



# NorthPark35 Town Center

+/- 1 to 6 Acre Pads Available for Sale or Lease

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- Georgetown is one of the fastest growing cities in the US
- Adjacent to future HEB and new Costco and Lowe's.
- Pads available for retail, medical or hospitality
- Gap analysis estimates that 83,748 sf is needed for QSRs and 70,937 sf is needed for full service restaurants.
- Approximately 1,700 feet of frontage on I-35
- All utilities at site
- At the intersection of the 2 most critical arterials in Austin:  
I-35 & SH-130

  
Population

1 mile	3 mile	5 mile
7,713	41,299	89,909

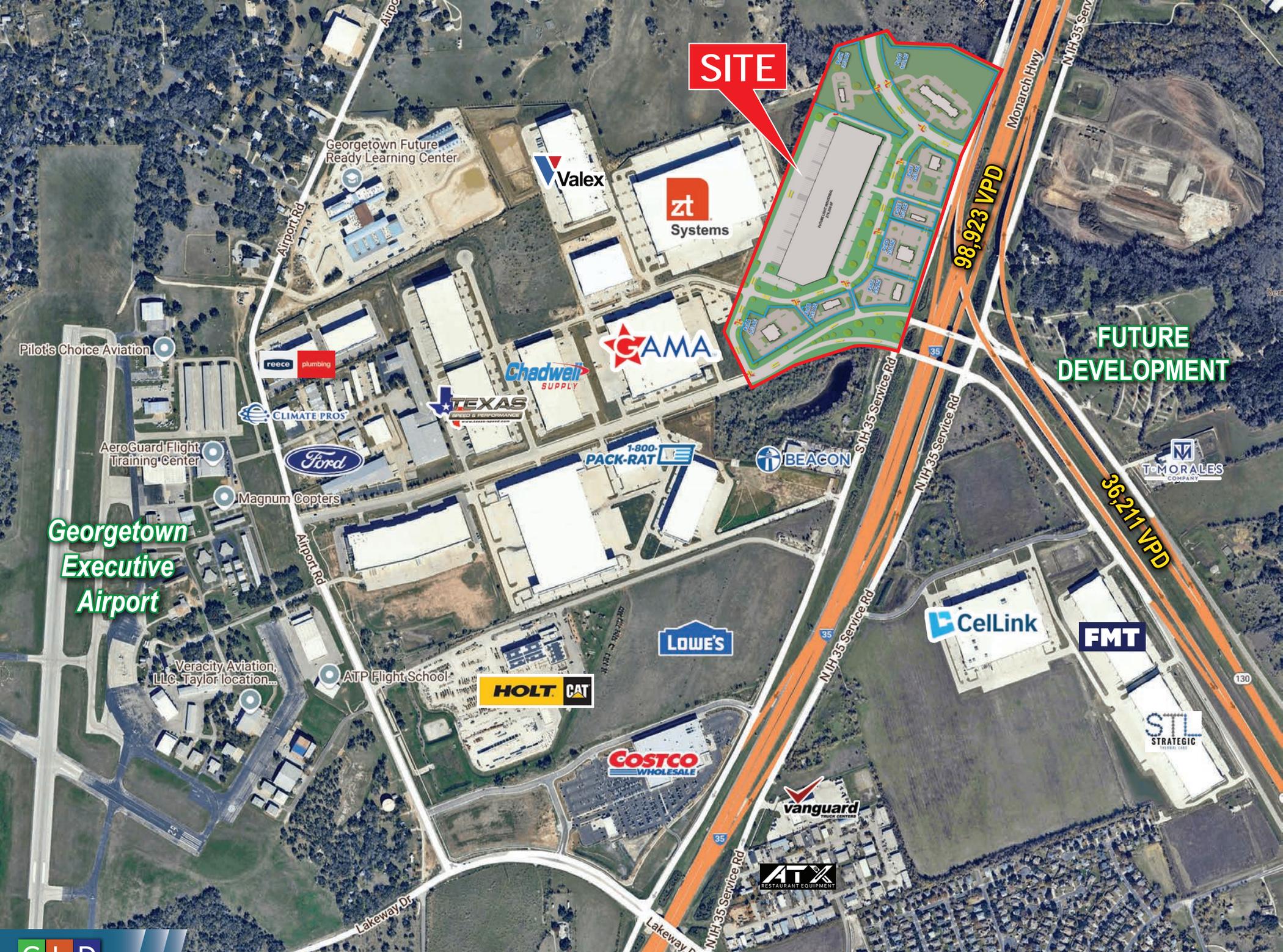
  
Daytime

1 mile	3 mile	5 mile
7,416	36,887	81,493

  
Avg. HH Income

1 mile	3 mile	5 mile
\$81,220	\$79,426	\$84,539





**SITE**

**FUTURE DEVELOPMENT**

**Georgetown Executive Airport**

Georgetown Future Ready Learning Center

Valex

zt Systems

GAMA

Chadwell SUPPLY

TEXAS SPEED & PERFORMANCE

reece plumbing

CLIMATE PROS

Ford

1-800-PACK-RAT

BEACON

Pilot's Choice Aviation

AeroGuard Flight Training Center

Magnum Copters

Veracity Aviation, LLC, Taylor location...

ATP Flight School

HOLT CAT

LOWE'S

COSTCO WHOLESALE

vanguard TRUCK CENTER

ATX RESTAURANT EQUIPMENT

CellLink

FMT

STL STRATEGIC

T-MORALES COMPANY



NorthPark35 Town Center, Georgetown, TX 78628

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**SITE**

Berry Creek  
3,645 Homes

Serenada  
472 Homes

Georgetown  
Executive  
Airport

Douglas Benold  
Middle School  
726 Students

Frost  
Elementary School  
589 Students

Georgetown  
High School  
1,984 Students

Charles Forbes  
Middle School  
670 Students

Southwestern  
University  
1,434 Students

FLEET FEET, Smile Brands, Starbucks, Waffle House, McDonald's, H-E-B, CVS pharmacy

ACE, SONIC, Walgreens, PAPA MURPHY'S, BASKIN ROBBING, SONIC

Arbys, Aarons, IHOP, Walmart, PAPA MURPHY'S

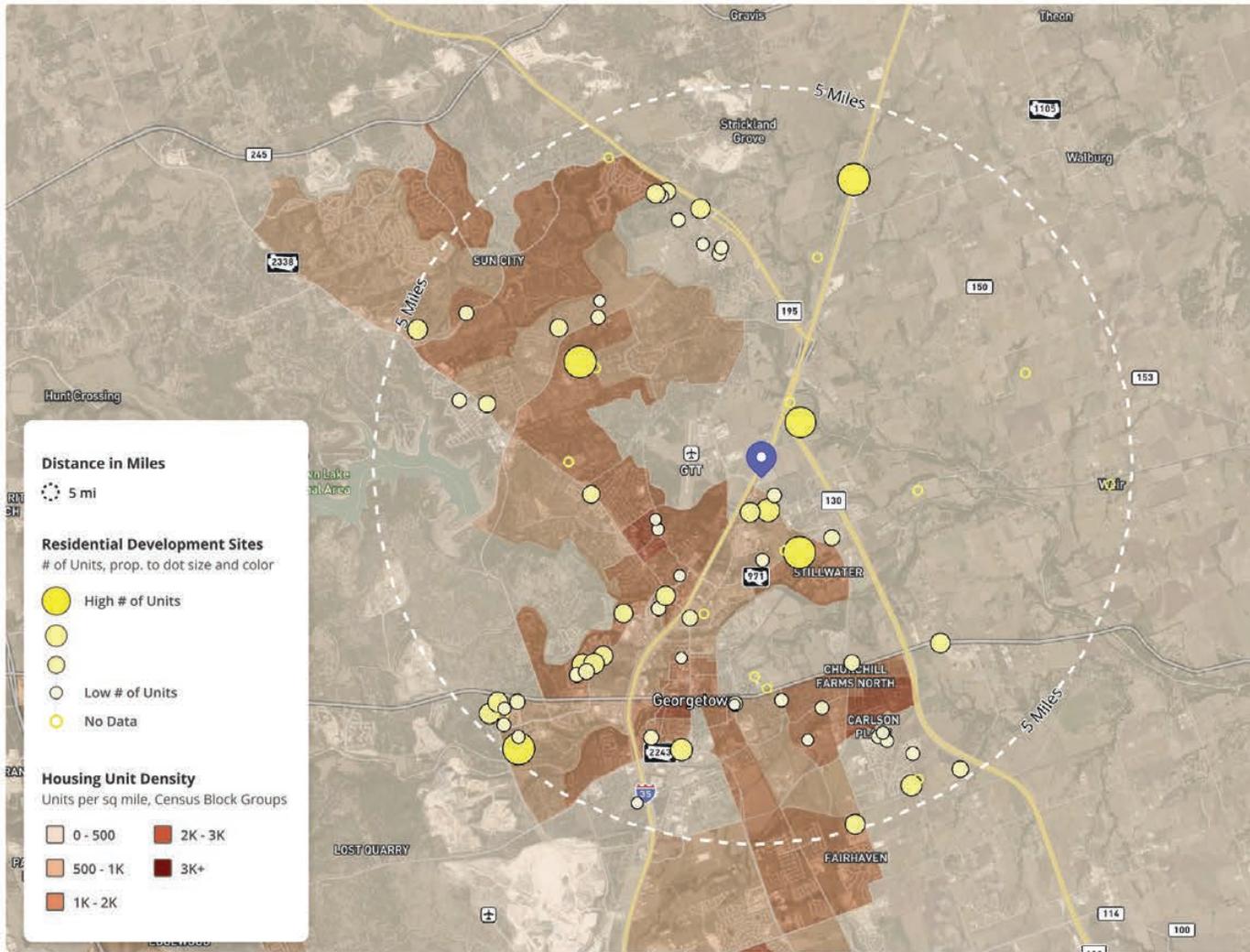
Starbucks, HARBOR FREIGHT, DQ, McDonald's, SONIC, DOLLAR TREE, Pizza Hut, PAPAJOHNS, sears

thwestern HOBBY LOBBY, TACO BELL, FIRST WATCH, HAND+STONE, TRACTOR SUPPLY CO.

GameStop, popshelf, CAVA, crumbl, BOOT BARN, Starbucks, five BEL'W, sleep number, Pizza Hut, MOD PIZZA, MATTRESS FIRM, KIRKLANDS, PACIFIC, CVS pharmacy, FIVE GUYS, GNC, Popeyes, Cane's, LOFT, KOHL'S, TJ-MAXX, ROSS, target, Old Navy, PET SMART, Office DEPOT, OfficeMax, BEST BUY, Michaels

ALDI, GOLDEN CHICK, AspenDental, CVS pharmacy, Jack





### Residential Development Sites (BCI)

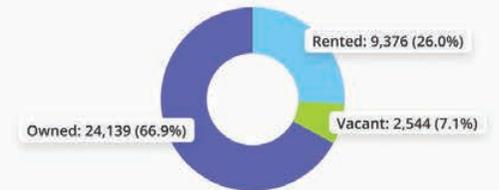
<b>27</b> Sites Planned	<b>31</b> Under Construction	<b>29</b> Completed (12 months)
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<b>Total New Estimated Residential Units</b>	<b>18,133</b>
Single-Family Units	20.9% 3,796
Multi-Family Units	29.3% 5,309
Mixed-Use Units	49.8% 9,028

### Trade Area Demographics

Population	<b>82,292</b>	↑ 18.9% (2029)
Households	<b>33,515</b>	↑ 18.0% (2029)
Group Quarters	<b>1,851</b>	118
Median Home Value	<b>\$440,658</b>	143

**Total Housing Units 36,059**



Residential Development Sites represent estimated current BCI BuildCentral data for planned, in progress, and recently completed residential development projects. Map and data tables are based STI Popstats 2024 and BCI BuildCentral.





# Information About Brokerage Services



Texas law requires all real estate licensees 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 on 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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Phone