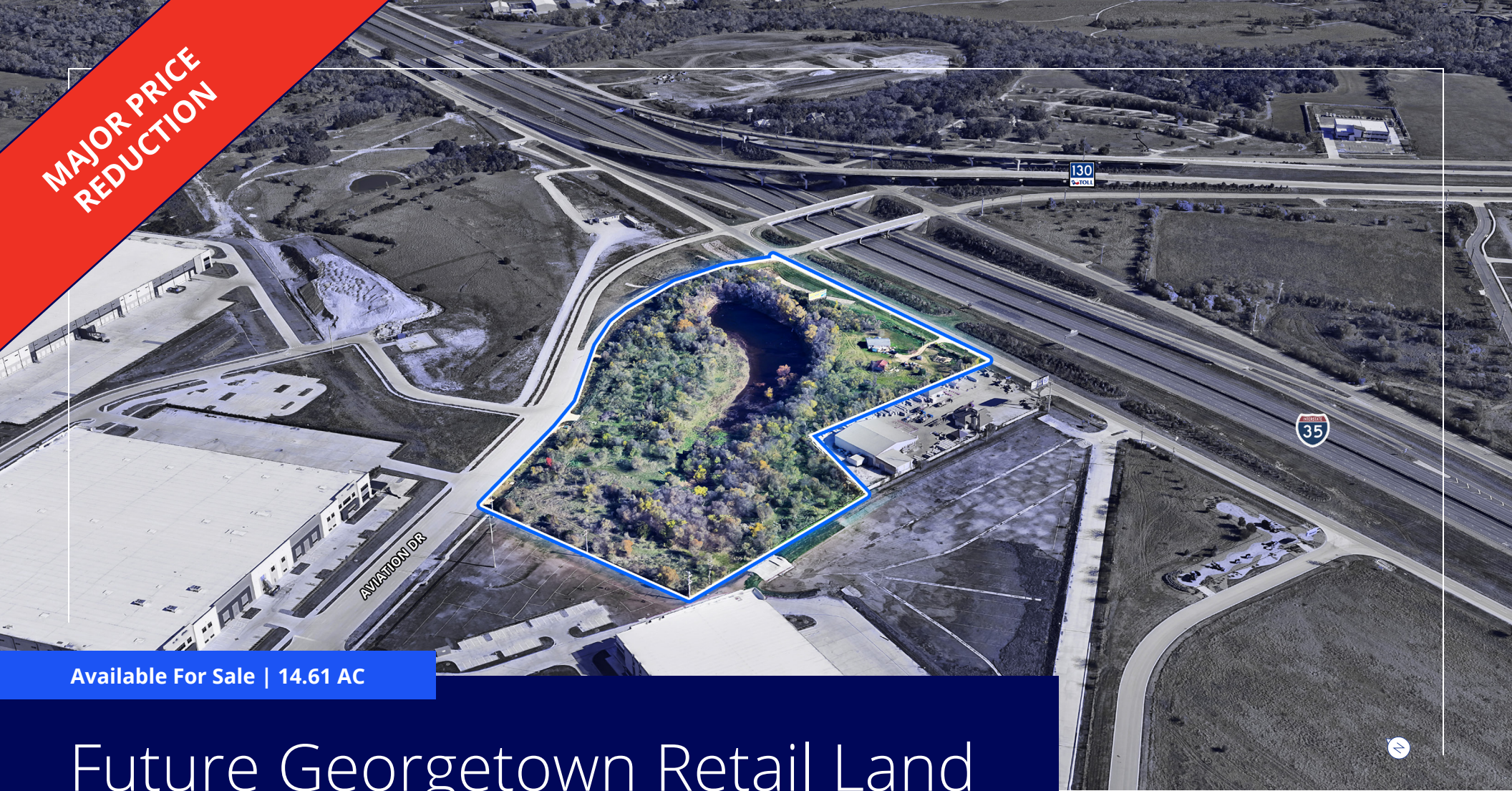


**MAJOR PRICE
REDUCTION**



Available For Sale | 14.61 AC

Future Georgetown Retail Land

2601 N IH 35, Georgetown, TX 78628

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14.61 AC | Future Retail Land Available

Traffic Counts

IH 35: 150,167 VPD

Price

Contact Broker



Property Highlights

- Strategically positioned along IH-35 at the hard corner of its junction with SH-130, a vital commercial artery linking Austin, Dallas, and San Antonio, ensuring seamless regional access and high traffic exposure.
- High-exposure hard corner location with dual highway access, benefiting from frontage along both IH-35 and Aviation Drive.
- Boasting over 750 feet of prime IH-35 frontage and 1,250 feet along Aviation Dr, with curb cuts on both the IH-35 frontage road and Aviation Dr for maximum ingress and egress efficiency.
- Situated in Williamson County, one of the fastest-growing counties in the U.S. The property serves a rapidly growing population of over 74,000 residents within a 5-mile radius.
- As of the 2023 U.S. census, Georgetown was the fastest growing city in America with an annual growth of 10%.
- Currently zoned Agricultural but designated as an Employment Center in the City of Georgetown's Future Land Use Plan with retail as a preferred use.
- The non-jurisdictional pond can be filled, allowing full development flexibility to accommodate a variety of uses.
- The Austin MSA retail sector maintains a 96.8% occupancy rate, driven by strong demand and a constrained supply of new space, positioning this site for long-term success.

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2024 Population	1,820	28,943	74,268
2023-2028 Population Growth Rate	4.83%	3.59%	3.32%
Average Household Income	\$90,139	\$132,321	\$130,463

[View Full Report](#)

Nearby Employers



Georgetown Retail Land

Trade Area Map

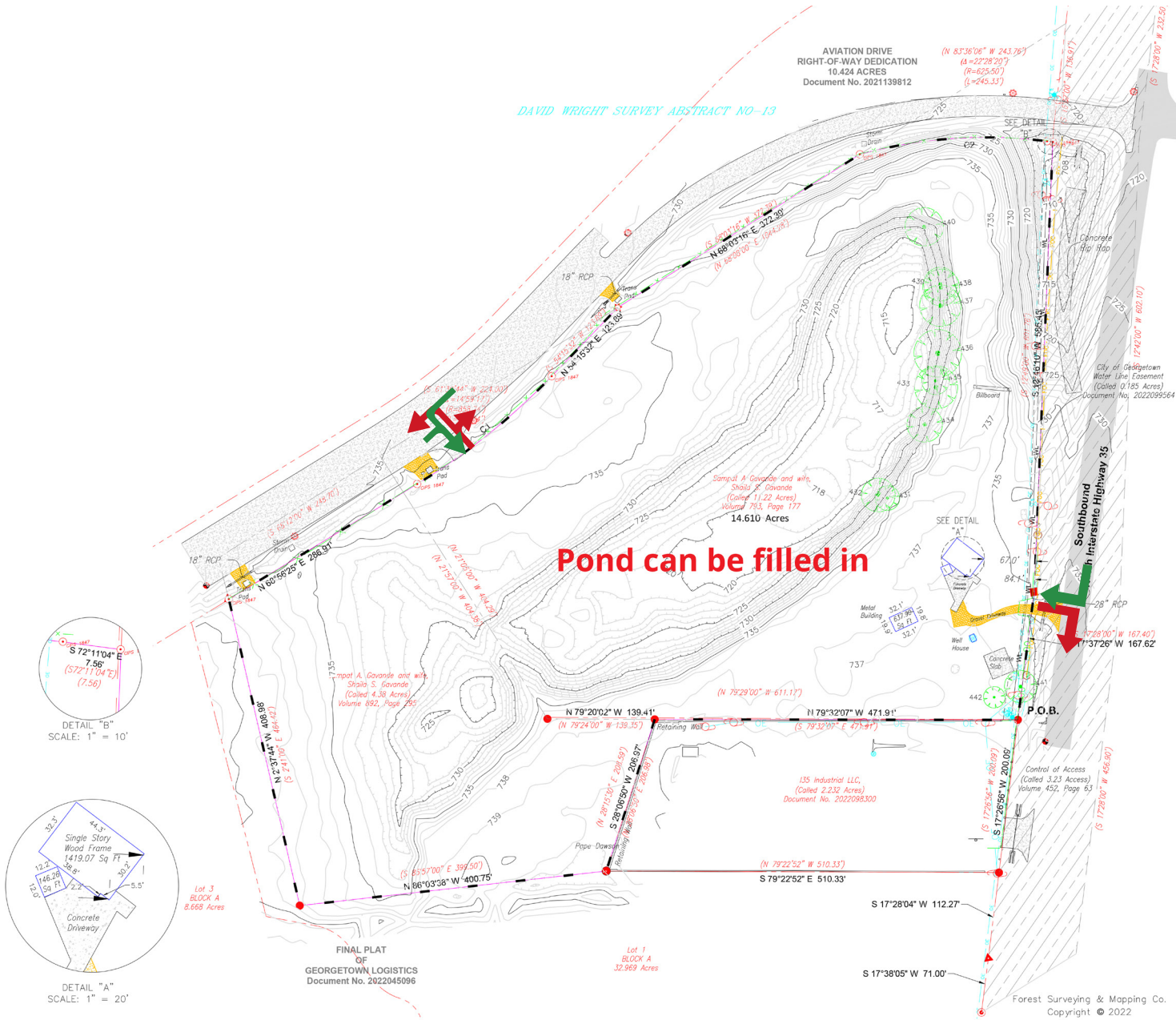


Plans & Aerials

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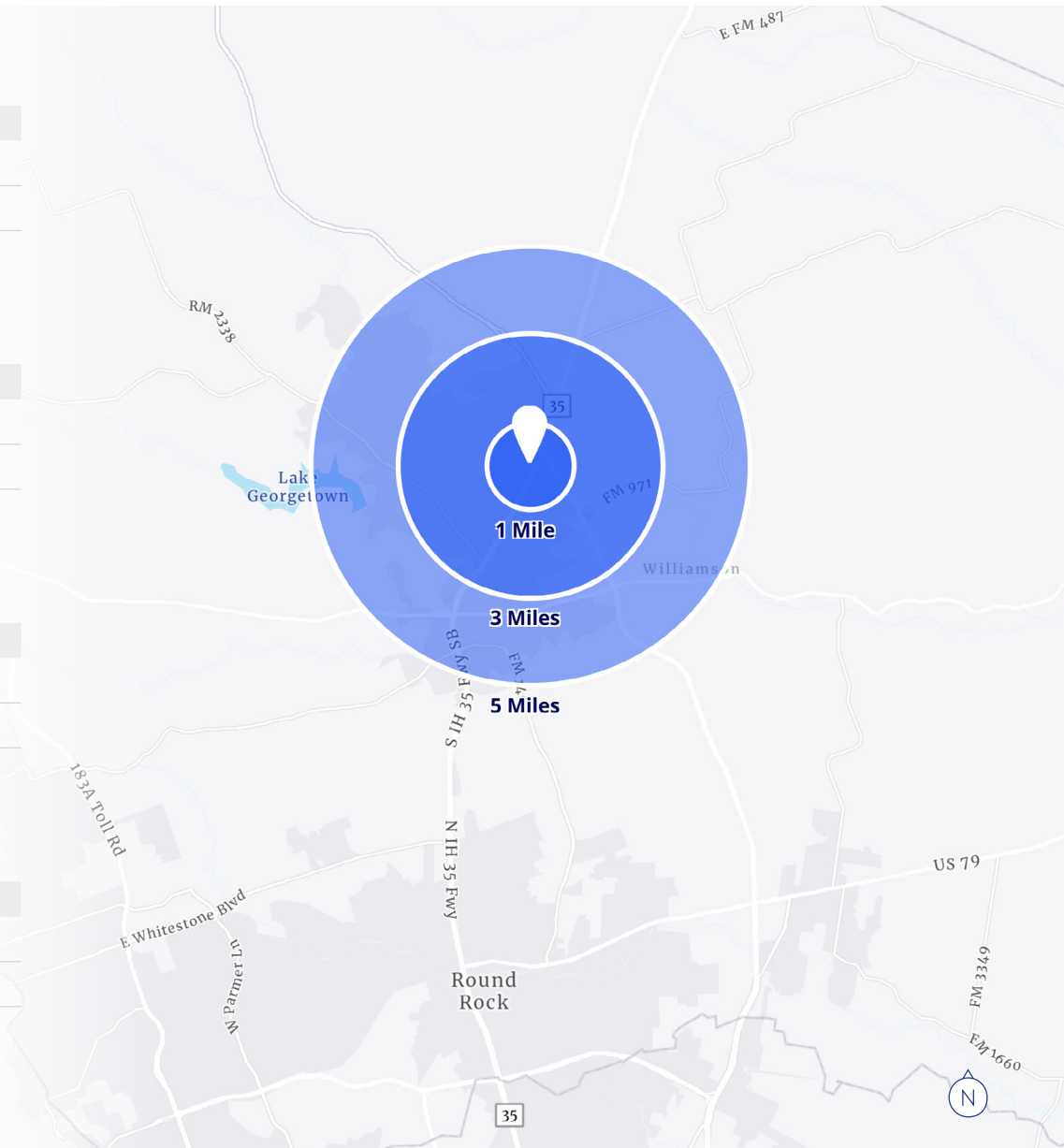


Population	1-Mile	3-Mile	5-Mile
2024 Population	1,820	28,943	74,268
2029 Projected Population	2,304	34,520	87,430
2023-2028 Annual Pop Change (CAGR)	4.83%	3.59%	3.32%

Daytime Population	1-Mile	3-Mile	5-Mile
Total Daytime Population	1,636	26,640	74,279
Daytime Population: Workers	44.4%	43.9%	44.1%
Daytime Population: Residents	55.6%	56.1%	55.9%

Income	1-Mile	3-Mile	5-Mile
2024 Average Household Income (AHHI)	\$90,139	\$132,321	\$130,463
2029 Projected Average Household Income (AHHI)	\$101,874	\$152,092	\$147,425
2024 Median Household Income (MHHI)	\$85,412	\$91,779	\$130,463

Households	1-Mile	3-Mile	5-Mile
2024 Est Households	658	11,886	30,464
2029 Projected Households	841	14,264	35,919
2024 Median Home Value	\$369,286	\$482,765	\$477,418



[View Full Demographic Report](#)



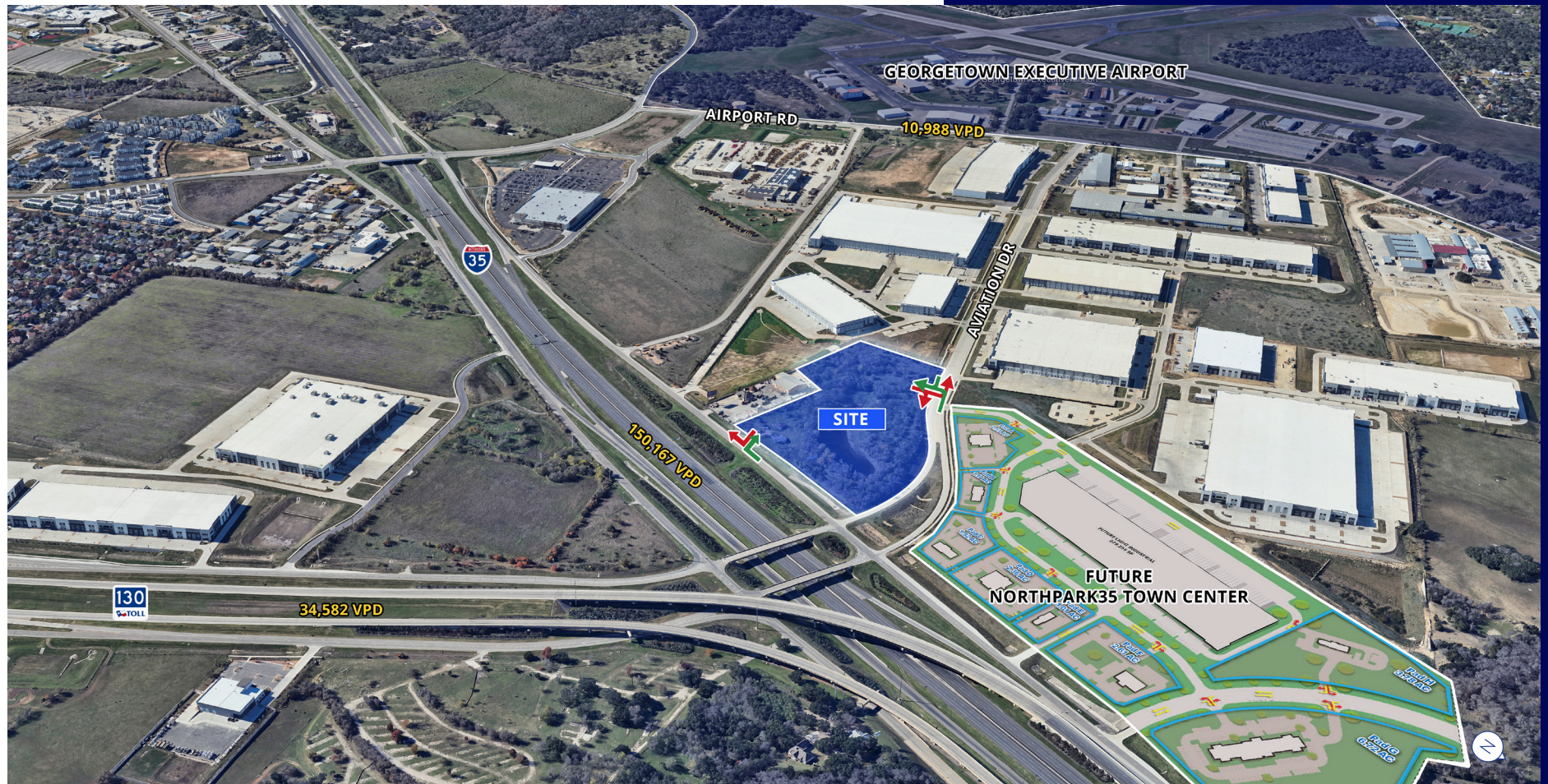
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Accelerating success.

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