

For Sale: Georgetown 55.77 Acres



PRIME DEVELOPMENT SITE | 680 CR 249, GEORGETOWN, TX 78628



SUBJECT SITE,
55.77 ACRES

COUNTY ROAD 249



GOLD TIER

EXCLUSIVELY LISTED BY

Colin Tierney

512.674.5727

colin@goldtier.net

Taylor Golden

512.626.4424

taylor@goldtier.net

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SUBJECT SITE
55.77 ACRES

FUTURE
SINGLE FAMILY

FUTURE
SINGLE FAMILY

FUTURE RESIDENTIAL

KB
HOMES

KB
HOMES

FEATHERGRASS
CHESMAR & GFO HOMES

NORTH
VISTA

NOLINA
624 ACRES
1,341+ RESIDENTIAL UNITS
15 ACRES COMMERCIAL SPACE
115 ACRES PARKLAND

COLUMNAR
110 ACRES

GEORGETOWN ISD
125 ACRES

BENOLD MIDDLE
SCHOOL

DANIELS
MOUNTAIN

Hunington
31 ACRES
38,500 SQFT RETAIL SPACE

PARMER RANCH
GEORGETOWN, TEXAS
454 ACRES
1000+ SF HOMES & 600+ MF UNITS
100 ACRES COMMERCIAL SPACE
47 ACRES PARKLAND
TWO SCHOOLS

LOW DENSITY
MULTI-FAMILY

HEIRLOOM
362 ACRES
3,000+ RESIDENTIAL UNITS
15 ACRES COMMERCIAL SPACE
60 ACRES PARKLAND

Hunington

Walmart

JO ANN FORD
ELEMENTARY

HIGHLAND VILLAGE
120 ACRES
654+ RESIDENTIAL UNITS

300 ACRES
921 RESIDENTIAL UNITS

CDJ & LEE
TRACT

ATX
CAPITAL

HUDSON PARK
122 ACRES
594 SF HOMES
15 ACRES MULTI-FAMILY
16 ACRES COMMERCIAL SPACE

ATKINSON TRACT
531 ACRES

HOCKER
TRACT

TRES
TIERRA

Sun City Texas
by Del Webb
5,300 ACRE AGE RESTRICTED COMMUNITY
10,000+ RESIDENTIAL UNITS

ATX
CAPITAL

REAGAN RIDGE
RV PARK

NEWMAN
TRACT

NORTH LAKE

RAGSDALE
RANCH



SUBJECT SITE
55.77 ACRES

H-E-B

Sun City Texas
by Oak Woods

H-E-B

COSTCO
WHOLESALE SALES

H-E-B

H-E-B

WOLF RANCH

LEANDER

GEORGETOWN

LIBERTY HILL

ORCHARD RIDGE

LARKSPUR

BAR W RANCH

BRYSON

PALMERA RIDGE

BLUFFVIEW

LIVLEY RANCH

RANCHO SIENNA

OAKS OF SAN GABRIEL

CIMARRON HILLS

SANTA RITA RANCH

RIO RANCH

RAGSDALE RANCH

HCH RANCH

ATKINSON

HIGHLAND VILLAGE

SOMMERSET HILLS

MADISON AT GEORGETOWN

BERRY CREEK HIGHLANDS

CROSSPOINT BUSINESS DISTRICT

GTX LOGISTICS PARK

CREEKSIDE AT GEORGETOWN

GEORGETOWN VILLAGE

SERENADA

REATA TRAILS

NORTH PARK 35

GATEWAY 35

KB HOMES

RAINDANCE

CHURCHILL FARMS

SUMMERCREST

SADDLE CREEK COMMUNITIES

KB HOMES

BROHN HOMES

183 TEXAS

195 TEXAS

35

183 TEXAS

195 TEXAS

35

130 TOLL

29 TEXAS

29 TEXAS

35

DEERBROOKE

183 TEXAS

PROPERTY HIGHLIGHTS

ADDRESS: 680 CR 249, Georgetown, Texas 78628

ACREAGE: 55.77 acres

PRICING: \$3,625,050 (\$65k/acre)

JURISDICTION: City of Georgetown ETJ, Williamson County.

UTILITIES: 4" waterline to site

FRONTAGE: 1,400' CR 249 frontage

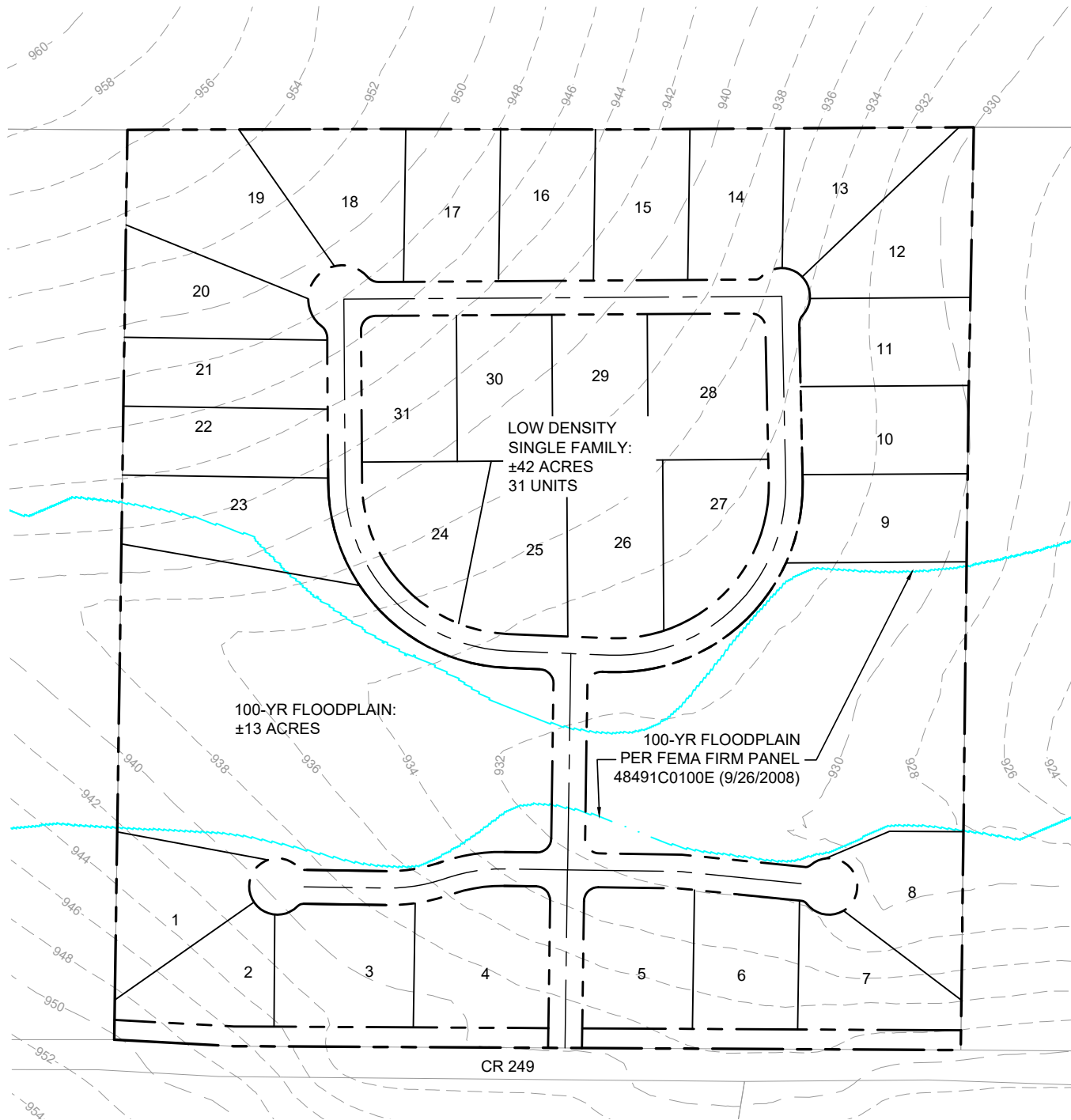
SCHOOL DISTRICT: Georgetown ISD

REMARKS:

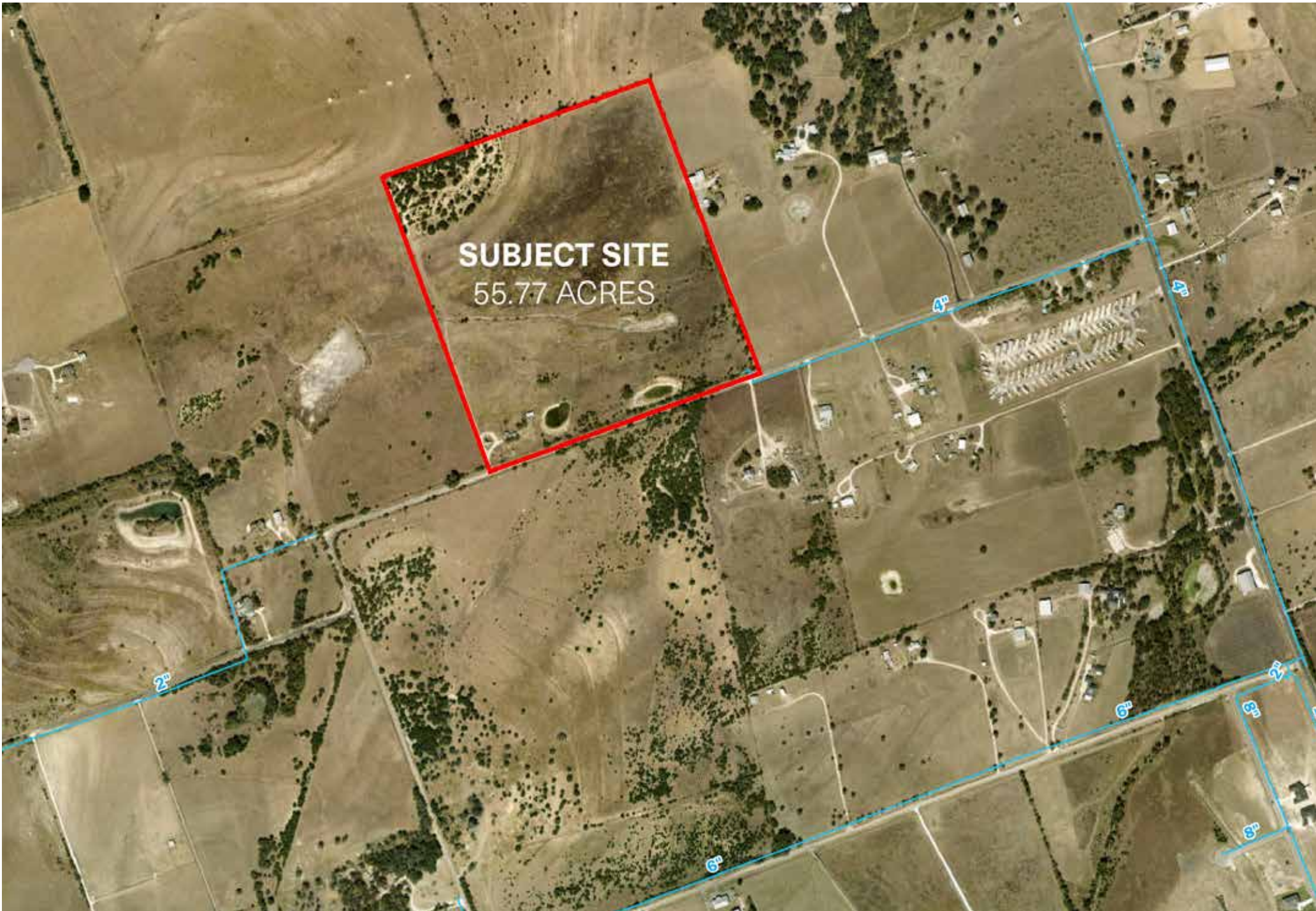
- » Close proximity to new H.E.B. Grocery Store
- » Near major Ronald Reagan Blvd corridor development
- » Easy access to Hwy 195 & Williams Drive



PRELIMINARY SITE PLAN



WATER



An aerial photograph of a rural property. A large area is outlined in red, and a smaller area in the upper left is shaded blue. A road labeled 'CR 249' runs along the top boundary of the red-outlined area. There are some buildings and a small pond visible on the left side of the red-outlined area.

FUTURE SINGLE FAMILY
98 ACRES

CR 249

SUBJECT SITE
55.77 ACRES



SUBJECT SITE
55.77 ACRES

CR 249



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date