

Berry Creek Highlands

RETAIL PARCELS

SIGNALIZED
INTERSECTION
DELIVERING
AUGUST 2026

LOT 1
6.937 AC

SUBJECT
PROPERTY
±15.002 ACRES

LOT 2
8.015 AC

AW
ASHTON WOODS.

NEXmetro
Communities

ALTA
BERRY CREEK

AW
ASHTON WOODS.

AW
ASHTON WOODS.

Berry Creek
Elementary School
Opening Q3 2026

AW
ASHTON WOODS.

CHESMAR
HOMES

BERRY CREEK
—HIGHLANDS—

Shell Rd

FOR SALE

±15 acre commercial/
retail development
opportunity in
Georgetown, TX

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AVISON
YOUNG

Offering summary

Avison Young is pleased to present the opportunity to acquire ±15.002 acres of commercial land located at the entrance to the Berry Creek Highlands community in Georgetown, TX. Situated at SH-195 & Cowboy Canyon Dr, the Property consists of two parcels totaling ±6.987 acres and ±8.015 acres and is zoned C-3 (General Commercial), allowing for a wide range of retail and commercial uses. The site will benefit from utilities delivered to the edge of the parcels and a future signalized intersection at BCH Way & SH-195 delivering August 2026, making it an ideal location for commercial or retail pad site development serving the rapidly growing Georgetown trade area.

ADDRESS

SH-195 & Cowboy Canyon Dr

SIZE

±15.002 Acres Total

Lot 1: 6.987 Acres

Lot 2: 8.015 Acres

INFRASTRUCTURE

Signalized intersection at BCH Way & SH-195 delivering Q326

UTILITIES

To be delivered to edge of parcels. MUD tax rate: \$0.55

**not subject to MUD reimbursables*

TAX RATE (2025)

2.4836/\$100

ZONING

C-3 (General Commercial)

ALLOWABLE USES

See permitted use chart [here](#)

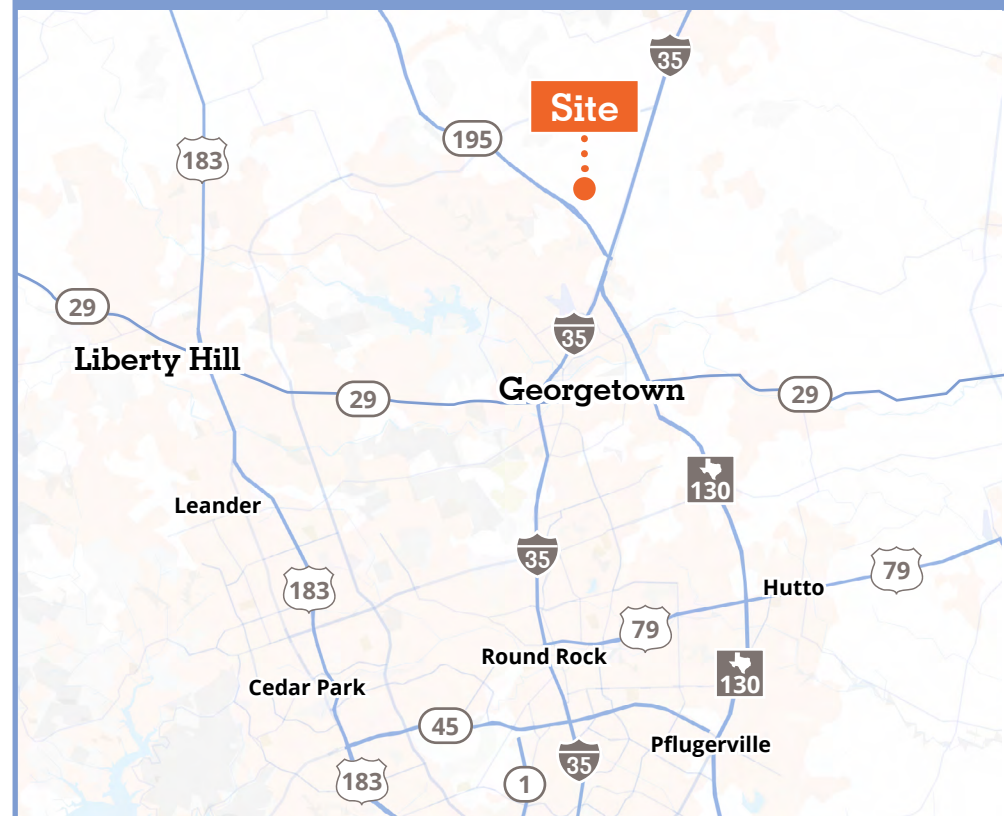
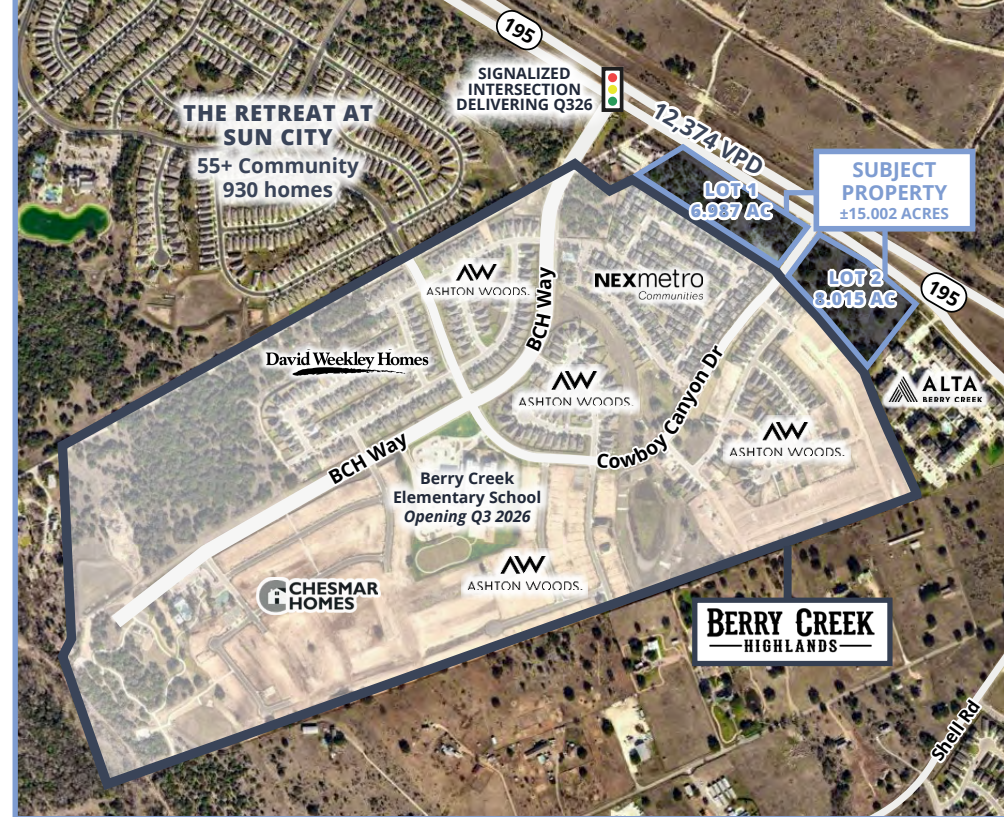
SCHOOL DISTRICT

Jarrel ISD

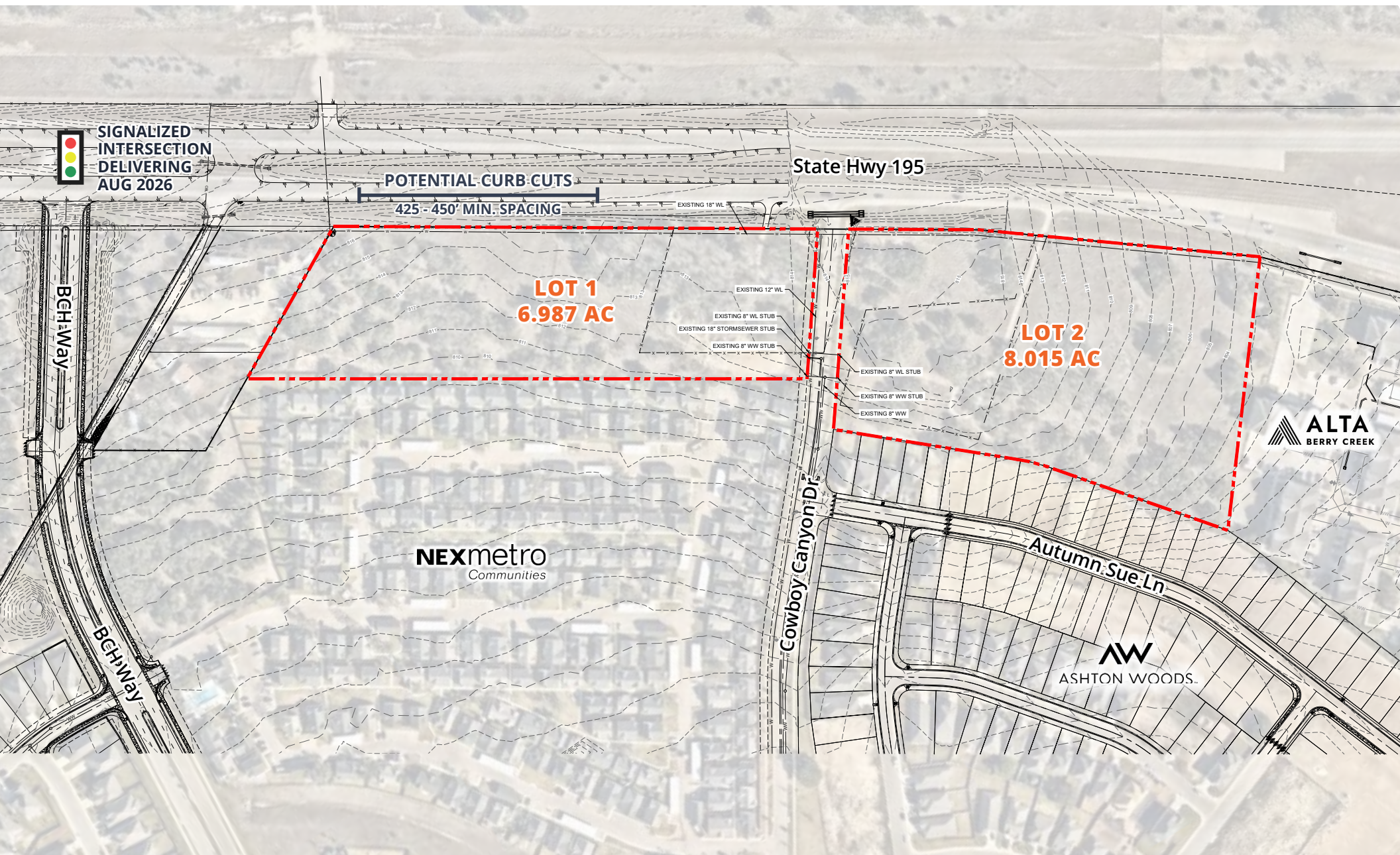
ASKING PRICE

Contact Broker

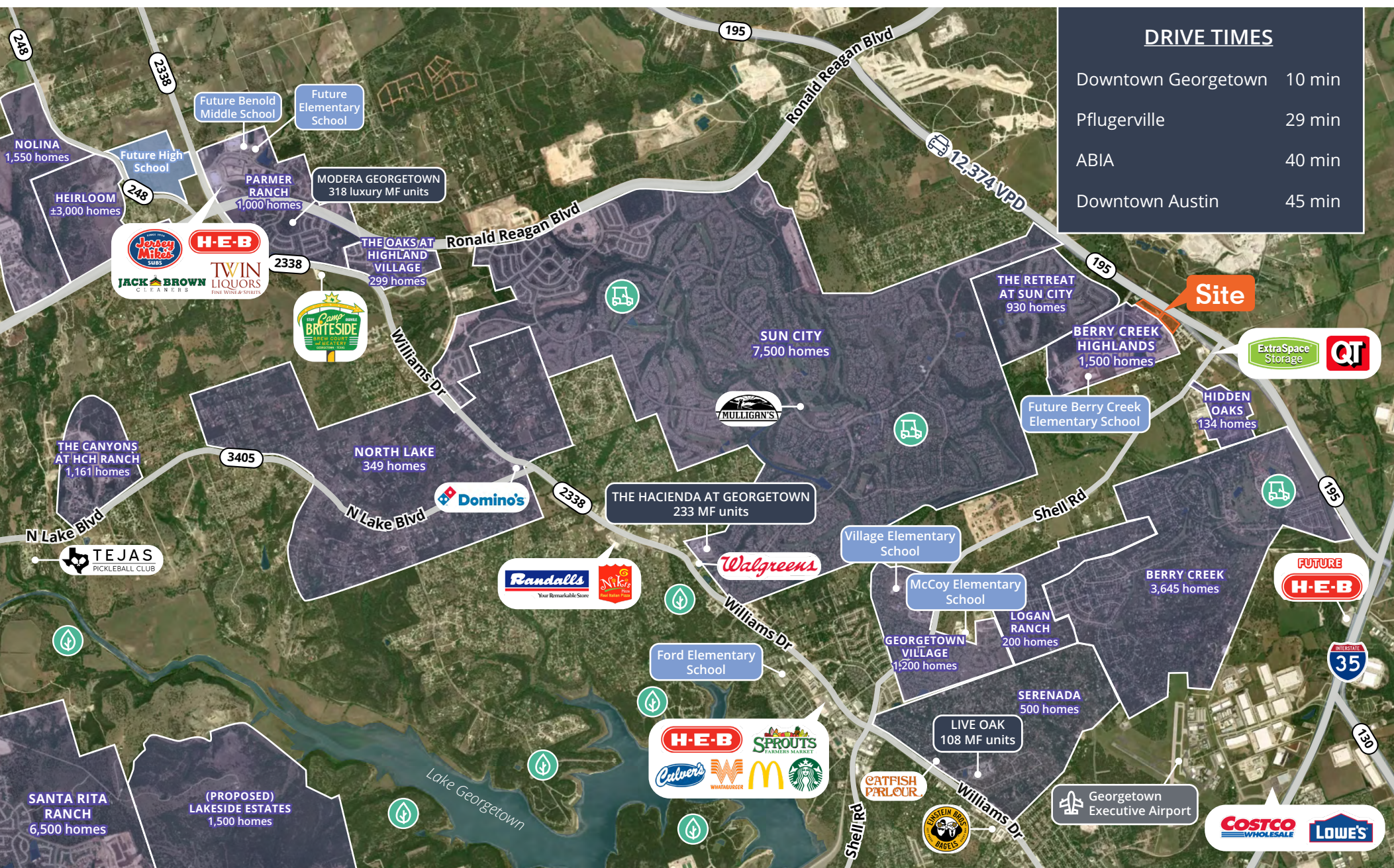
[VIEW DD MATERIALS HERE](#)



Parcel plan



Area amenities



Georgetown market overview

Located approximately 30 miles north of Austin along the highly traveled I-35 corridor, Georgetown is one of the fastest-growing cities in Central Texas and a key part of the Austin-Round Rock MSA. The city has surpassed 100,000 residents following years of sustained population growth driven by both regional expansion and out-of-state migration.

Strong household incomes, continued job growth, and significant residential development have expanded Georgetown's consumer base and trade area. Ongoing infrastructure improvements and proximity to major employment hubs in North Austin and Round Rock continue to support retail demand, positioning the market for long-term commercial growth and investment stability.



101,344

TOTAL POPULATION



\$484,923

**MEDIAN HOUSEHOLD
PROPERTY VALUE**

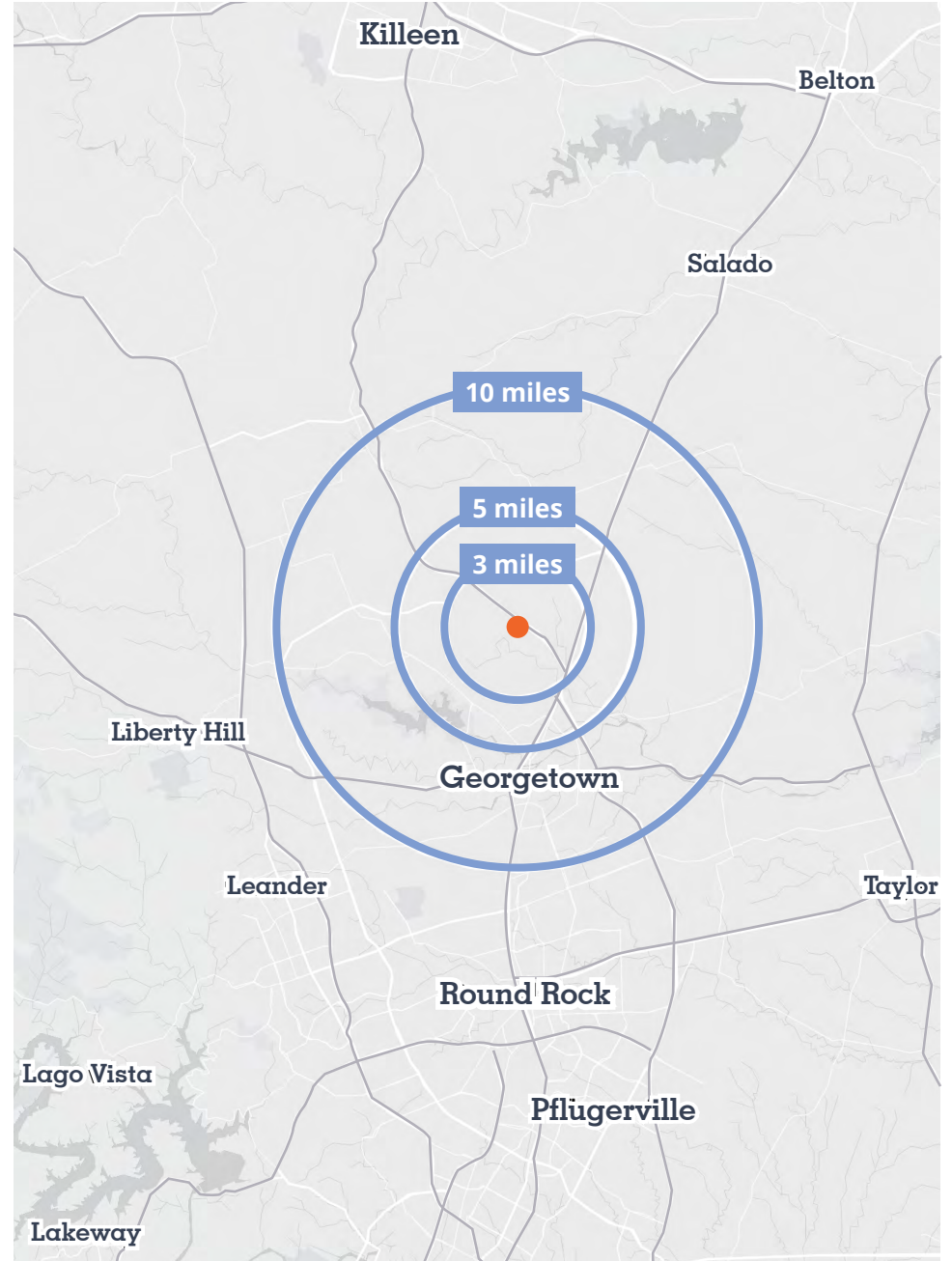


\$132,966

**AVERAGE HOUSEHOLD
INCOME**

Demographics (2025)

POPULATION	3 MILE	5 MILE	10 MILE
Total population	18,454	46,091	154,624
Median pop. (female)	9,861	24,245	78,439
Median pop. (male)	8,593	21,846	76,185
Median age	54	52	42
INCOME			
Average income	\$150,573	\$142,680	\$153,569
Median income	\$114,034	\$105,620	\$113,699
HOUSEHOLDS			
Total households	8,891	21,347	62,128
# of persons per HH	2	2	2
Median home value	\$478,493	\$475,388	\$474,637
Median rent	\$1,596	\$1,487	\$1,500



If you would like more
information on this offering,
please get in touch.



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date