

Georgetown Development Site

1861 TX- 195 Georgetown, Texas 78633



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Property For Sale
4.91 Acres

Executive Summary

1861 TX-195 Georgetown, Texas 78633

OFFERING SUMMARY

Sale Price: Lot	Contact Broker
Size:	4.91 Acres
Zoning:	AG
VPD on TX-195:	38,879

PROPERTY OVERVIEW

Located along State Highway 195 in Georgetown's rapidly expanding northwest corridor, this 4.91-acre parcel offers direct highway frontage, strong visibility, and is adjacent to QuikTrip. With I-35 and SH-130 both within easy reach and one of Texas's fastest-growing cities as its backdrop, the site is primed for commercial, retail, or flex industrial development. Williamson County has committed \$53 million toward widening Ronald Reagan Boulevard in direct response to this growth, signaling long-term infrastructure support for the area.

PROPERTY HIGHLIGHTS

- Adjacent to QT gas station
- Minutes from I-35 and SH-130 interchange
- Located in one of Texas's fastest-growing cities
- Georgetown population surpassed 101,000 in 2024
- Corridor seeing major residential and retail expansion
- Strong demand from rooftop growth along Hwy 195 corridor
- 4.91 acres with flexibility for multiple commercial uses



In Good Company

QuikTrip is a premier 24-hour convenience and fuel anchor, with modern c-store benchmarks supporting more than 1,400 daily transactions per location nationally and high-performing fuel sites capable of materially exceeding industry-average fuel volumes. QT's national platform includes approximately 1,200 locations, with estimated chain-average sales of \$16M-\$18M per location and an average reported community tax impact of \$1.3M per store annually.

Source: NACS - National Association of Convenience Stores

Surrounding Amenities

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Zoning & Use Information*

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Future Land Use Map

■ Employment Center

Centers with employment generating uses support heightened economic activity through quality architectural design and well integrated supporting uses such as retail, restaurants. The inclusion of moderate to high density residential is appropriate as a supporting use to these areas of commerce and employment. Because these areas often act as a transition between more intensely developed industrial uses and residential neighborhoods, standards should be developed to ensure that development of these activities is compatible with the character of the surrounding area. Care should be taken to protect adjacent uses from adverse impacts potentially associated with existing industrial uses (commercial traffic, outside storage, etc.), using buffering and/or performance based development standards.



DUA: 14 or more
Target Ratio: 80% nonresidential, 20% residential
Primary Use: Advanced manufacturing, life sciences, and professional services
Secondary Uses: Flex workspace, environmentally friendly manufacturing, retail, commercial, high-density residential, and mixed-use

Primary Uses

- Office & Professional Services
- Light Industrial & Flex Space
- Research & Development
- Logistics & Distribution
- Data Centers & Tech Facilities
- Advanced Manufacturing

Supported Uses

- Small Retail & Food Services
- Hotels & Conference Facilities
- Childcare / Employee Services
- Institutional & Civic Uses
- Utility & Infrastructure

Restricted Uses

- Convenience Store
- Dollar Store
- Vape or Smoke Shop
- Retail sale of motor fuels
- Adult Orientated Businesses

* All zoning and land use information is provided for informational purposes only. Buyer is responsible for independently verifying all zoning designations with the City or County. Commercial Market Exchange is not liable for any errors or omissions.

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Additional Photos

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Area Demographics

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1 1 Mile Radius

Total Population
1,485

Median HH Income
\$143,361

Median Age
47.9

Total Households
594

5 5 Mile Radius

Total Population
48,053

Median HH Income
\$119,300

Median Age
52.2

Total Households
21,344

10 10 Mile Radius

Total Population
125,422

Median HH Income
\$129,785

Median Age
44.2

Total Households
49,784

78633

Fastest Growing
Georgetown Zip

\$131,000

Median HH
Income

48.1

Median Age

\$445,000

Average Home
Value

38,879

Vehicles Per Day
TX-195

Source U.S. Census Bureau, ACS 5-Year Estimates 2024 | Cubit Planning 2024

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