
TERMS AND CONDITIONS

EXECUTIVE SUMMARY: This offering consists of prime development land located in Georgetown, TX, approximately 25 miles north of downtown Austin. Known as Longhorn Junction, the development totals over 200 acres that includes frontage along I-35, SE Inner Loop and FM 1460. Of the original tracts, nine tracts are available for sale and included in this offering. Future uses include commercial, hospitality, industrial, multi-family and medical developments. Based on the high visibility and easy interstate access of this development, together with the explosive growth of Georgetown and the surrounding communities, Longhorn Junction represents one of the most desirable development tracts in all of Central Texas.

ADDRESS: SE Corner of I-35 and SE Inner Loop, Georgetown, TX

VIRTUAL DATA ROOM:

A Virtual Data Room has been created and contains important due diligence information on the property. For access to the Virtual Data Room, please visit Hilco's [property-specific web page](#) where interested parties can create an account to login and view all due diligence information.

LETTER OF INTENT SUBMISSION:

Please email your signed Letter of Intent to:

SMadura@HilcoGlobal.com

If sending via mail or delivery service, please send to:

Hilco Real Estate

Attention: Steve Madura – Georgetown, TX

5 Revere Drive, Suite 320, Northbrook, IL 60062

Please call Steve Madura with any questions at (847) 504-2478.

TERMS: The following items should be filled in on the Letter of Intent:

- *Buyer Information*
- *Offer Price*
- *Buyer's Premium*
- *Total Purchase Price*
- *Earnest Money Deposit*
- *List of any contingencies required to close the transaction*
- *Closing timeline*

Note: *Time is of the essence. Seller prefers non-contingent offers with quick closing timeframes, but understands developers need for certain approvals. All offers will be considered. Quick closing will be given strong consideration!*

INSPECTION: This property is being offered for sale in its existing condition. We recommend buyers thoroughly inspect the property prior to submitting an offer. Those inspecting the property assume all risk associated with any inspection.

As this is vacant land, on-site inspections can be done at buyer's leisure.

CITY OF GEORGETOWN CONTACT: Should buyers have questions regarding future use, zoning, utilities, etc., they are encouraged to reach out to the City of Georgetown.

Michaela Dollar
Economic Development Director
City of Georgetown
512.774.8215
michaela.dollar@georgetown.org

BROKER PARTICIPATION: A real estate broker licensed in the property's state whose client agrees to broker's representation and who complies with these Terms of Sale shall be entitled to a referral fee of 2% of the Purchase Price upon the successful closing by its client. Broker fees are subject to change per property. Broker registration of its client will occur at said client's first on-site inspection or upon Hilco Real Estate's receipt of a Broker's Buyer Representation letter signed by client. A copy of the registration will be given back to the buyer's broker signed by Hilco Real Estate acknowledging representation. No broker registration of a client-prospect will be granted if the client was previously contacted by Hilco Real Estate or if prospect previously contacted Hilco Real Estate during the conduct of the marketing campaign. No broker registration will be granted to a broker that is participating in the sale either directly or as an equity partner.

Disclaimer: The information provided in any of our marketing material or due diligence information is subject to inspection and verification by all parties who are relying on it to formulate their bid. No liability for its inaccuracy, errors, or omissions, is assumed by the Seller or its agents. **ALL SQUARE FOOTAGE, DIMENSIONS, ACREAGE AND TAXES IN THIS AND OTHER MARKETING MATERIALS ARE APPROXIMATE. This offering may be withdrawn, modified or canceled without notice at any time. This is not a solicitation or offering to residents of any state where this offering is prohibited by law. This property is being sold on an "AS IS, WHERE IS" basis.**