

FOR SALE | 2150 NORTH INTERSTATE 35 FRONTAGE ROAD

GEORGETOWN, TX 78626



OFFERING SUMMARY

Available AC: 6.57 Acres

Lot Size: 12.57 Acres

Zoning: C-3 / IN

Market: Georgetown

LOCATION OVERVIEW

- Located on East side of IH-35 with 1400+ sq ft of highly visible frontage
- South of the SH-130/ IH -35 interchange
- Within one half mile of the two northbound on-ramps
- Zoned C-3 and IN
- Utilities are to the site
- Zoned C-3 along frontage and IN in the rear of the property

STEPHEN DEPIZZO

Executive Vice President
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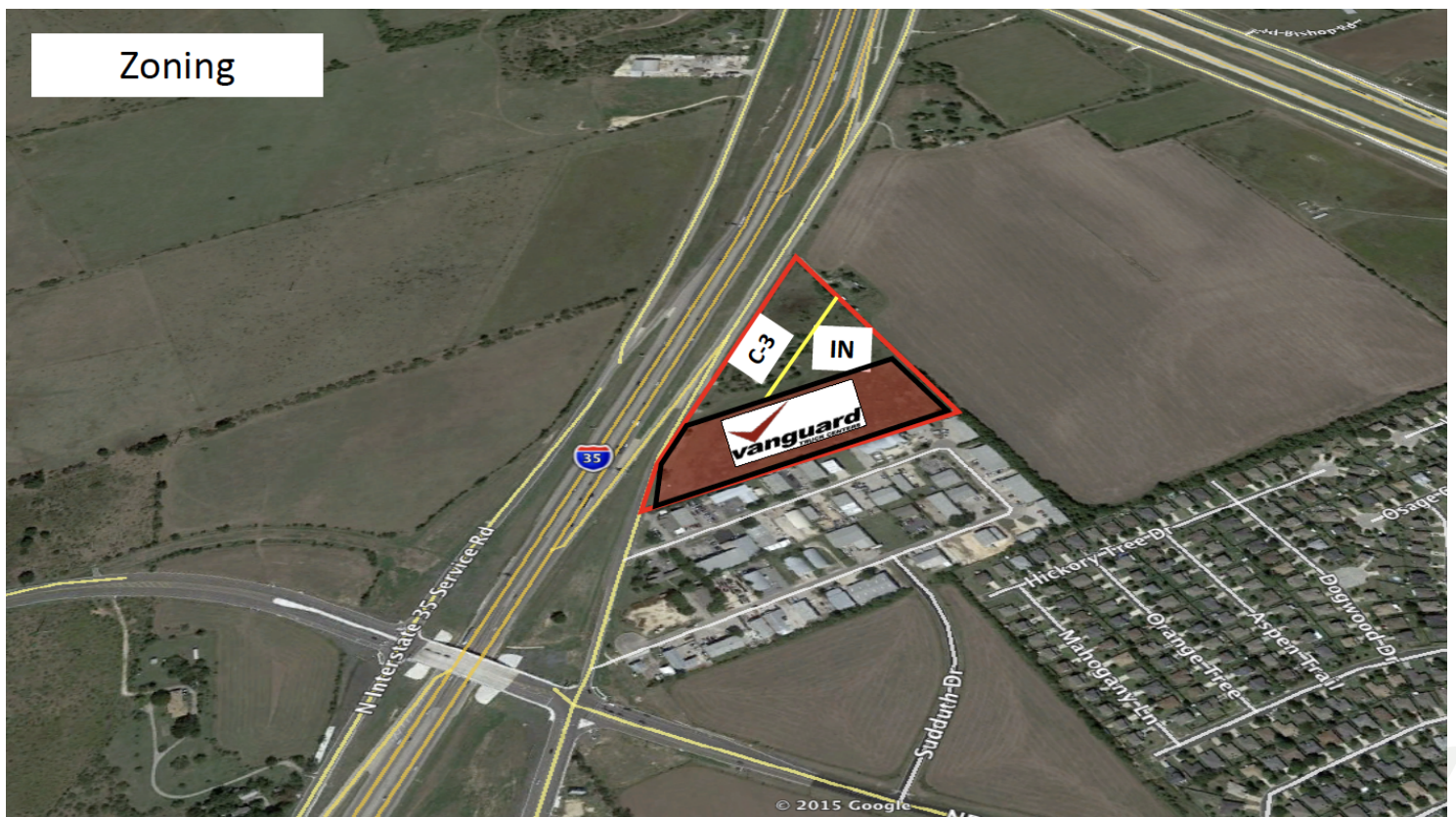


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Zoning



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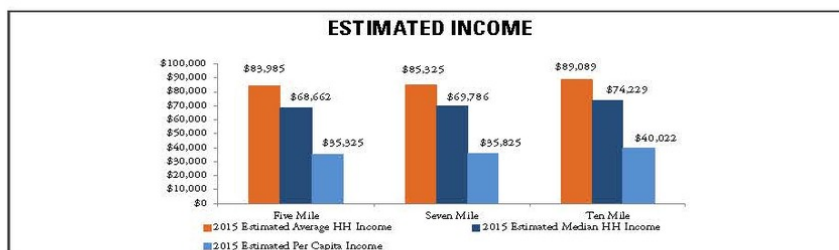
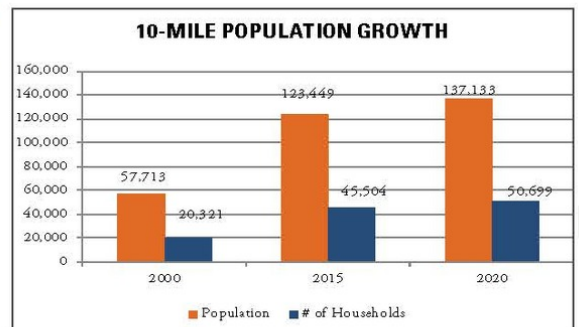
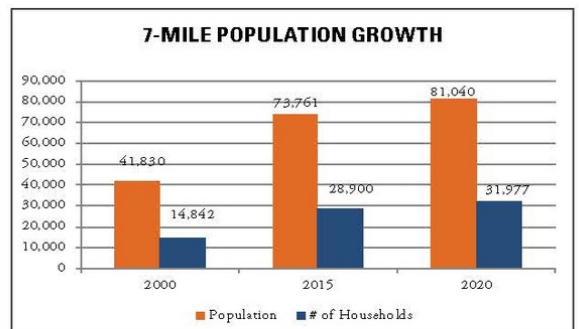
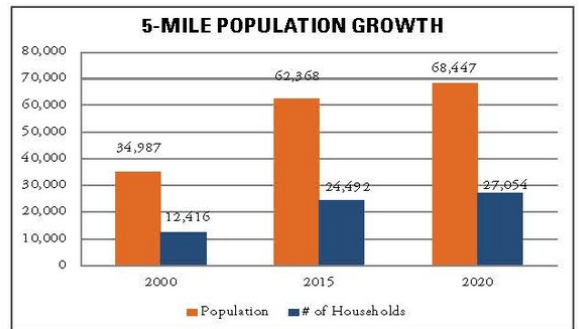
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DEMOGRAPHICS

	5-MILE RADIUS	7-MILE RADIUS	10-MILE RADIUS
POPULATION			
2020 Projection	68,447	81,040	137,133
2015 Estimate	62,368	73,761	123,449
2010 Census	55,191	65,137	106,558
2000 Census	34,987	41,830	57,713
Est. Growth 2015-2020	9.8%	9.9%	11.1%
Growth 2010-2015	13.0%	13.2%	15.9%
Growth 2000-2010	57.8%	55.7%	84.6%
2015 Est. Median Age	45	45	39
2015 Est. Average Age	44	44	40
HOUSEHOLDS			
2020 Projection	27,054	31,977	50,699
2015 Estimate	24,492	28,900	45,504
2000 Census	12,416	14,842	20,321
Est. Growth 2015-2020	10.5%	10.7%	11.4%
Growth 2010-2015	14.7%	15.2%	16.7%
Growth 2000-2010	72.0%	69.0%	92.0%
INCOME			
2015 Est. Average Household Income	\$83,985	\$85,325	\$89,089
2015 Est. Median Household Income	\$68,662	\$69,786	\$74,229
2015 Est. Per Capita Income	\$35,325	\$35,825	\$40,022
HOUSING VALUE			
2015 Est. Median Value	\$218,088	\$221,919	\$218,923
2015 Est. Median Year Structures Built	1998	1999	2001



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City of Georgetown Economic Development Department Future Land Use

Regional Commercial

This category applies to the large concentration of commercial uses that serve or draw a regional market, such as major shopping centers, stand-alone big box retail, tourist attractions, supporting accommodations, and automobile-oriented commercial uses, that rely on convenient access from major transportation routes and highway interchanges.

Employment Center

This designation is intended for tracts of undeveloped land located at strategic locations, which are designated for well planned, larger scale employment and business activities, as well as supporting uses such as retail, services, hotels and high density residential development (stand-alone or in mixed-use buildings).

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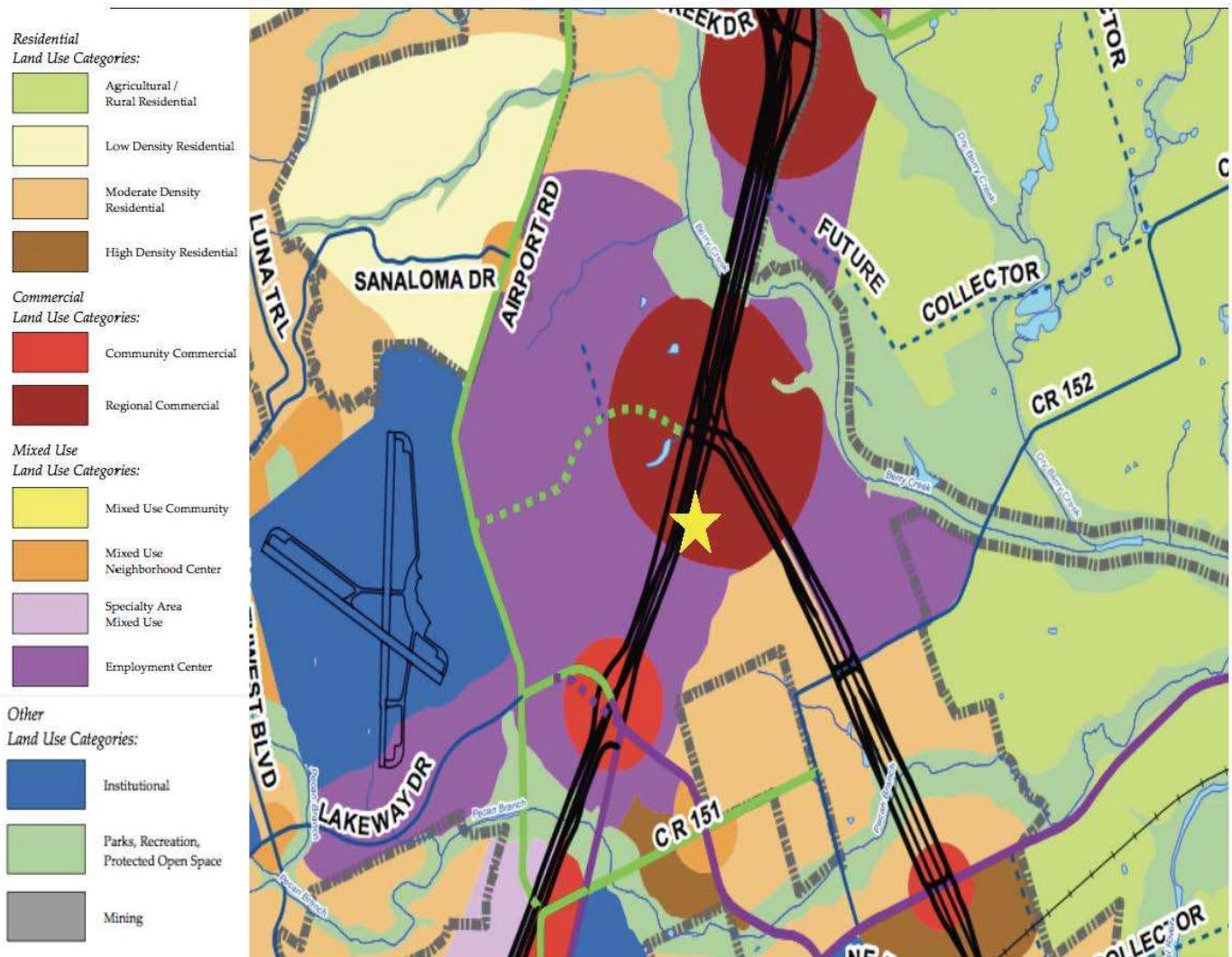
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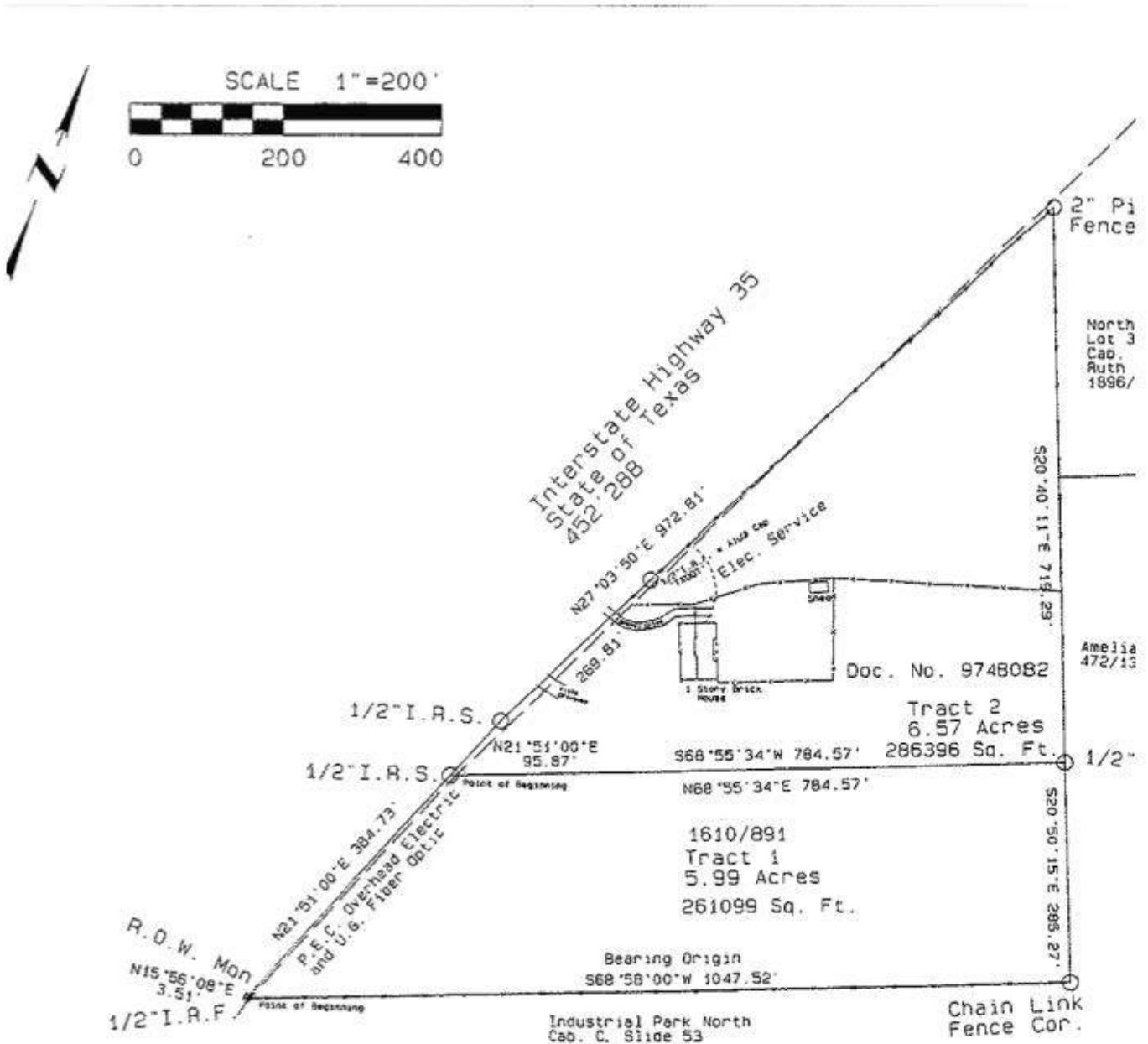
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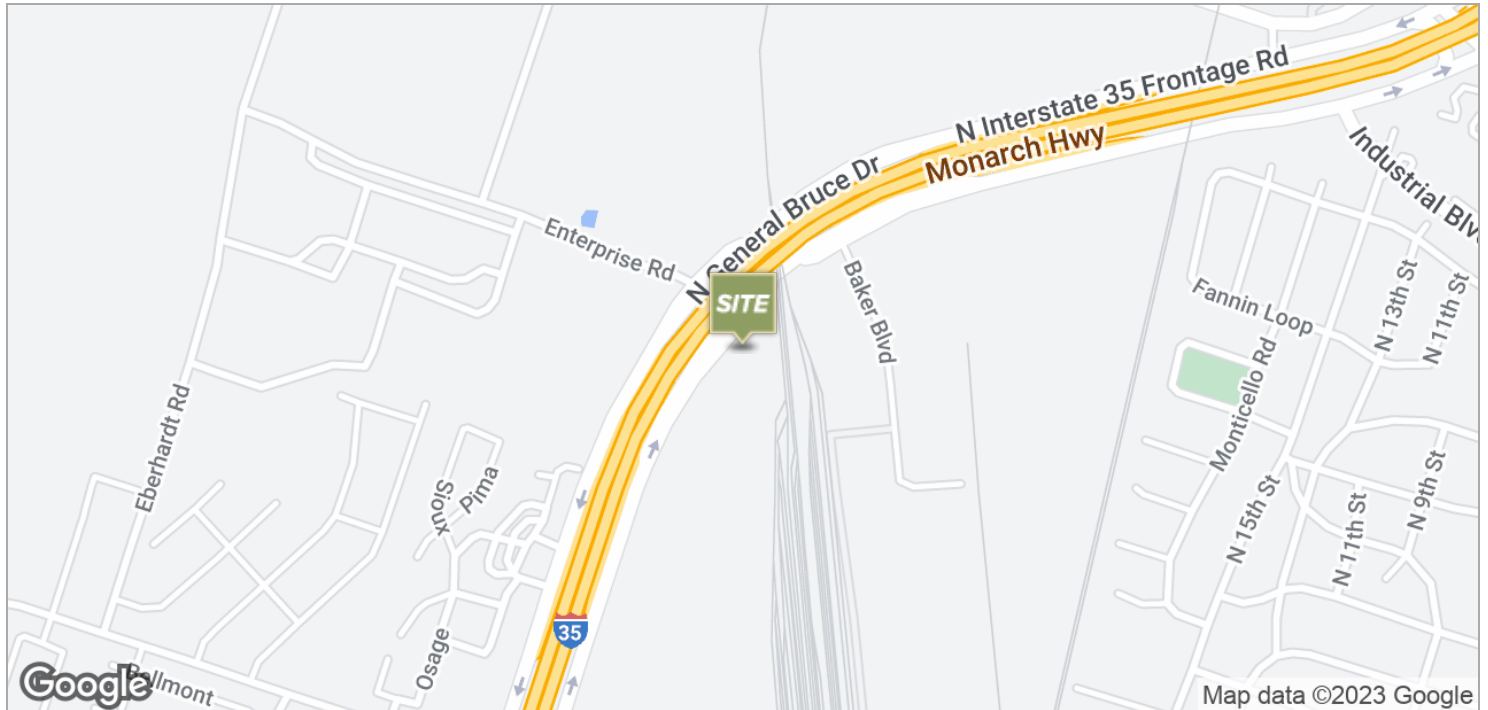
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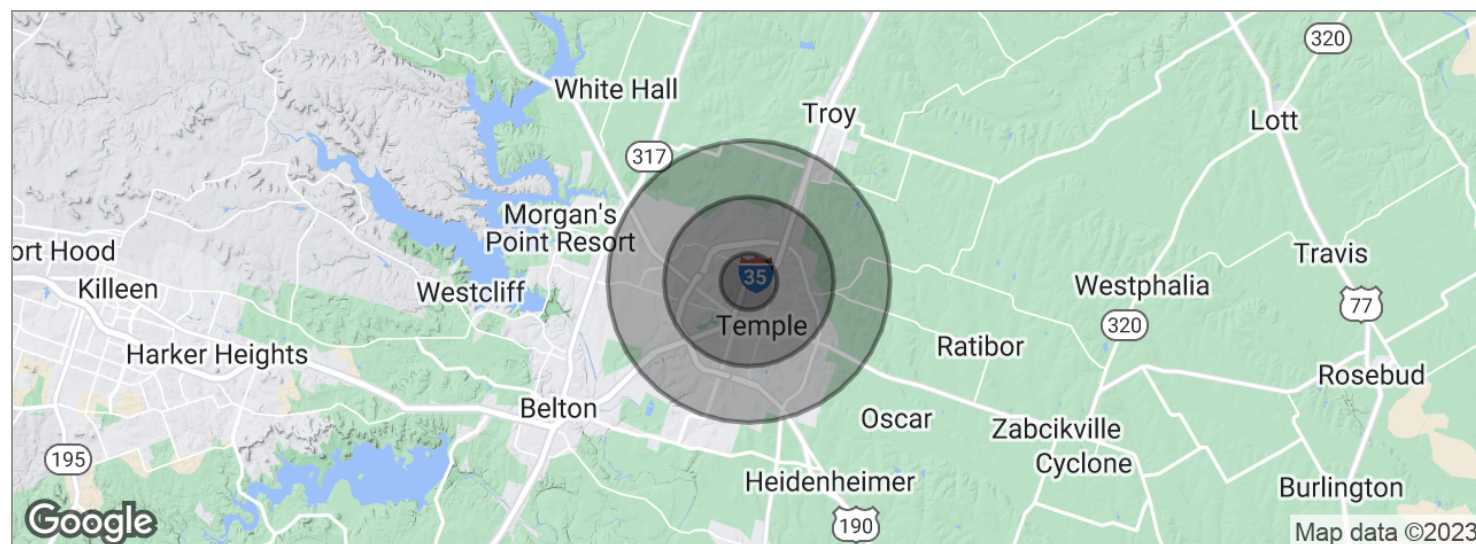
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,157	26,702	49,644
Median age	31.3	32.9	35.1
Median age (Male)	27.1	29.8	32.6
Median age (Female)	35.9	35.3	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,663	8,840	17,143
# of persons per HH	3.1	3.0	2.9
Average HH income	\$54,311	\$67,910	\$76,510
Average house value	\$415,900	\$186,273	\$204,535

* 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.

11-2-2015



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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Stephen DePizzo	639262	sdepizzo@stcroixca.com	512.391.0718
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date