



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	11,593	47,340	72,901
2019 Average HH Income	\$68,514	\$87,785	\$98,187
2019 Daytime Population	10,187	36,977	51,994

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FOR SALE

\$450,000

FOR LEASE

Call for Pricing

AVAILABLE SPACE

1,332 SF Building on 0.85 Acre

PROPERTY HIGHLIGHTS

- Excellent visibility from IH-35 with exposure to 87,917 VPD (TxDOT 2018)
- Deed restrictions on the property prohibit the operation of a C-store
- Close proximity to Austin Community College and Southwestern University
- Surrounded by national retailers

TRAFFIC COUNT

IH-35: 87,917 VPD
Williams Dr: 34,519 VPD
(TxDOT 2018)

AREA TRAFFIC GENERATORS



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I-35 Freestanding Building

NWQ OF I-35 & WILLIAMS DR
221 IH-35
GEORGETOWN, TX 78626



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RETAIL DEMAND

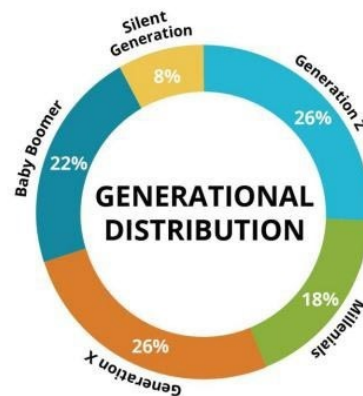


2019 CONSUMER DEMOGRAPHICS

GEORGETOWN PTA POPULATION **127,298** | CITY POPULATION **74,180**



Source: Georgetown EDC / ESRI 2019



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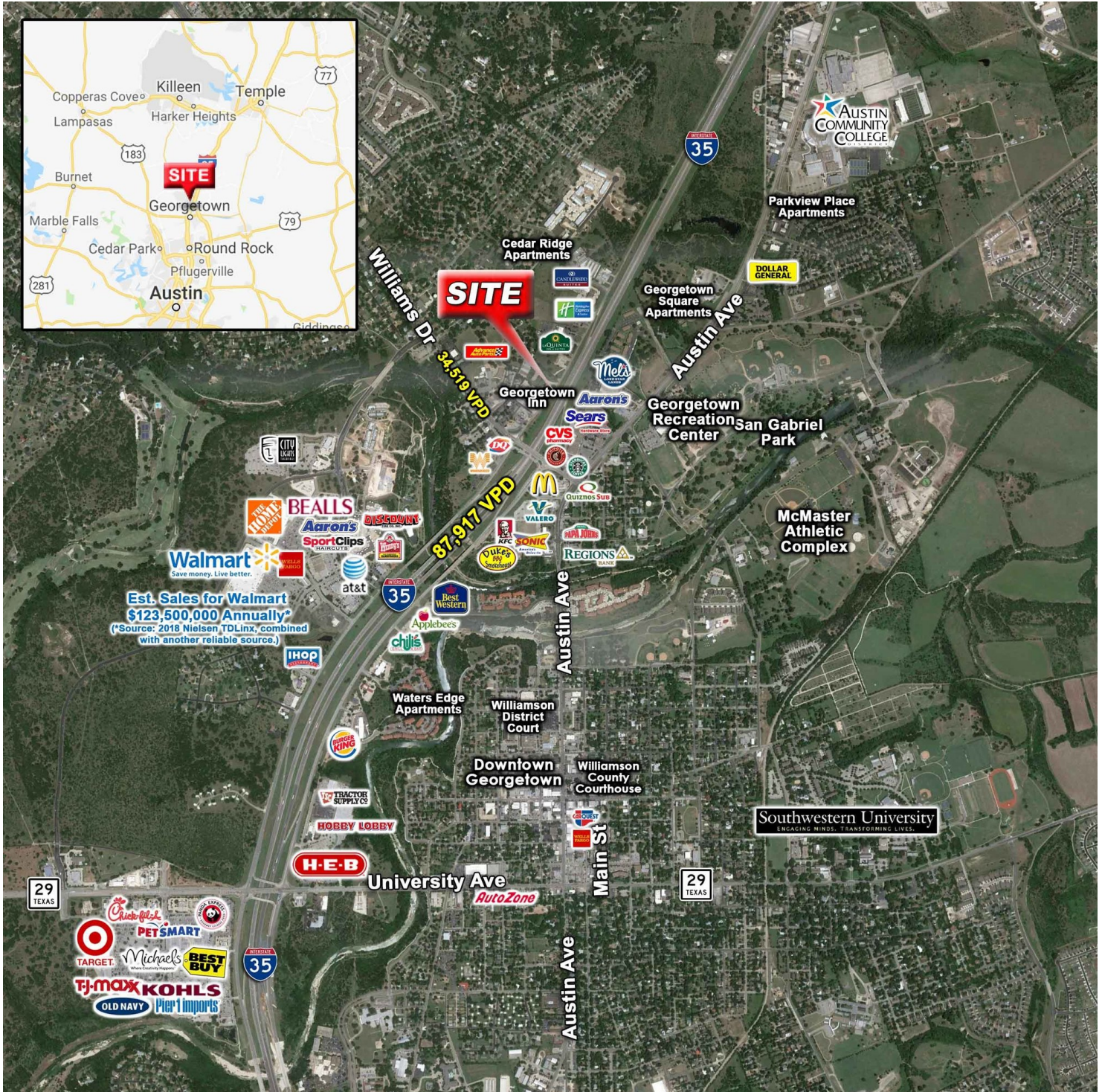
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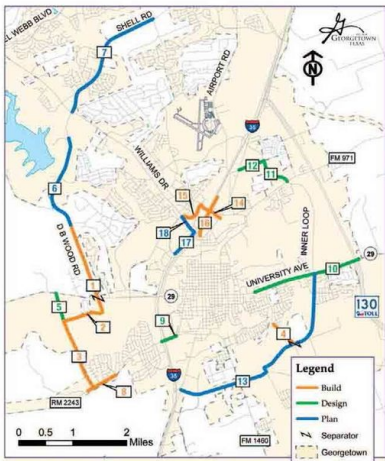
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TRANSPORTATION BOND ELECTION

Proposed projects would address five key transportation objectives.

North-south mobility

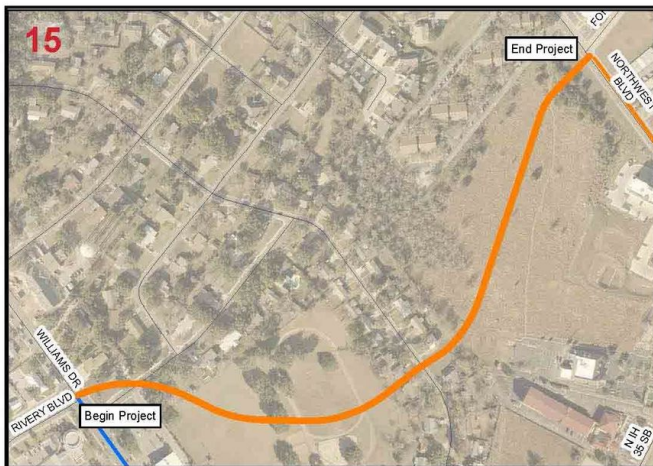
1. DB Wood Road (build) University to Oak Ridge
2. Wolf Ranch Parkway (build)
3. Southwest Bypass (build) Wolf Ranch Parkway to Leander Road
4. Southwestern Boulevard (build)
5. Southwest Bypass (design) Wolf Ranch Parkway to University Avenue
6. DB Wood Road (plan) Oak Ridge to Overlook Drive
7. Shell Road (plan)

East-west mobility

8. Leander Road (build)
9. Leander Road Bridge (design)
10. East University Avenue (design)
11. NE Inner Loop (design)
12. Stadium Drive (design)
13. SE Inner Loop (plan)

Central core mobility

14. Northwest Boulevard Bridge (build)
15. Rivery Boulevard extension (build)
16. I-35 northbound frontage (build)
17. I-35 southbound frontage (plan)
18. Williams Drive (plan)



CENSUS: GEORGETOWN IS FIFTH FASTEST-GROWING CITY IN U.S.

MAY 26, 2017

A new report from the U.S. Census Bureau released yesterday shows that Georgetown is ranked fifth on the list of fastest-growing cities in the country with a population of more than 50,000. Georgetown's growth rate was 5.5 percent from July 1, 2015, through July 1, 2016, resulting in a population estimate of 67,140.

Georgetown was the fastest-growing city in the U.S. on the list released last year by the census for the period from July 1, 2014, through July 1, 2015. Georgetown was the second-fastest growing city in the U.S. in the prior year.



Georgetown's population was 47,400 in the 2010 decennial census. According to today's estimate, Georgetown added 19,740 residents with a growth rate of 42 percent from 2010 to 2016.

"It's not surprising that Georgetown continues to be one of the fastest-growing cities in the country," says Georgetown Mayor Dale Ross. "Georgetown has what many are looking for—beautiful parks and trails, great schools, and a gorgeous historic downtown with one-of-a-kind shops. We are one of the safest towns in the state and we've been recognized internationally for moving to 100 percent wind and solar energy next year. We also have quality city staff and an outstanding city council who, with the support of our residents, have made investments in facilities and roads to ensure that we can support quality growth while preserving our unique charm."

The news release from the Census about the fastest-growing cities in the U.S. in 2015 to 2016 is at www.census.gov/newsroom/press-releases/2017/cb17-81-population-estimates-subcounty.html.

Source: <https://georgetown.org/2017/05/26/census-georgetown-is-fifth-fastest-growing-city-in-u-s/>

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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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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date