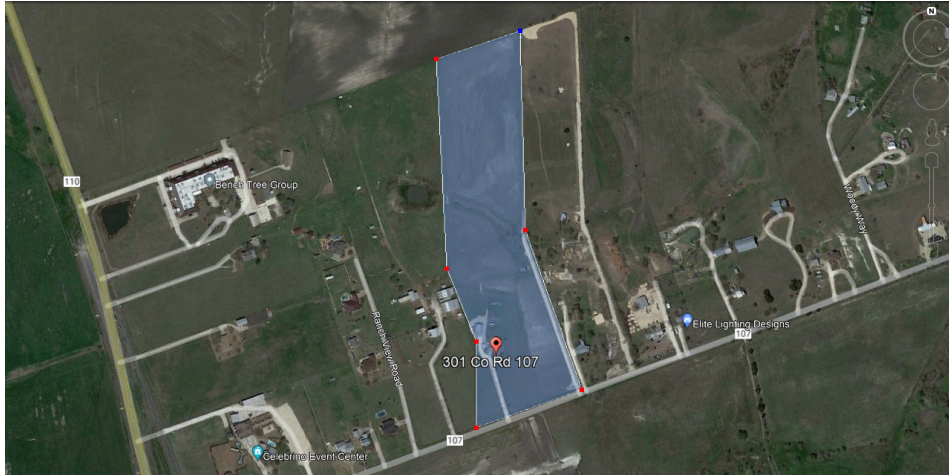


# LAND FOR SALE

# ROUND ROCK NORTH

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**RICHARD GARY**  
 Commercial Director  
 O: 512.901.9805  
 C: 512.415.9367  
 RichGary@KWCommercial.com  
 TX #0675838

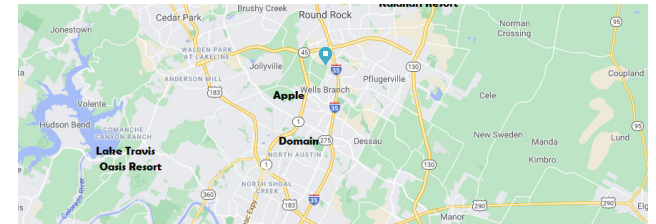
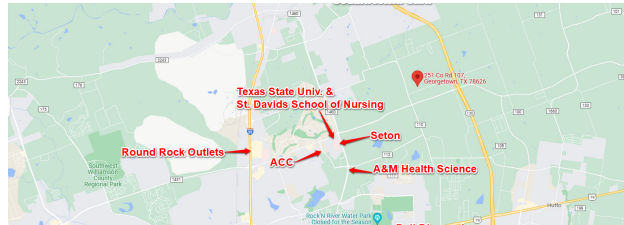
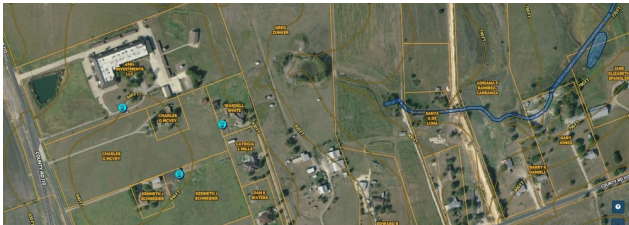
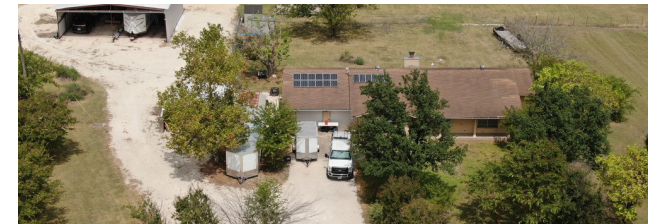
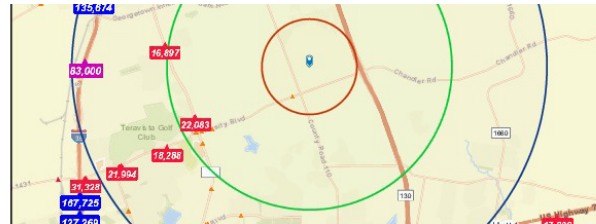
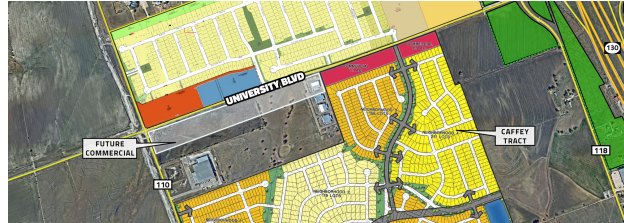
**KW COMMERCIAL**  
 7801 N. Capital of TX. Hwy.  
 Ste. 390  
 Austin, TX 78731

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# LAND FOR SALE

## ROUND ROCK NORTH

301 CR 107, Georgetown, TX 78626



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**RICHARD GARY**  
Commercial Director  
O: 512.901.9805  
C: 512.415.9367  
RichGary@KWCommercial.com  
TX #0675838

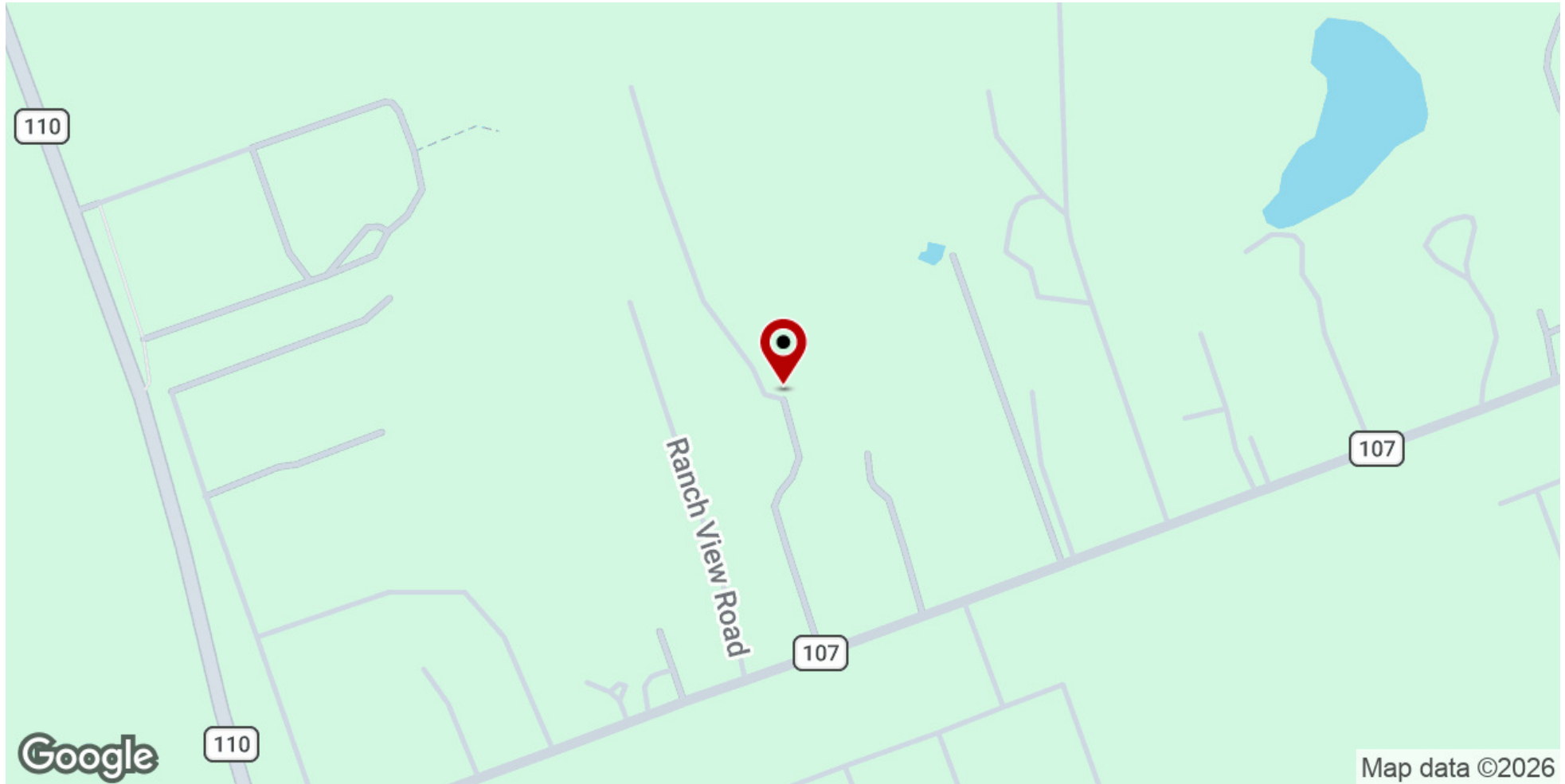
**KW COMMERCIAL**  
7801 N. Capital of TX. Hwy.  
Ste. 390  
Austin, TX 78731

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

**LAND FOR SALE**

# ROUND ROCK NORTH

301 CR 107, Georgetown, TX 78626



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**RICHARD GARY**  
Commercial Director  
O: 512.901.9805  
C: 512.415.9367  
RichGary@KWCommercial.com  
TX #0675838

**KW COMMERCIAL**  
7801 N. Capital of TX. Hwy.  
Ste. 390  
Austin, TX 78731

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## LAND FOR SALE

# ROUND ROCK NORTH

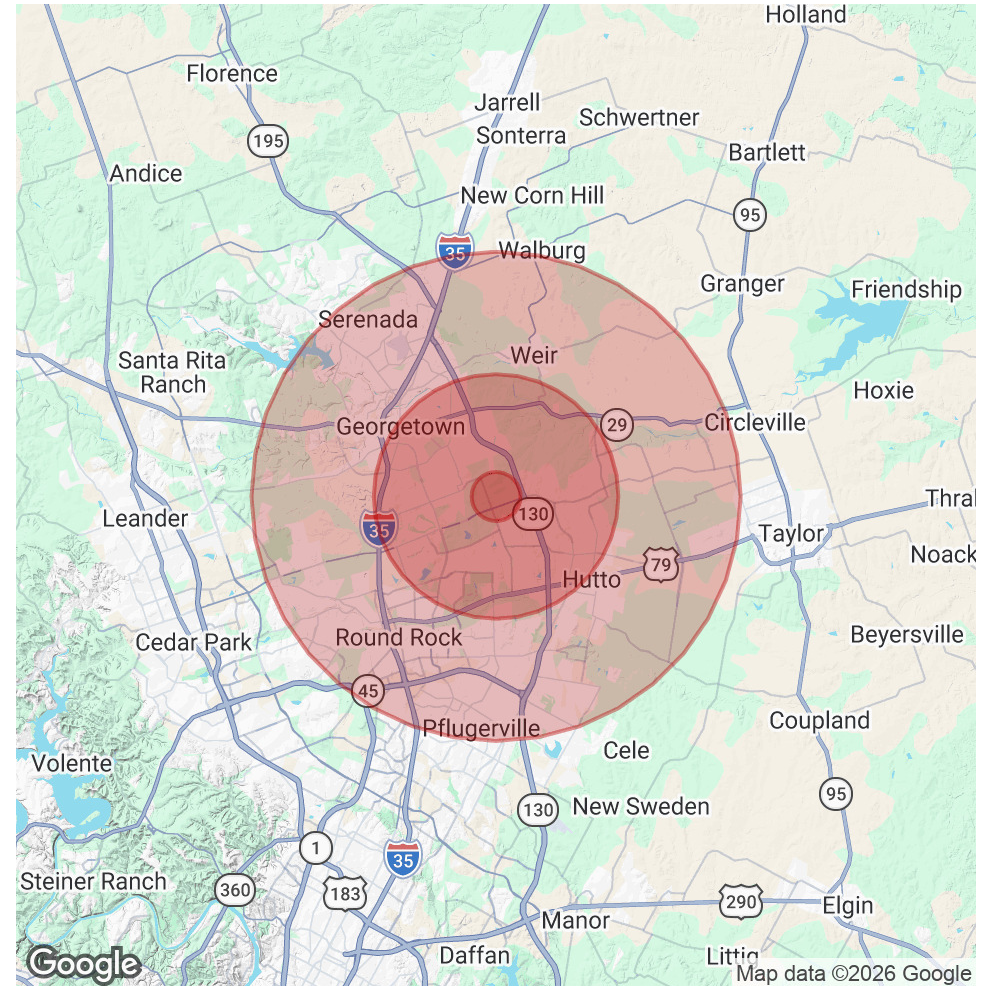
301 CR 107, Georgetown, TX 78626



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)



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**RICHARD GARY**  
 Commercial Director  
 O: 512.901.9805  
 C: 512.415.9367  
 RichGary@KWCommercial.com  
 TX #0675838

**KW COMMERCIAL**  
 7801 N. Capital of TX. Hwy.  
 Ste. 390  
 Austin, TX 78731

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)