

18.664 AC FOR SALE | GEORGETOWN INNER LOOP

75 CR 152, Georgetown, TX 78626



OFFERING SUMMARY

SALE PRICE:	Call Broker For Pricing
LOT SIZE:	18.664 Acres
ZONING:	AG and ETJ

PROPERTY OVERVIEW

18.664 AC with excellent visibility on Georgetown Inner Loop. This area is expecting high growth. Great location for office, retail or light industrial uses. Near Pat Cooper Elementary, Charles A Forbes Middle School and Georgetown High School. Close proximity to KB Home Berry Springs and major employers. Approximately 12 useable acres.

PROPERTY HIGHLIGHTS

- Zoned AG - Future land use calls for low-density residential (3.3 units per acre)
- Approximately 782 Feet of Frontage
- Flat topography
- Easy access to Toll 130 and I-35

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664



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TX #624525

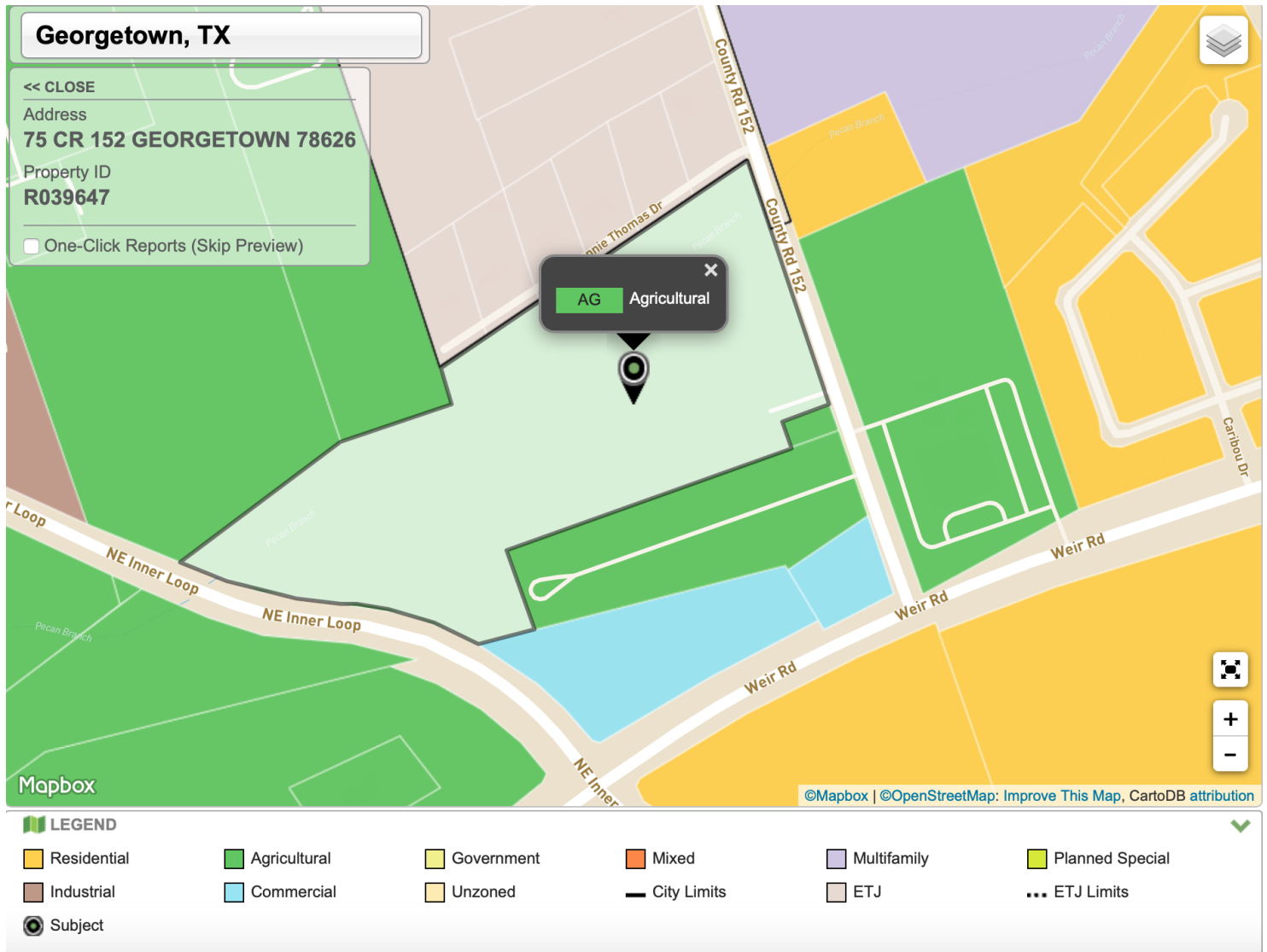
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LAND FOR SALE



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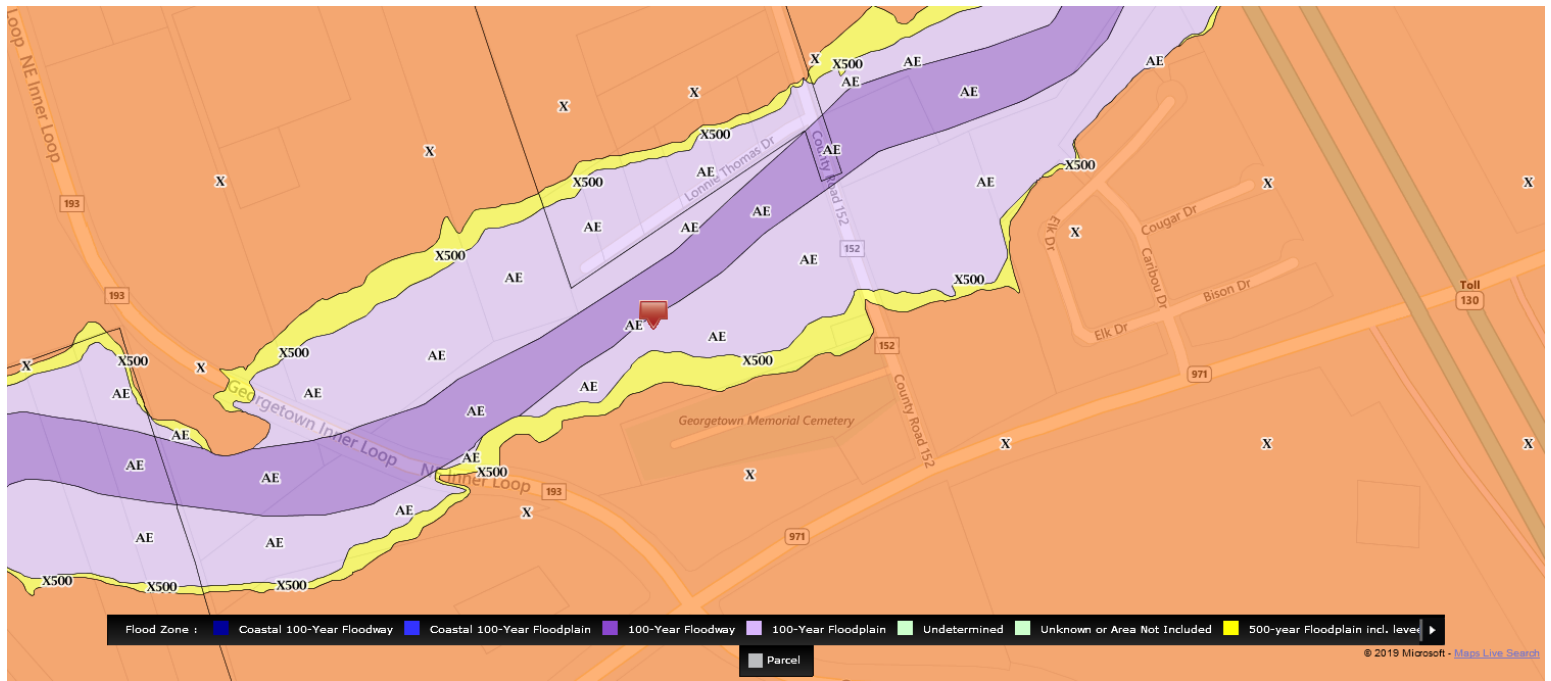
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Map

Generated on 02/21/2019
Page 1 of 1



TITLE: 75 COUNTY ROAD 152, GEORGETOWN, TEXAS 78626

PAGE SIZE: 8.5" X 14"

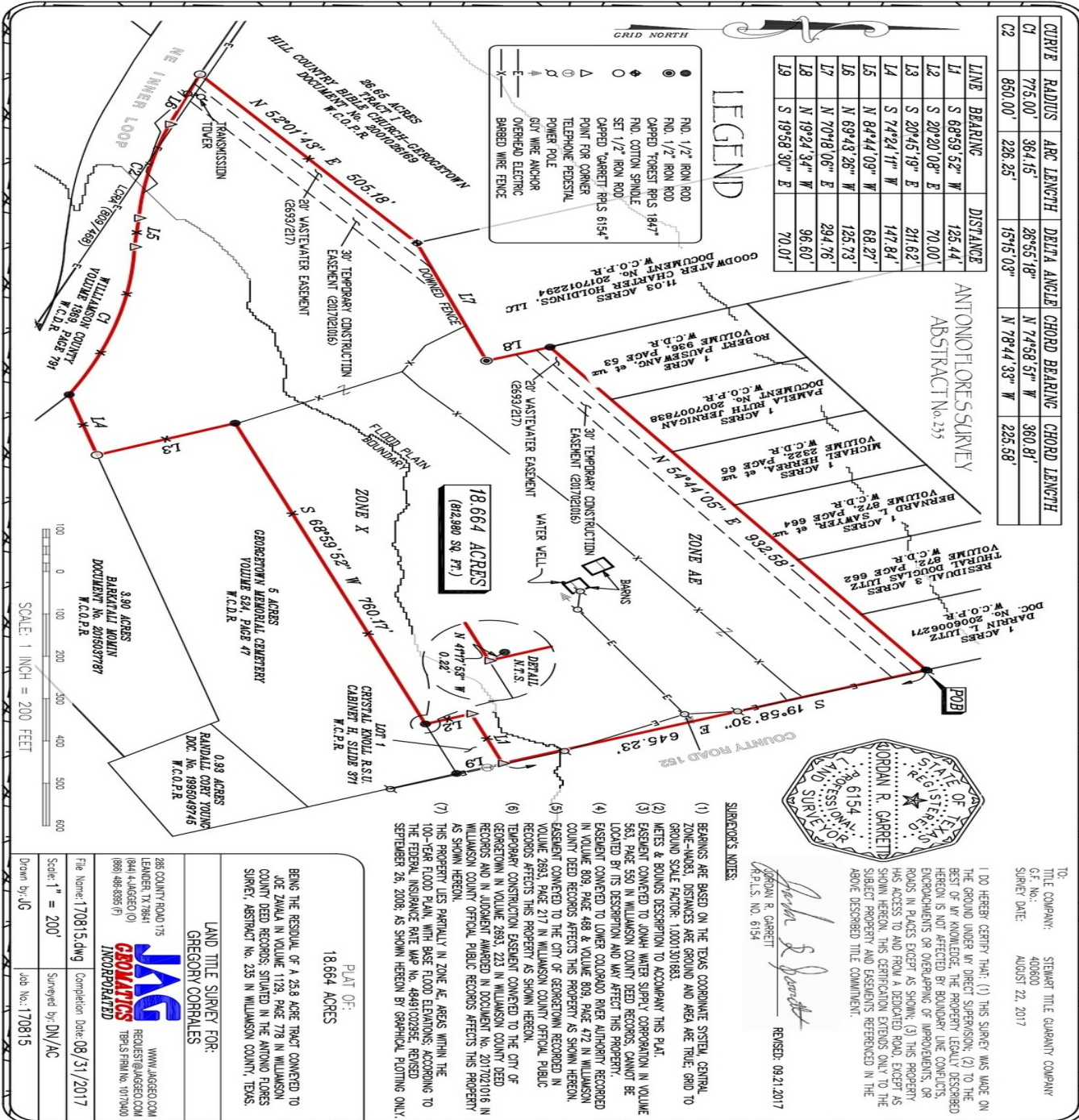
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	775.00'	364.15'	28°55'18"	N 74°58'57" W	360.87'
C2	850.00'	226.25'	15°15'03"	N 78°44'33" W	226.58'

LINE	BEARING	DISTANCE
L1	S 68°50'52" W	125.44'
L2	S 20°20'08" E	70.00'
L3	S 20°45'19" E	211.62'
L4	S 74°24'17" W	147.84'
L5	N 84°44'09" W	68.27'
L6	N 69°43'26" W	125.73'
L7	N 70°18'06" E	294.76'
L8	N 19°24'34" W	96.60'
L9	S 19°58'30" E	70.01'

LEGEND

- RND. 1/2" RND. ROD
- RND. 1/2" RND. ROD
- △ CAPPED FOREST PRTS 1847'
- RND. COTTON SPINDLE
- △ SET 1/2" RND. ROD
- CAPPED GARRETT PRTS 6154'
- △ POINT FOR CORNER
- TELEPHONE POSTS
- POWER POLE
- GUY WIRE ANCHOR
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE

ANTONIO FLORES SURVEY ABSTRACT No. 235



TO: TITLE COMPANY: STEWART TITLE GUARANTY COMPANY
G.F. No.: 40860
SURVEY DATE: AUGUST 22, 2017

I DO HEREBY CERTIFY THAT: (1) THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION; (2) TO THE BEST OF MY KNOWLEDGE, THE PROPERTY LEGALLY DESCRIBED HEREON IS NOT AFFECTED BY BOUNDARY LINE CORRECTIONS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACES EXCEPT AS SHOWN; (3) THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROAD, EXCEPT AS SHOWN HEREON; THIS CERTIFICATION EXTENDS ONLY TO THE SUBJECT PROPERTY AND EASEMENTS REFERENCED IN THE ABOVE DESCRIBED TITLE COMMITMENT.

GORDON R. GARRETT
APPLS. NO. 6154
RECEIVED: 09.21.2017

- SURVEYOR'S NOTES:**
- (1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE-MD83. DISTANCES ARE GROUND AND AREA ARE TRUE. GRID TO METERS & BOUNDS DESCRIPTION TO ACCURACY THIS PLAT.
 - (2) EASEMENT CONNECTED TO JOHNN WATERS SURVEY CORPORATION IN VOLUME 563, PAGE 550 IN WILLAMSON COUNTY DEED RECORDS, CANNOT BE LOCATED BY ITS DESCRIPTION AND MAY AFFECT THIS PROPERTY.
 - (3) EASEMENT CONNECTED TO LOWER COLORADO RIVER AUTHORITY RECORDED IN VOLUME 809, PAGE 468 & VOLUME 809, PAGE 472 IN WILLAMSON COUNTY DEED RECORDS AFFECTS THIS PROPERTY AS SHOWN HEREON.
 - (4) EASEMENT CONNECTED TO THE CITY OF GEORGETOWN RECORDED IN VOLUME 2893, PAGE 217 IN WILLAMSON COUNTY OFFICIAL PUBLIC RECORDS AFFECTS THIS PROPERTY AS SHOWN HEREON.
 - (5) TEMPORARY CONSTRUCTION EASEMENT CONNECTED TO THE CITY OF GEORGETOWN IN VOLUME 2893, 223 IN WILLAMSON COUNTY DEED RECORDS AND IN JUDGMENT AWARDED IN DOCUMENT NO. 2017021016 IN WILLAMSON COUNTY OFFICIAL PUBLIC RECORDS AFFECTS THIS PROPERTY AS SHOWN HEREON.
 - (6) THIS PROPERTY LIES PRIMARILY IN ZONE AE AREAS WITHIN THE 100-YEAR FLOOD PLAIN, WITH BASE FLOOD ELEVATIONS, ACCORDING TO THE FEDERAL INSURANCE RATE MAP NO. 48491C0095E, DATED SEPTEMBER 26, 2008, AS SHOWN HEREON BY GRAPHICAL FLOODING ONLY.

PLAT OF:
18,664 ACRES

BEING THE RESIDUAL OF A 25.8 ACRE TRACT CONNECTED TO JOE ZAMIA IN VOLUME 1129, PAGE 718 IN WILLAMSON COUNTY DEED RECORDS, SITUATED IN THE ANTONIO FLORES SURVEY, ABSTRACT No. 235 IN WILLAMSON COUNTY, TEXAS.

LAND TITLE SURVEY FOR:
GREGORY CORRALES



WWW.JAGGED.COM
LEANDER, TX 78641
RECEIVED@JAGGED.COM
TIPS'S FROM NO. 107040
(986) 486-8866 (F)

File Name: 170815.dwg Completion Date: 08/31/2017

Scale: 1" = 200' Surveyed by: DN/AC

Drawn by: JG Job No.: 170815

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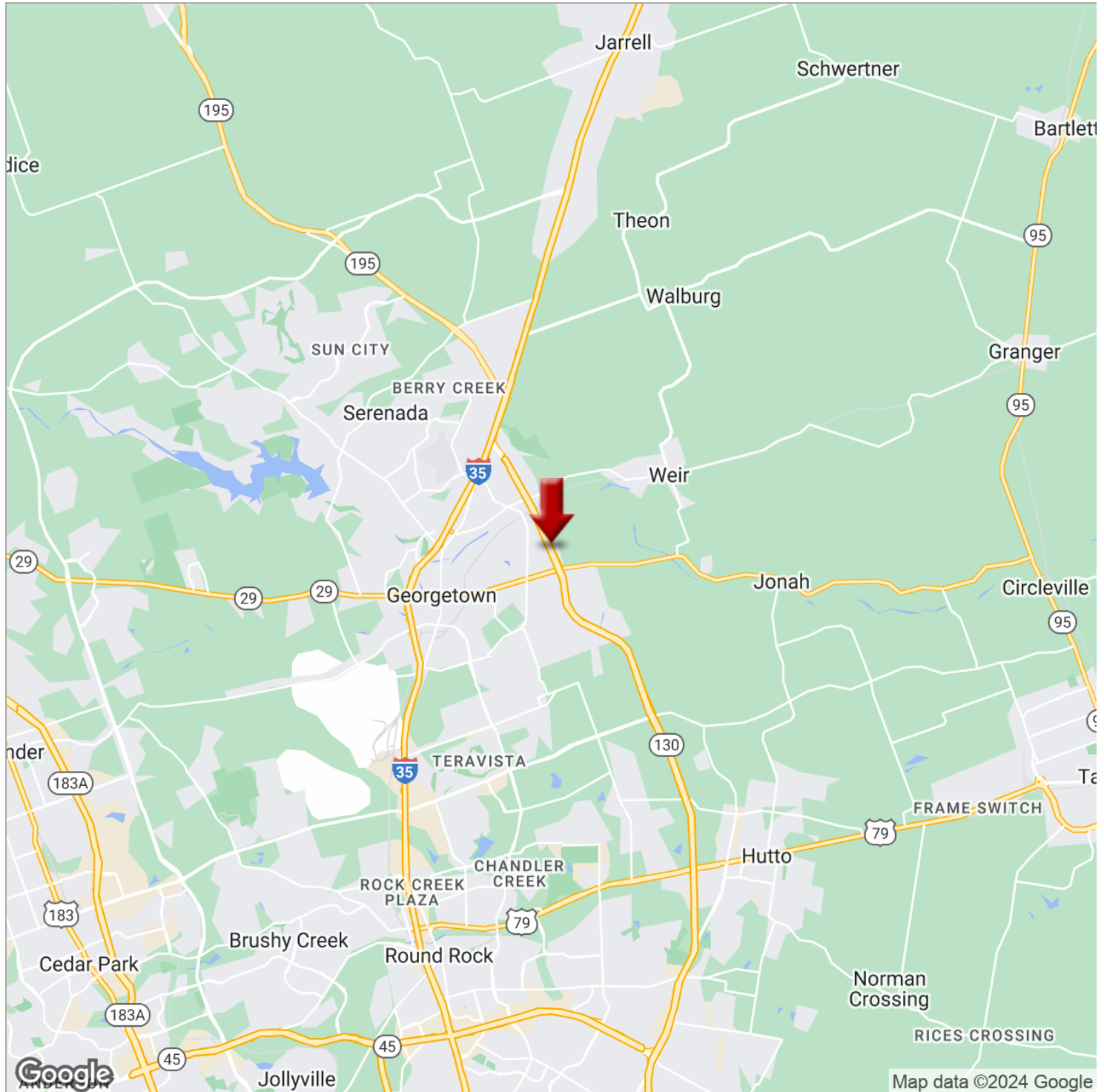
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	1 MILE	5 MILES	10 MILES
Total population	1,702	98,166	428,213
Median age	40.2	34.0	33.6
Median age (male)	40.1	33.4	33.1
Median age (female)	40.6	34.7	34.2

	1 MILE	5 MILES	10 MILES
Total households	604	33,433	162,883
Total persons per HH	2.8	2.9	2.6
Average HH income	\$103,644	\$101,544	\$82,989
Average house value	\$332,832	\$243,670	\$227,358

* Demographic data derived from 2020 ACS - US Census

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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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frances Crossley	624524	Frances@KWCommercial.com	512-751-0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date