

9.63± AC & 6.44± AC

FM 971 @ Inner Loop | Georgetown, TX 78626

LAND FOR SALE



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

Josh Hubka, CCIM
josh@cipaustin.com

512 682 1000

9130 Jollyville Rd., Suite 300
Austin, TX 78759
cipaustin.com

SUMMARY

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LOCATION:	FM 971 @ Inner Loop Road in Georgetown, Texas Site 1 Google Map Link WCAD - R600622 Site 2 Google Map Link WCAD - R435276
SIZE:	Two sites in NE Georgetown on FM 971 and Inner Loop: Site 1 9.63± acres net. The gross acreage is 11.883± acres, which includes a 2.2 acres detention pond. Site will be subdivided prior to closing. Site 2 6.442± acres
PROPERTY:	The Property is in the City of Georgetown and is adjacent to Berry Springs, a KB Home project with houses ranging from \$340,000 - \$400,000. Next door Site 2 is home to Georgetown ISD's Forbes Middle School and Cooper Elementary School. Georgetown has designated the FM 971 and SH-130 intersections as a future community commercial hub. The site is well situated, just 1-mile from IH-35 along Inner Loop, 1.5-miles to IH-35 along FM 971, and less than 2 miles to SH-29.
ZONING:	Both tracts are zoned C-3. Site 1 is zoned through the Troop Tract PUD as C-3 and Site 2 is not in the PUD and is zoned C-3 through the city. Uses permitted under C-3 include Assisted Living, Nursing Homes, Hospice Facility, Hotels, General Retail, Restaurants (including drive-thru), Medical and Professional Office, Multi-Family and Self-Storage will require a special use permit.



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UTILITIES:	Water	Jonah SUD	8"-12" water lines north of 971
	Wastewater	Georgetown	12" gravity main line on Site 1
	Electric	Georgetown	
IMPERVIOUS COVER & HEIGHT:	In accordance with the PUD. the impervious cover for Site 1 is 70% with a height limitation of 35'.		
FLOODPLAIN:	There is no Floodplain on the Property.		
ASKING PRICE:	Site 1	\$2,950,000 (\$7.00/sf)	
	Site 2	\$1,750,000 (\$6.25/sf)	

For More Information Contact:

Josh Hubka, CCIM

Principal

josh@cipaustin.com | 512 682 1002

main 512 682 1000 | fax 512 682 1031

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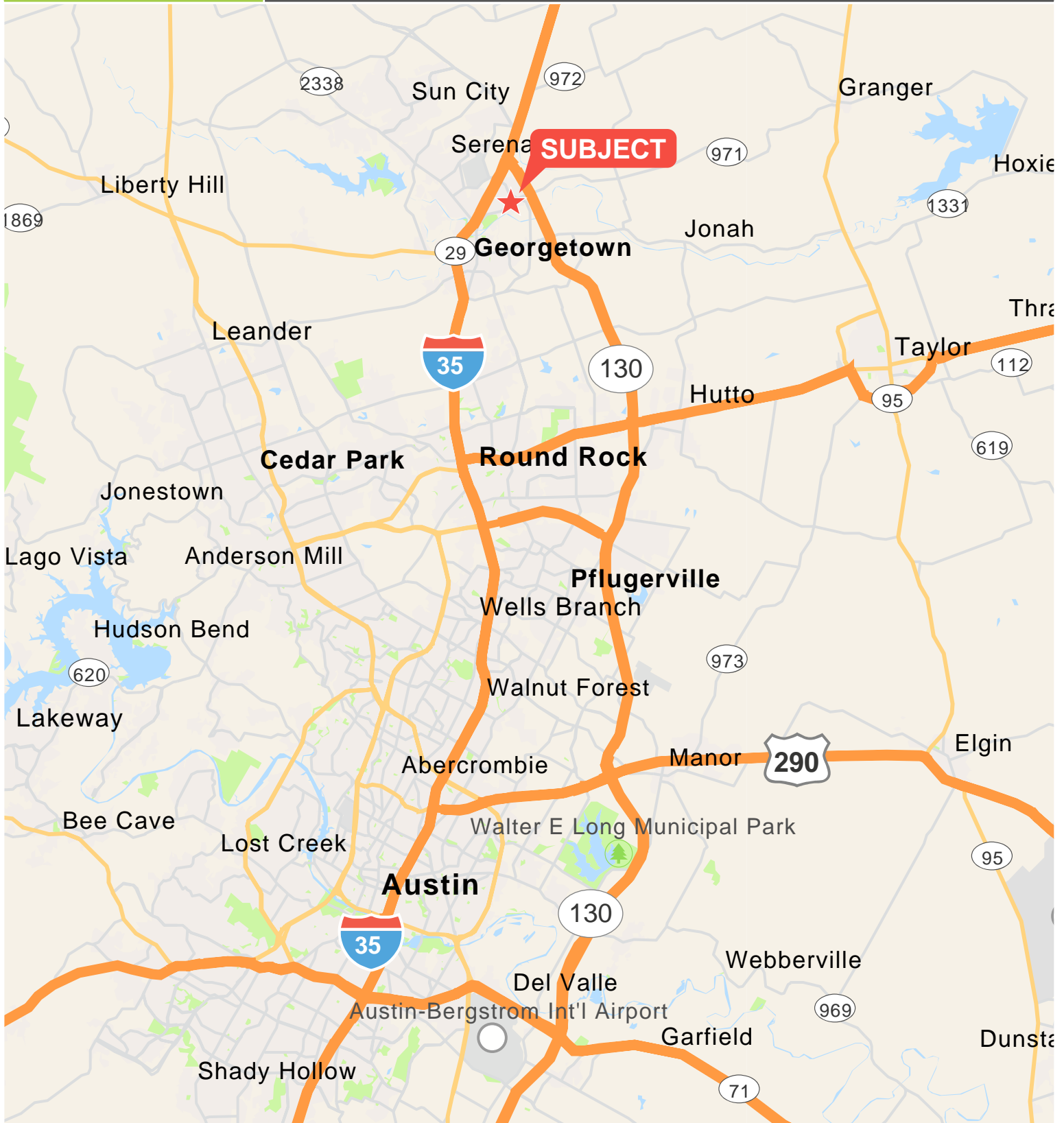
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REGIONAL MAP

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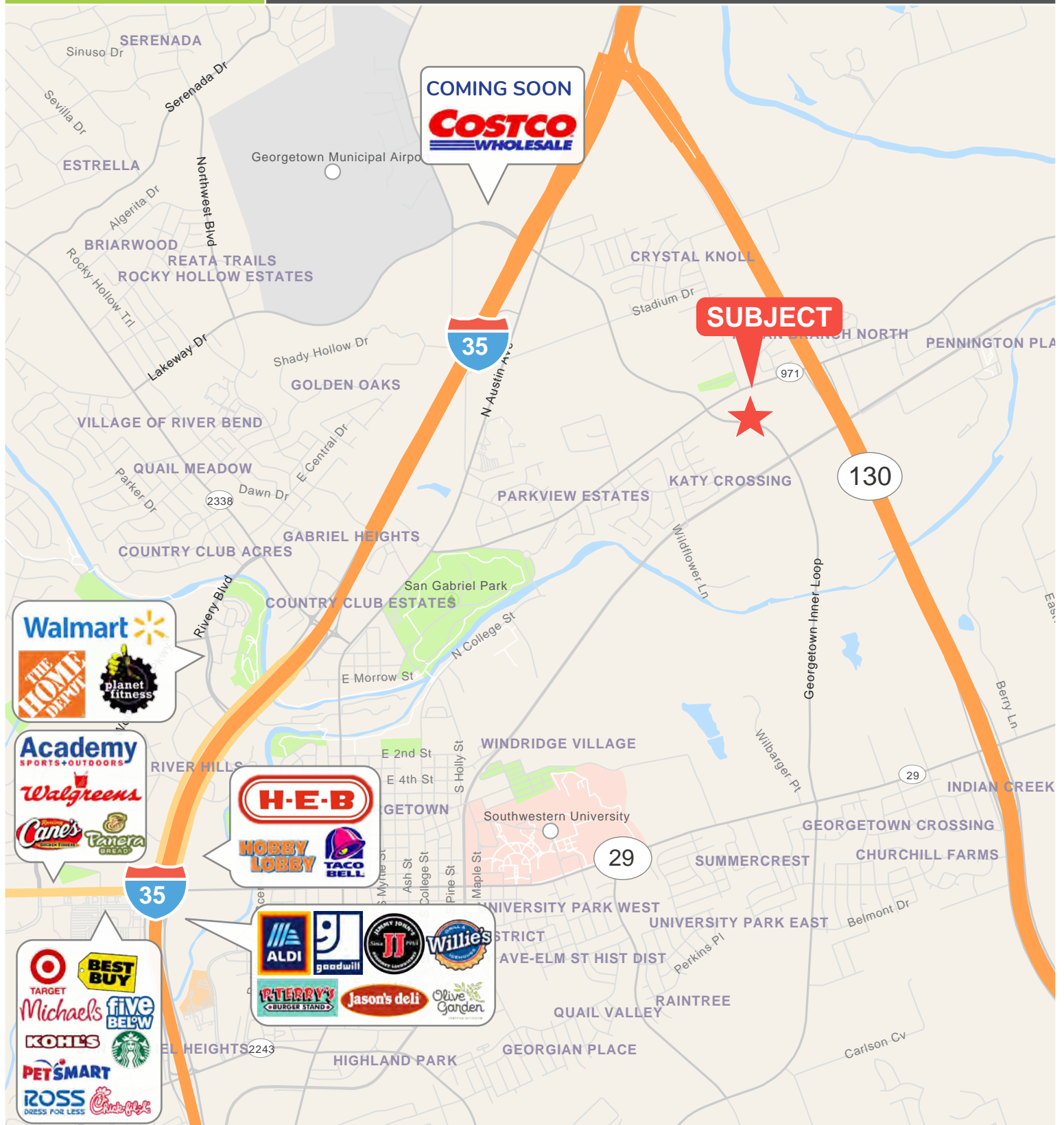
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AREA MAP

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AERIAL MAP

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CLOSE UP AERIAL MAP

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UTILITY MAP

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LEGEND

Subject

Water Service Areas

Georgetown CCN Gravity Mains

Georgetown CCN Water Mains

Jonah SUD Water Lines
(approximate location)



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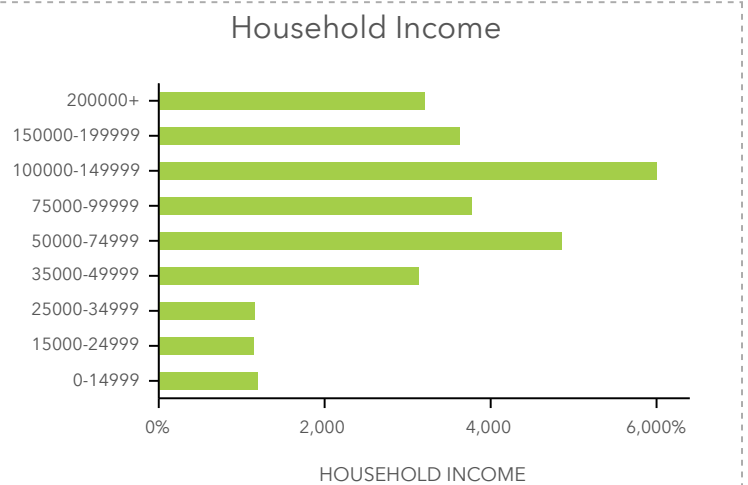
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DEMOGRAPHICS WITHIN 5 MILES

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KEY FACTS

INCOME

69,500
2021 Total Population
(Esri 2022)

38.7

Median Age



28,104
Households

\$76,142
Median Disposable
Income



\$90,418
Median
Household
Income



\$46,204
Per Capita
Income



\$256,410
Median Net
Worth

EDUCATION

EMPLOYMENT

7%

No High
School
Diploma



24%
High
School
Graduate



29%
Some
College



40%
Bachelor's/Grad
/Prof Degree

72%

White Collar

17%

Blue Collar

11%

Services

3.5%

Unemployment
Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.



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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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua Allan Hubka	570840	josh@cipaustin.com	(512) 682-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date