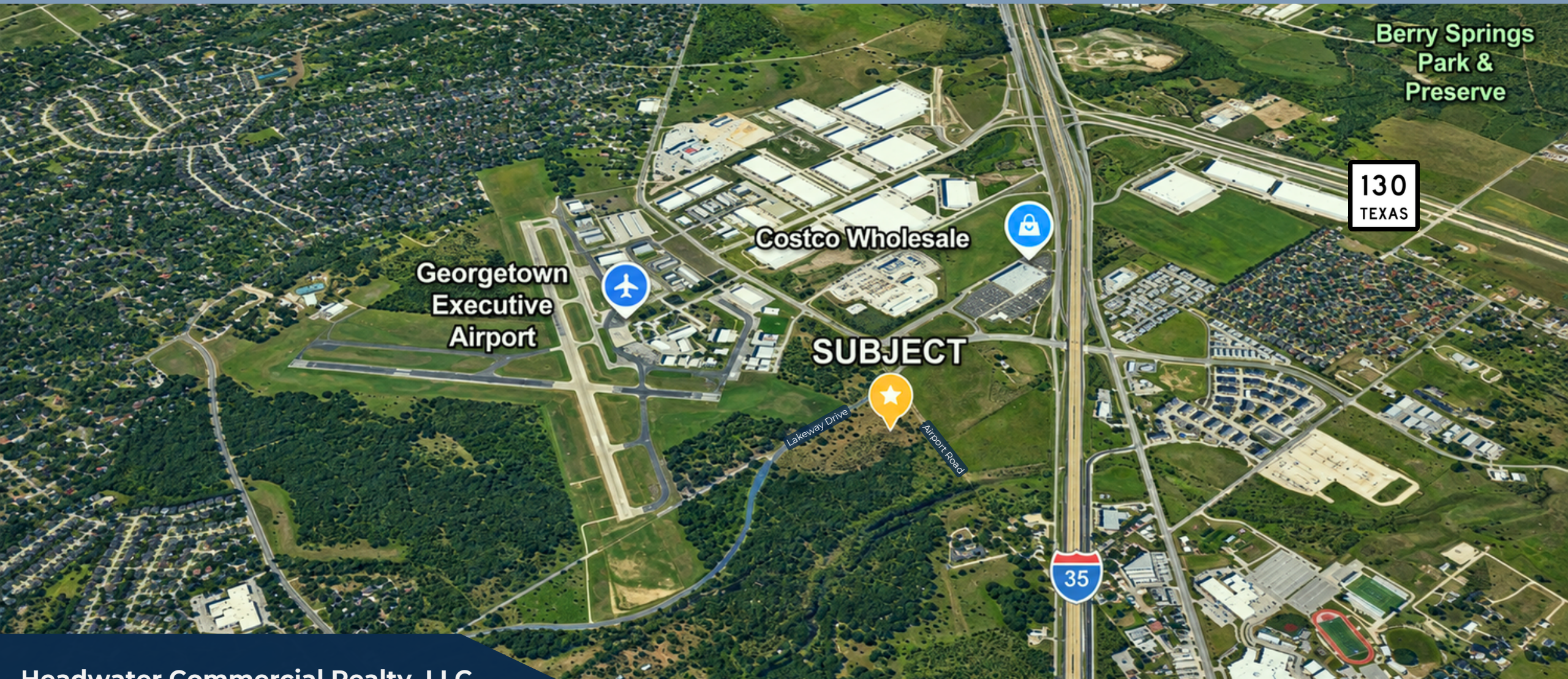


FOR SALE

52.38 Acres



Headwater Commercial Realty, LLC

512.763.4444 | info@hw-companies.com | www.hw-companies.com

PROPERTY DETAILS

PROPERTY FEATURES

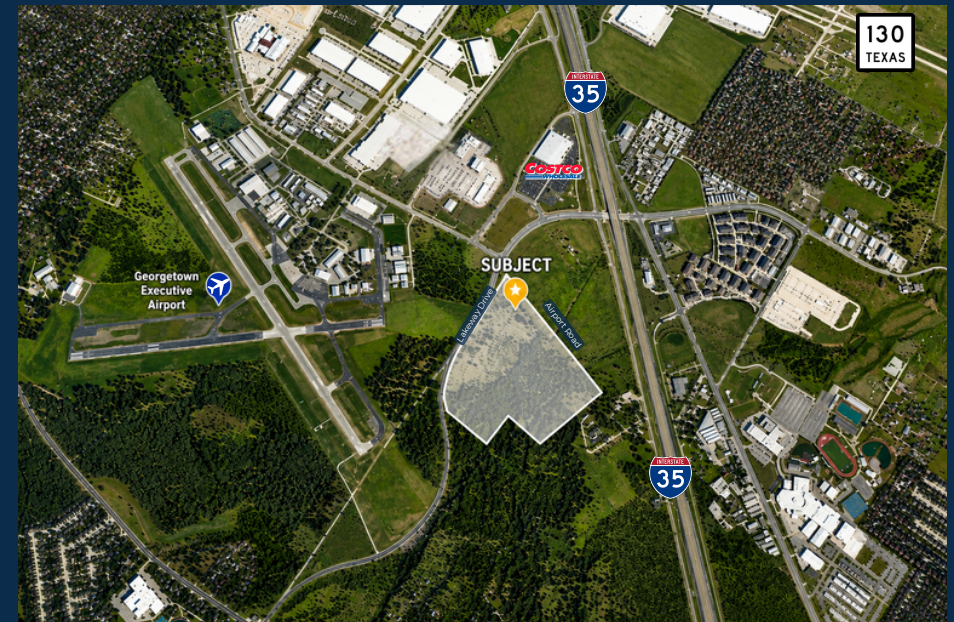
- ±52.3-acre development opportunity
- Estimated ±400,000 rentable SF development potential
- AG (Agricultural) zoning
- Waterline along Lakeway Drive
- Wastewater available along Airport Road
- Tree Survey, Phase I & Phase II Environmental Studies available

DEVELOPMENT POTENTIAL

- Destination retail development*
- Regional commercial projects*
- Advanced manufacturing*
- Distribution and assembly uses*
- Mixed-use development potential*
- *Subject to rezoning and applicable approvals.

LOCATION ADVANTAGES

- Across from Costco on Georgetown's north side
- Easy access to IH 35, SH 130 and Hwy 195
- Less than 0.25 mile from Georgetown Municipal Airport
- Located within Georgetown's expanding commercial corridor
- Excellent connectivity to Austin, Round Rock, Temple, Killeen and the Central Texas region



LOCATION AND PROXIMITY



Walmart
Academy Sports + Outdoors
Walgreens
The Home Depot
Cane's
Ascension
Panera Bread
Baylor Scott & White

COSTCO WHOLESALE
CAT
TEXAS SPEED & PERFORMANCE

OLD NAVY
Chick-fil-A
McAlister's Deli
SEPHORA
JAMES AVERY
T.J. MAXX
PET SMART
Starbucks Coffee

ALDI
P. TERRY'S
verizon
FIRST WATCH
Jason's Deli
Olive Garden
Jersey Mike's
The Yard
Tiff's Treats
goodwill

CAVA LOFT

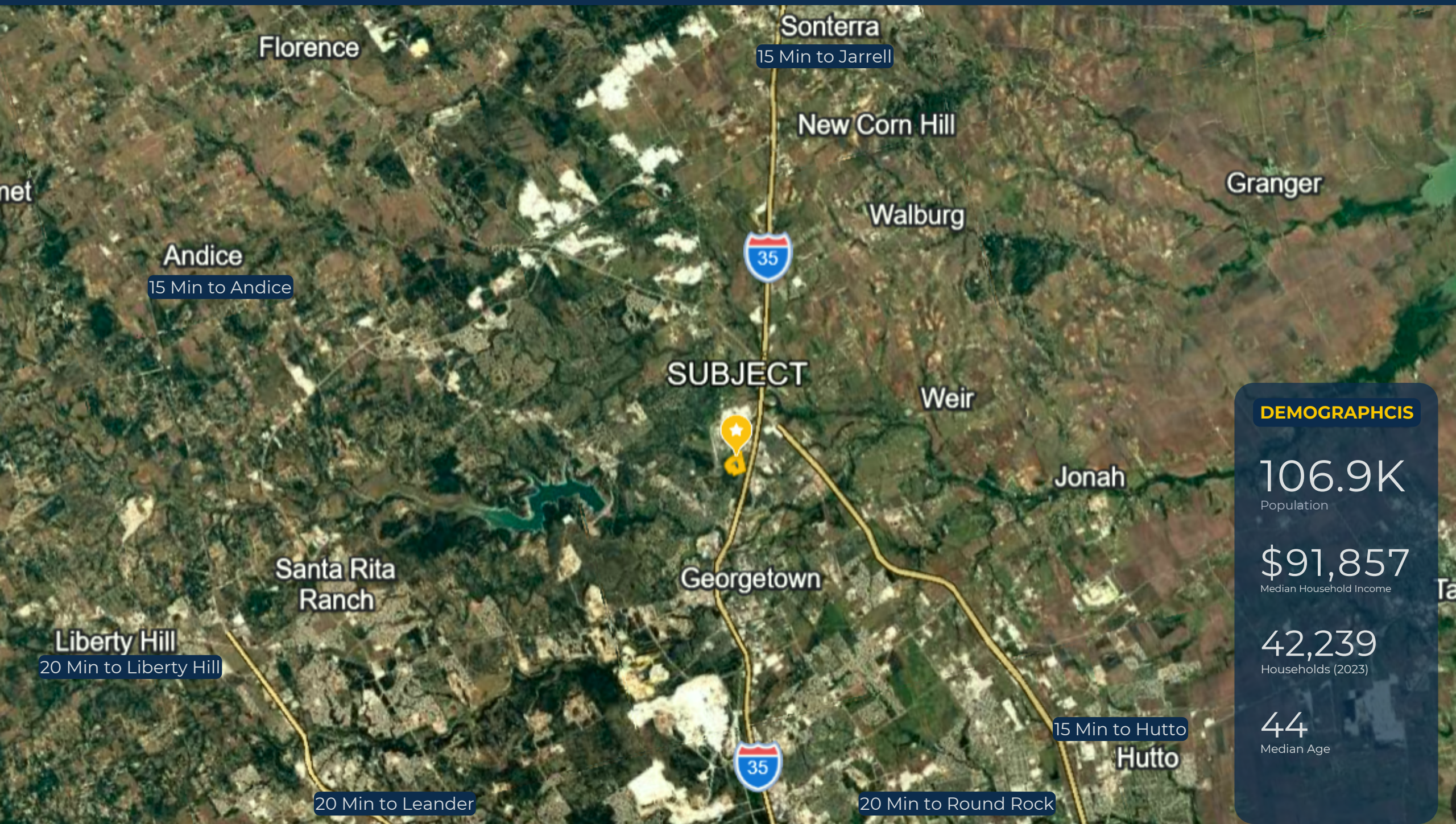
BEST BUY

35

130
TEXAS

Hutto

LOCATION AND DEMOGRAPHICS



DEMOGRAPHICS

106.9K

Population

\$91,857

Median Household Income

42,239

Households (2023)

44

Median Age

FOR SALE

52.38 Acres

Georgetown
Executive
Airport

COSTCO
WHOLESALE

SUBJECT

KEN MONGOLD

Headwater

832.483.8899 | Ken@Hw-companies.com

The information contained here in has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.