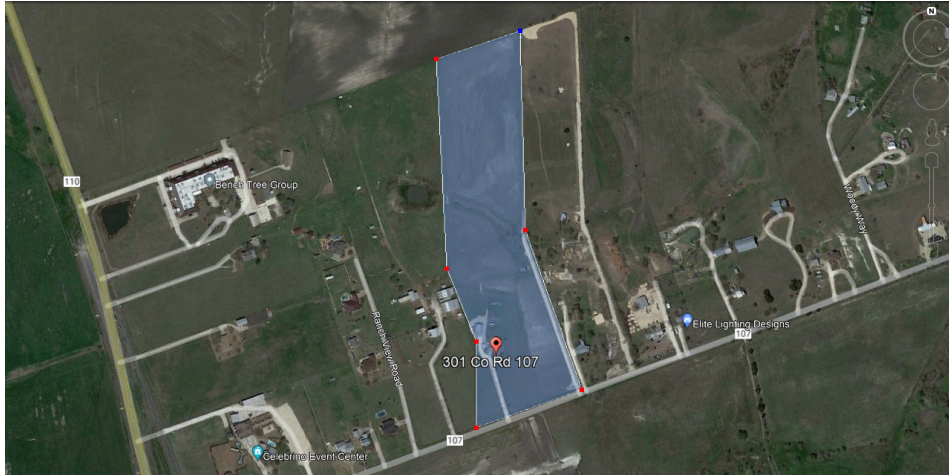


# LAND FOR SALE

## ROUND ROCK NORTH 2

301 CR 107, Georgetown, TX 78626



### PROPERTY DESCRIPTION

**\*\*GEORGETOWN GEM - 20-ACRE TRACT\*\*** Located at 301 CR 107 in Georgetown, TX, this prime 20-acre tract offers exceptional potential for a multifamily development. The property boasts stunning views and favorable topography for construction, making it an ideal investment opportunity. Situated in an attractive location just north of University Blvd and bordering the Round Rock city limits in Williamson County, this land is strategically positioned near major employment hubs in the healthcare, retail, and education sectors. Accessibility is key, with proximity to I-35 and SH 130 for seamless travel connections. This unzoned parcel benefits from on-site water and upcoming wastewater availability from a new regional utility. In the bustling North Austin MSA submarket of Georgetown, points of interest such as Texas State University and medical centers are mere minutes away. Adjacent to a new residential development, this property presents a lucrative development opportunity in a rapidly growing area.

### OFFERING SUMMARY

Sale Price: Subject To Offer  
 Lot Size: 20 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	183	13,960	84,501
Total Population	545	42,390	246,798
Average HH Income	\$74,368	\$80,900	\$82,223

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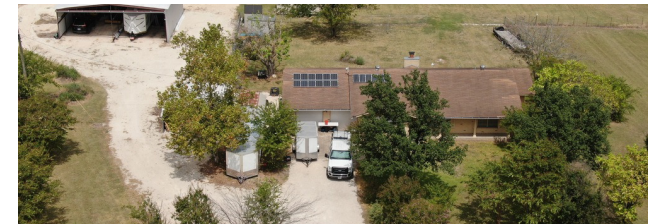
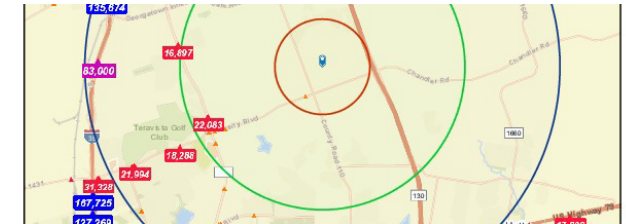
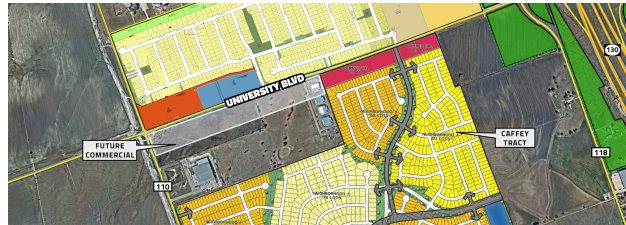
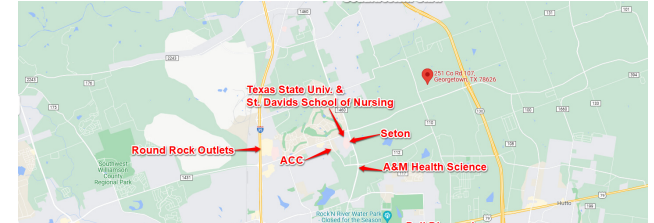
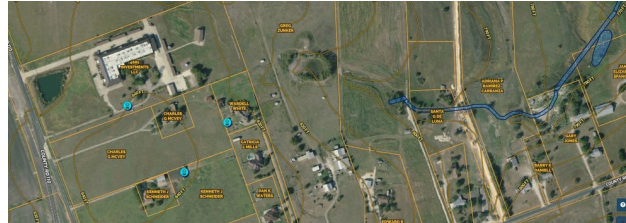
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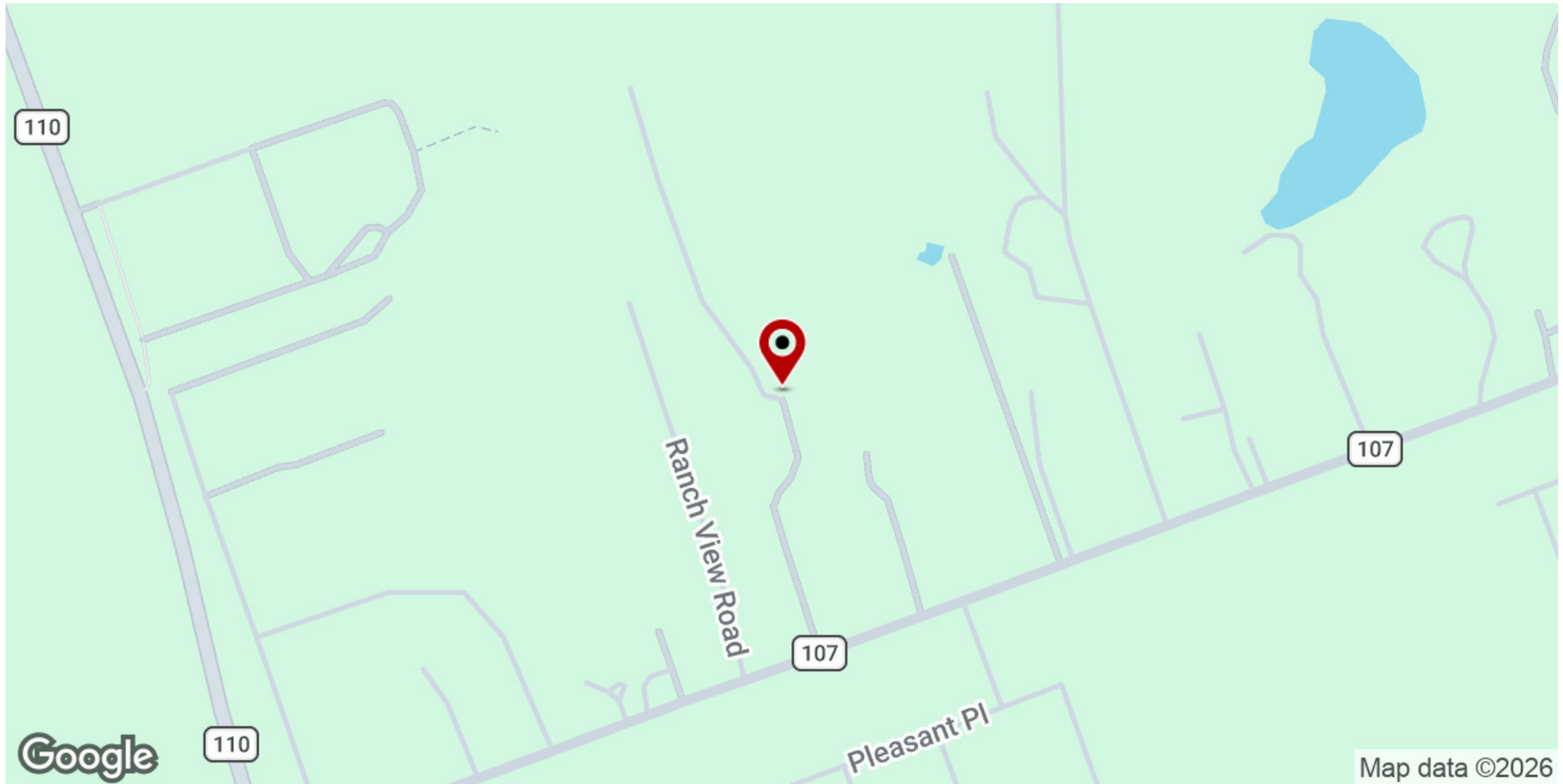
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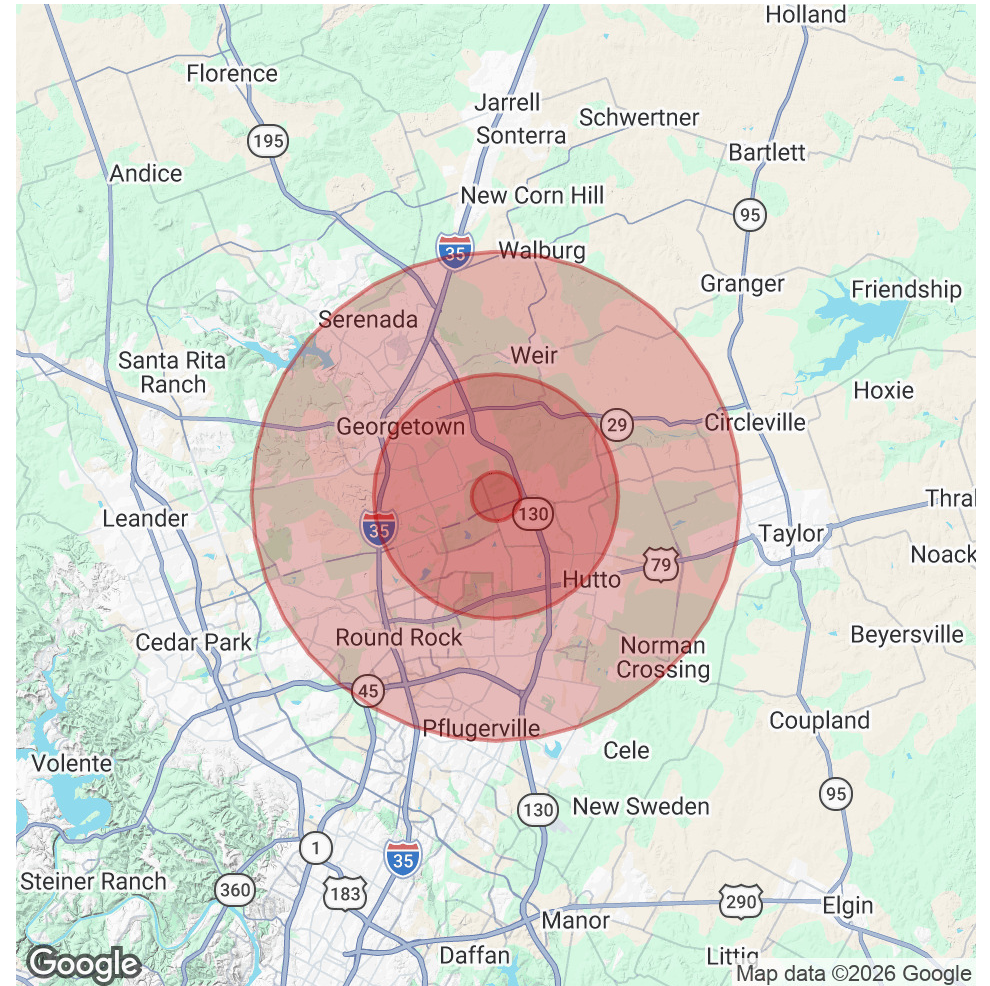
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	545	42,390	246,798
Average Age	33.2	31.2	32.8
Average Age (Male)	29.9	30.0	31.9
Average Age (Female)	34.5	32.4	33.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	183	13,960	84,501
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$74,368	\$80,900	\$82,223
Average House Value	\$186,277	\$211,244	\$213,042

2020 American Community Survey (ACS)



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