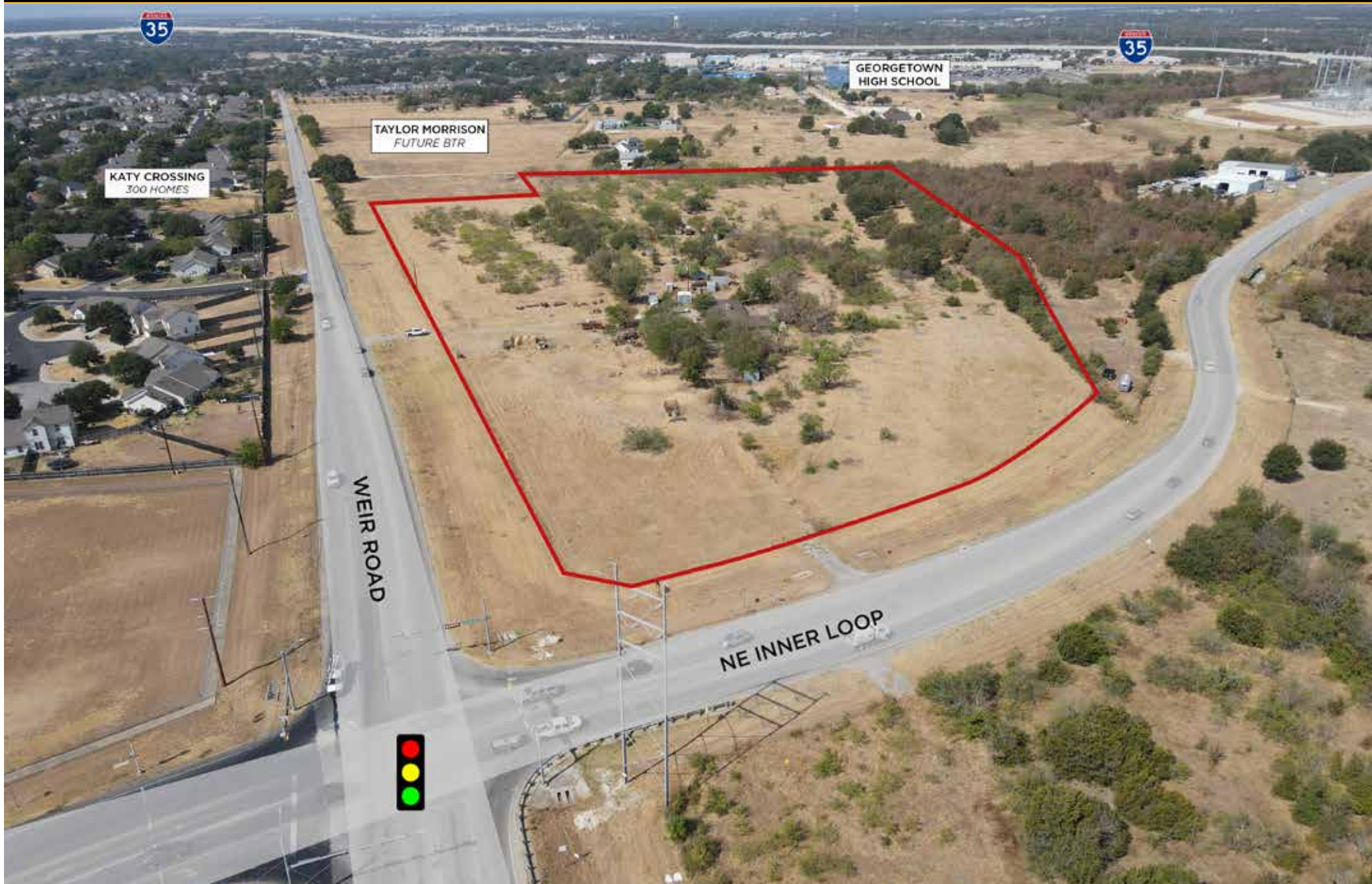


For Sale: Georgetown 17.93 Acres



PRIME DEVELOPMENT SITE | 1281 FM 971, GEORGETOWN, TEXAS





GOLD TIER

EXCLUSIVELY LISTED BY

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Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

130
TOLL

BERRY SPRINGS BY
KB HOMES
330 HOMES

CHARLES A FORBES
MIDDLE SCHOOL

PAT COOPER
ELEMENTARY SCHOOL

KATY CROSSING
300 HOMES

NE INNER LOOP

WEIR ROAD

TAYLOR MORRISON
FUTURE BTR



PROPERTY HIGHLIGHTS

ADDRESS: 1281 FM 971, Georgetown, Texas

SIZE: 17.93 Acres

PRICING: \$6,834,019 (\$8.75/sf)

ZONING:

- » Agriculture (Current)
- » Mixed Density Neighborhood (Future Land Use Map)

UTILITIES:

- » 8" & 12" nearby water lines
- » 10" wastewater line

REMARKS:

- » Easy access to IH-35 and Toll 130
- » Frontage along Weir Road and NE Inner Loop





GEORGETOWN ISD
FUTURE READY COMPLEX

NORTH PARK 35
1.7 M SF INDUSTRIAL CENTER

BERRY CREEK BUSINESS PARK
520,571 SF CLASS A INDUSTRIAL

WOODGATE
CORPORATE PARK

ATHENA DOMIAN
FUTURE MIXED USE SITE

FUTURE GAS STATION

GEORGETOWN LOGISTICS PARK
620 K SF INDUSTRIAL CENTER

3033 AIRPORT RD
230 K SF INDUSTRIAL CENTER

GEORGETOWN
MUNICIPAL AIRPORT

HOLT CAT

LOWE'S

GATEWAY 35 COMMERCE CENTER
PHASE TWO

CellLink

amazon

RIVERSTONE CROSSING
CLASS A INDUSTRIAL

COSTCO
WHOLESALE

GATEWAY 35 COMMERCE CENTER
294,297 SF INDUSTRIAL DEVELOPMENT

vanguard

130
TOLL

FUTURE TOWNHOMES/CONDOS

BENOLD MIDDLE
SCHOOL

VIDA AT
GEORGETOWN

CRYSTAL KNOLL
TERRACE

FROST
ELEMENTARY

Kubota

ALLORA
GEORGETOWN

STADIUM
PLAZA RETAIL

AUSTIN AVENUE
APARTMENTS

WELLHOUSE
BUSINESS PARK

PECAN BRANCH
BY SUN COMMUNITIES

WHISPER OAKS

MARIPOSA AT
RIVERBEND

GEORGETOWN
HEIGHTS

CYPRESS CREEK
AT RIVERBEND

WESTWOOD
TOWNHOMES

CHIP RICHARTE
HIGH SCHOOL

SUBJECT SITE

BERRY SPRINGS
BY SUN KB HOMES

GEORGETOWN
HIGH SCHOOL

TAYLOR MORRISON
FUTURE BTR

CHARLES A FORBES
MIDDLE SCHOOL

PAT COOPER
ELEMENTARY

GATEWAY NW
APARTMENTS

ELEVATE APARTMENTS

PARKSIDE CROSSING
CONDOS

KATY CROSSING

STILLWATER

LINEA STILLWATER

CEDAR RIDGE
APARTMENTS

PARKVIEW
ESTATES

The
OSCAR
AT GEORGETOWN

FROST
ELEMENTARY

GEORGETOWN
EXECUTIVE AIRPORT

Vida
at Georgetown

AUSTIN
AVENUE

MARIPOSA
APARTMENT HOMES
AT RIVER BEND

Cypress Creek
APARTMENT HOMES
AT RIVER BEND

Gateway
APARTMENTS

GEORGETOWN
HIGH SCHOOL

SUBJECT SITE

taylor
morrison

PAT COOPER
ELEMENTARY

CHARLES A
FORBES MIDDLE
SCHOOL

W WOLF RANCH
1,120 ACRES
2,600 HOMES

C THE COMMONS
AT RIVERY
45,000 SQFT RETAIL
300+ APARTMENT UNITS

302
NORTH

LUCKY X STRIKE



GEORGETOWN
RECREATION CENTER

THE SUMMIT
BROWNSTOWN



Walmart

35

MCMASTER
ATHLETIC COMPLEX

TWO RIVERS
APARTMENTS

WOLF LAKES
VILLAGE
150,000 SQFT RETAIL
725,000 SQFT OFFICE
12 ACRE MEDICAL CENTER
2,400 RESIDENTIAL UNITS

H-E-B

35

EST. 1848
GEORGETOWN
TEXAS

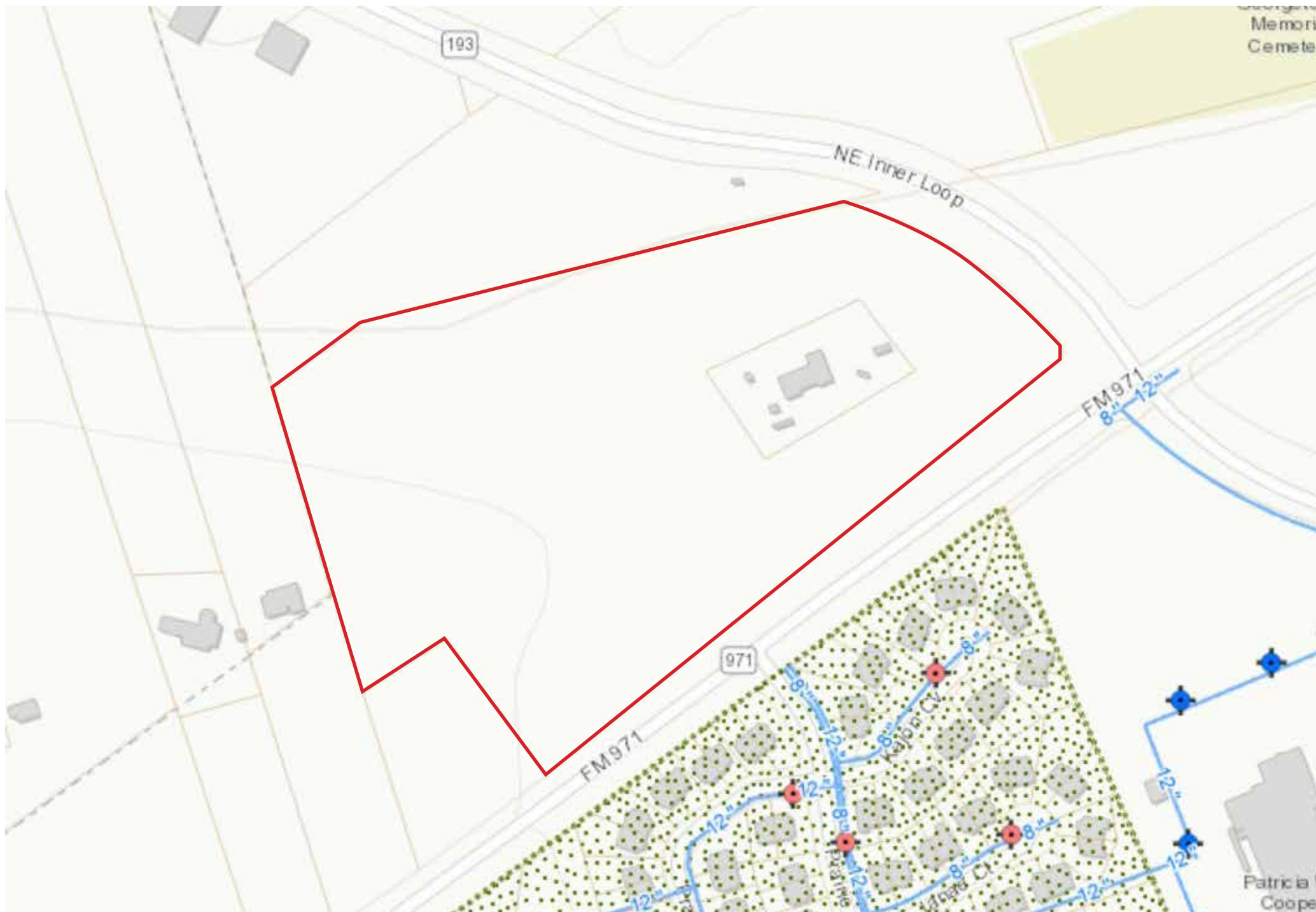
SOUTHWESTERN
UNIVERSITY

Linea
LUXURY HOMES

RIVERS EDGE



WATER



WASTEWATER





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.



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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date