



**FOR SALE – 1.40+/- ACRES TO 24 +/- ACRES
SOUTHWEST CORNER CR 151 & INNER LOOP ROAD
GEORGETOWN, TX 78626**

Presented By:

Steve Turner
Representing the Seller
512-930-2800

The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The property is being offered for sale in "AS IS, WHERE IS" condition. Please note that all information submitted for your review has been gathered from what we believe are reliable sources, but the accuracy of the information is not guaranteed. Turner Commercial Properties has attempted to use reasonable care in obtaining the information submitted to you. Generally, a substantial portion of the information must be obtained from sources other than Turner Commercial Properties. Not all sources can be absolutely confirmed. Consequently, Turner Commercial Properties makes no warranty, either express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. No warranty or representation is made to you as to the value, or the accrual of future value, for this property. Turner Commercial Properties urges that you consult your business, tax and legal advisors before you make any final determination regarding the property being offered to you. The Broker **STRONGLY** encourages an independent examination of the property be conducted by representatives of the buyer. **IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS.**

**FOR SALE – 1.10+/- ACRES TO 24 +/- ACRES
SOUTHWEST CORNER CR 151 & INNER LOOP ROAD
GEORGETOWN, TX 78626**

LEGAL:

AW0235 Flores Survey, Acres 24.06, Known as CR 151.

LOCATION:

Traveling north on IH-35, Exit 264 (Lakeway Drive/Airport Road) and continue to the intersection of Austin Avenue and Inner Loop. Turn east (right) on Inner Loop. Continue approximately ½ mile and the property is located at the corner of CR151 and Inner Loop.

DESCRIPTION:

The site is described as a 24+/- acre mixed use development site. Located near Georgetown High School and multiple subdivisions.

Property has approximately 920 feet of frontage on CR 151 and 1,140+/- feet on Inner Loop Road. Pad sites can be combined and reconfigured if needed. Community retention pond on site.

Site plan has been preliminarily approved by the City of Georgetown for four 1+ acre pad sites, water quality area and two larger development tracts. Both larger tracts area ideal for multi-family or sporting /entertainment use. The multi-family tract could be as large as 14 acres located on the south side of tract.

ZONING: Majority of the property is zoned “Agriculture”. The pad sites location on Inner Loop side are zoned “Office” and Industrial.

UTILITIES: Water, wastewater and electricity available on site from City of Georgetown.

TAXES: Currently AG Exempt - \$1,925.00

COMMENTS:

This property is being offered for sale or lease in its “AS IS, WHERE IS” condition. Property located on the north side of Georgetown, where there is currently much activity near the expanding Georgetown High School and sports facilities. Located across the street is the proposed Gateway Crossing – a 73+/- acre mixed-use development site with plans to do a regional soccer, football, lacrosse, basketball and volleyball facility and all retail uses that will accompany. See enclosed proposed Gateway Crossing Site Plan.

PRICE:

*Entire 24 acres is priced at \$2.00 sq. ft.-\$2,096,107
Pads are \$3.00 per sq. ft. to \$5.00 per sq. ft.*

COMMISSION: 3% to Buyer’s Broker

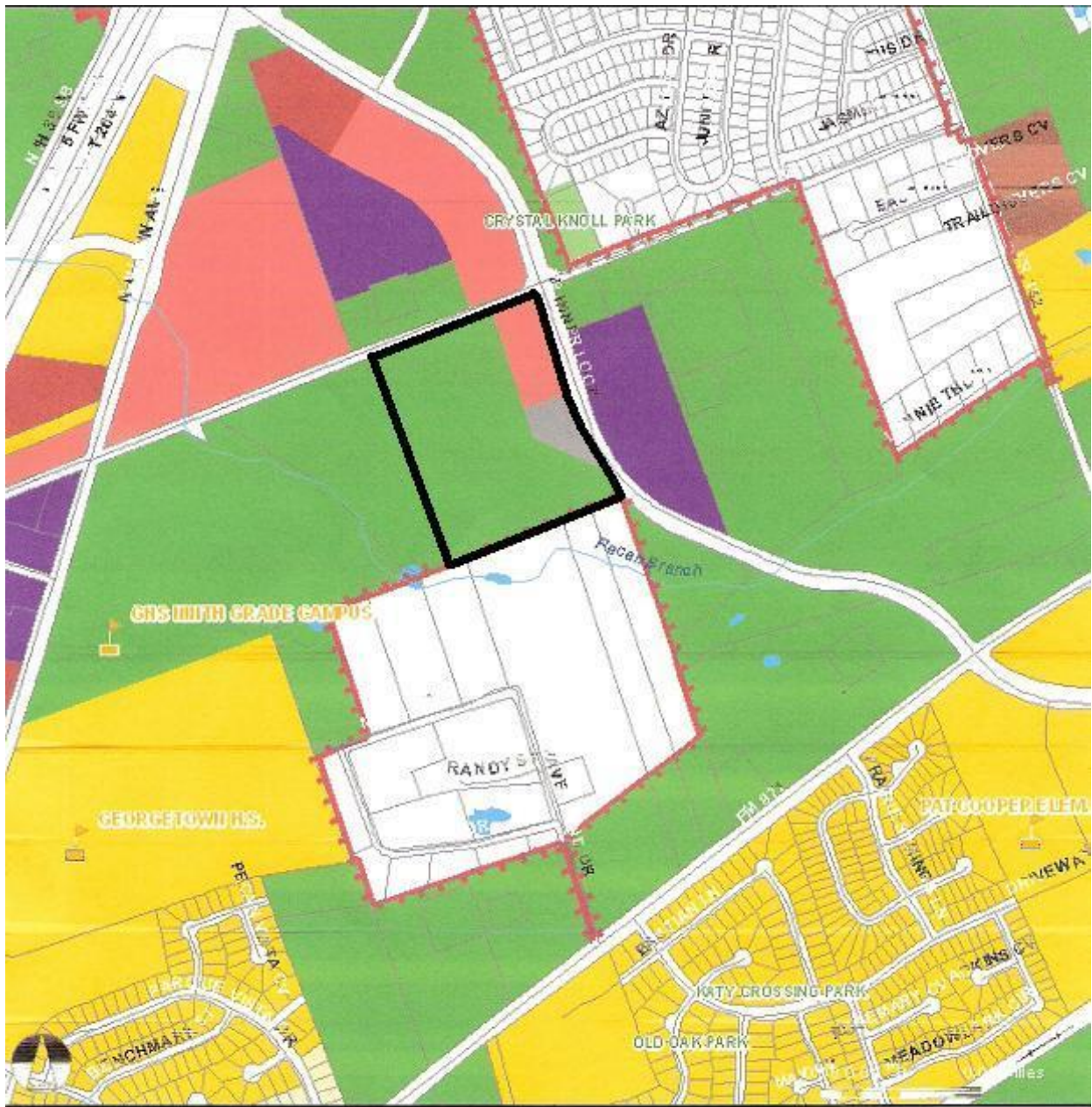
The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The Broker makes no warranty, express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages an independent examination of the property be conducted by representatives of the buyer. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS.

MAPS & AERIALS



- ◆ Pad Site #1: Can accommodate over 5,000 sq. ft.- 1.10 acres- Available
- ◆ Pad Site #2: Can accommodate over 5,000 sq. ft. office (1.25+/- acres) – Available
- ◆ Pad Site #3: Can accommodate over 5,000 sq. ft. office (1.25+/- acres) – Available
- ◆ Pad Site #4 Can accommodate over 7,000 sq. ft. office (2.00+/- acres) – Available
- ◆ 3+/- Acre Tract
- ◆ 9+/- Acre Tract

**MAPS AND PHOTOS COURTESY OF:
TURNER COMMERCIAL PROPERTIES
512-930-2800**

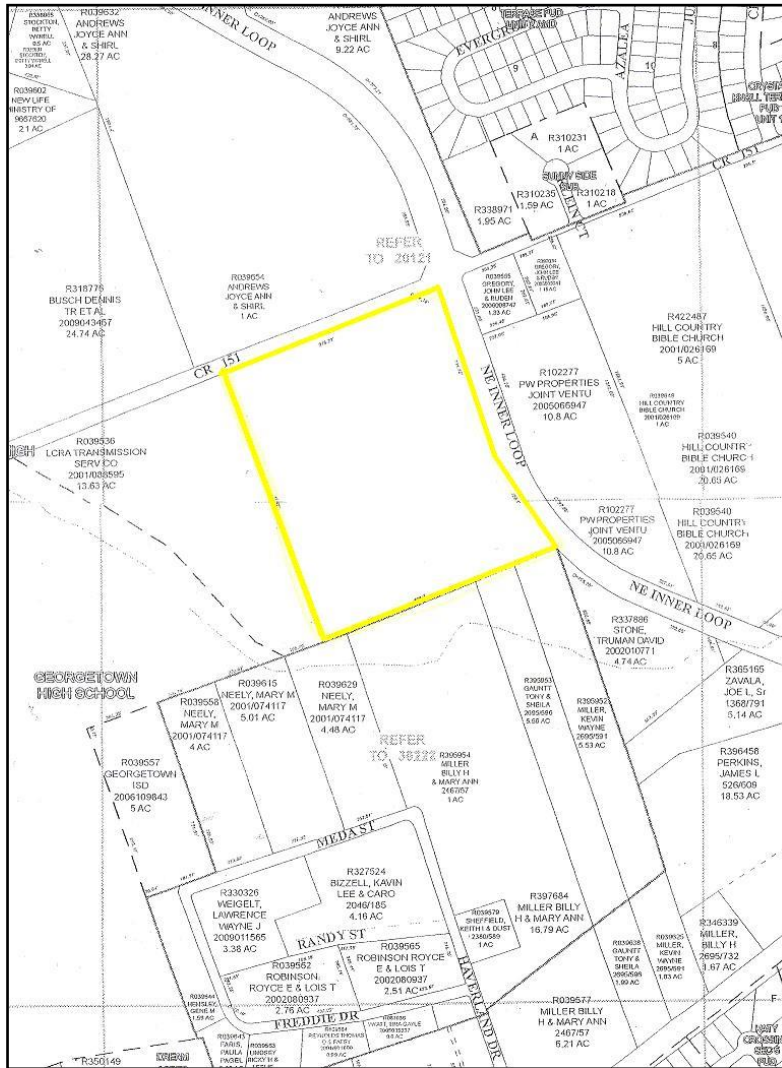
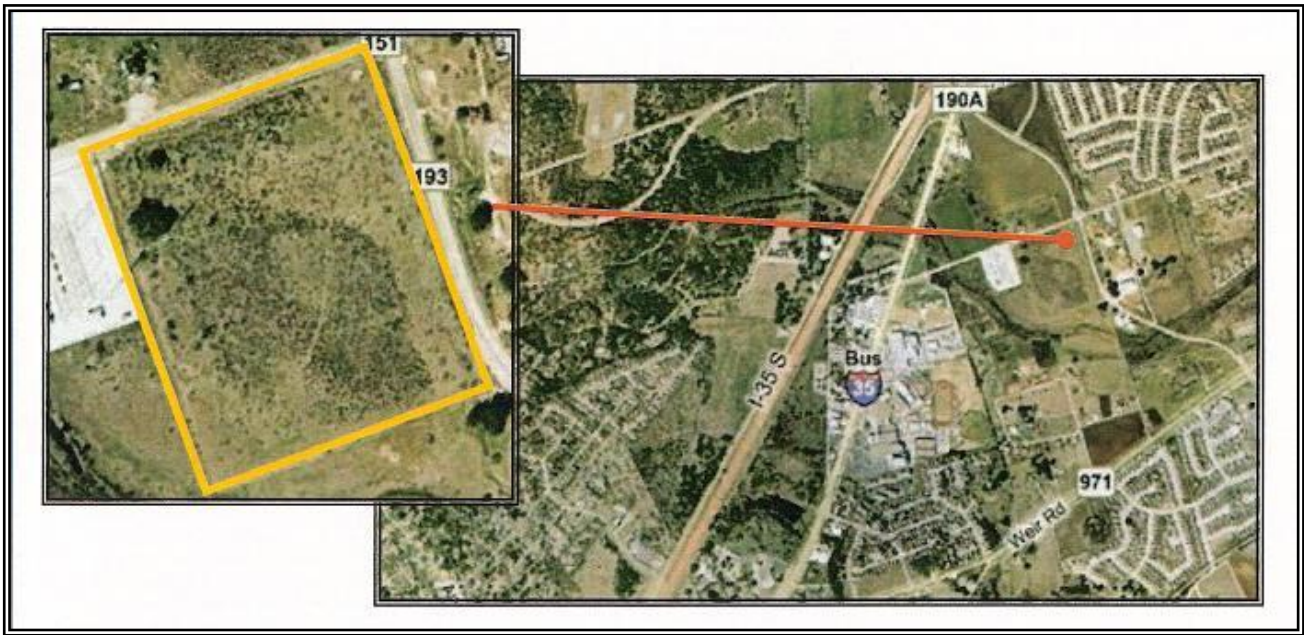


Pink – Zoned “C-1”

Gray – Zoned “Office”

Green – Zoned “Agriculture”

**MAPS AND PHOTOS COURTESY OF:
TURNER COMMERCIAL PROPERTIES
512-930-2800**



**MAPS AND PHOTOS COURTESY OF:
TURNER COMMERCIAL PROPERTIES
512-930-2800**