For Sale: Georgetown 55.77 Acres

GOLD TIER

PRIME DEVELOPMENT SITE | 680 CR 249, GEORGETOWN, TX 78628



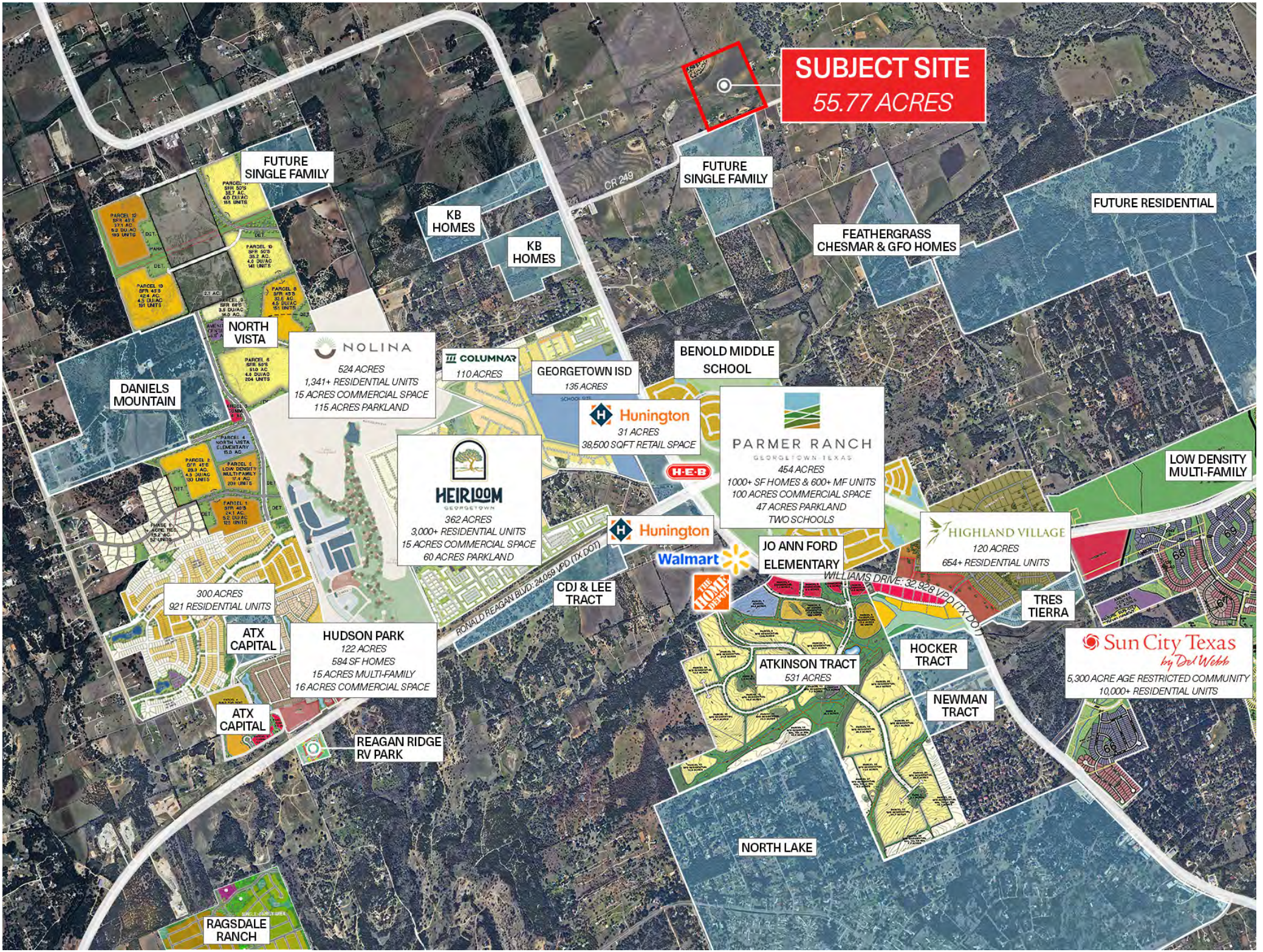
GOLD TIER

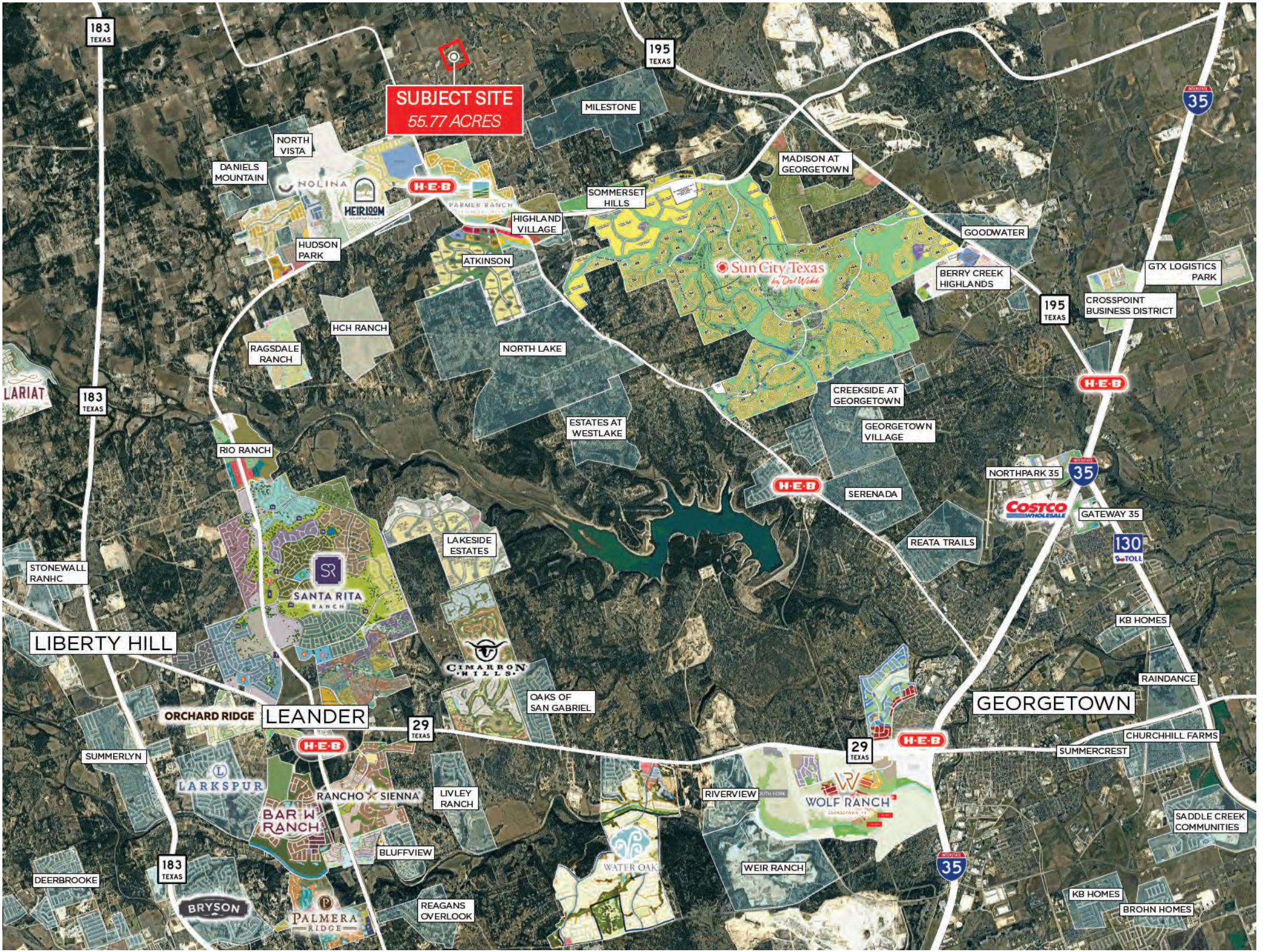
EXCLUSIVELY LISTED BY

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SUBJECT SITE
55.77 ACRES
FUTURE SINGLE FAMILY
FUTURE SINGLE FAMILY
CR 249
KB HOMES
KB HOMES
FUTURE RESIDENTIAL
FEATHERGRASS CHESMAR & GFO HOMES
NORTH VISTA
DANIELS MOUNTAIN
NOLINA
524 ACRES
1,341+ RESIDENTIAL UNITS
15 ACRES COMMERCIAL SPACE
115 ACRES PARKLAND
COLUMNAR
110 ACRES
GEORGETOWN ISD
135 ACRES
BENOLD MIDDLE SCHOOL
Hunington
31 ACRES
38,500 SQFT RETAIL SPACE
HEIRLOOM
GEORGETOWN
362 ACRES
3,000+ RESIDENTIAL UNITS
15 ACRES COMMERCIAL SPACE
60 ACRES PARKLAND
H-E-B
PARMER RANCH
GEORGETOWN TEXAS
454 ACRES
1000+ SF HOMES & 600+ MF UNITS
100 ACRES COMMERCIAL SPACE
47 ACRES PARKLAND
TWO SCHOOLS
LOW DENSITY MULTI-FAMILY
Hunington
Walmart
JO ANN FORD ELEMENTARY
HIGHLAND VILLAGE
120 ACRES
654+ RESIDENTIAL UNITS
WILLIAMS DRIVE: 32,928 VPD (TX DOT)
RONALD REAGAN BLVD: 24,059 VPD (TX DOT)
CDJ & LEE TRACT
TRES TIERRA
300 ACRES
921 RESIDENTIAL UNITS
ATX CAPITAL
HUDSON PARK
122 ACRES
584 SF HOMES
15 ACRES MULTI-FAMILY
16 ACRES COMMERCIAL SPACE
HOCKER TRACT
Sun City Texas
by Del Webb
5,300 ACRE AGE RESTRICTED COMMUNITY
10,000+ RESIDENTIAL UNITS
ATKINSON TRACT
531 ACRES
NEWMAN TRACT
ATX CAPITAL
REAGAN RIDGE RV PARK
NORTH LAKE
RAGSDALE RANCH


SUBJECT SITE
55.77 ACRES
183 TEXAS
195 TEXAS
35
MILESTONE
NORTH VISTA
DANIELS MOUNTAIN
NOLINA
HEIRLOOM
H-E-B
PARMER RANCH
HIGHLAND VILLAGE
SOMMERSET HILLS
MADISON AT GEORGETOWN
GOODWATER
HUDSON PARK
ATKINSON
Sun City Texas by Del Webb
BERRY CREEK HIGHLANDS
GTX LOGISTICS PARK
CROSSPOINT BUSINESS DISTRICT
HCH RANCH
RAGSDALE RANCH
NORTH LAKE
LARIAT
CREEKSIDE AT GEORGETOWN
ESTATES AT WESTLAKE
GEORGETOWN VILLAGE
RIO RANCH
NORTHPARK 35
SERENADA
COSTCO WHOLESALE
GATEWAY 35
LAKESIDE ESTATES
REATA TRAILS
130 TOLL
STONEWALL RANHC
SANTA RITA RANCH
KB HOMES
LIBERTY HILL
CIMARRON HILLS
RAINDANCE
OAKS OF SAN GABRIEL
ORCHARD RIDGE
LEANDER
GEORGETOWN
29 TEXAS
CHURCHHILL FARMS
SUMMERLYN
SUMMERCREST
LARKSPUR
RANCHO SIENNA
LIVLEY RANCH
RIVERVIEW
WOLF RANCH
BAR W RANCH
SADDLE CREEK COMMUNITIES
BLUFFVIEW
WATER OAK
DEERBROOKE
WEIR RANCH
BRYSON
PALMERA RIDGE
REAGANS OVERLOOK
KB HOMES
BROHN HOMES

PROPERTY HIGHLIGHTS

ADDRESS: 680 CR 249, Georgetown, Texas 78628

ACREAGE: 55.77 acres

PRICING: $3,346,200 ($60k/acre)

JURISDICTION: City of Georgetown ETJ, Williamson

County. UTILITIES: 4” waterline to site

FRONTAGE: 1,400’ CR 249 frontage

SCHOOL DISTRICT: Georgetown ISD

REMARKS:

» Close proximity to new H.E.B. Grocery Store

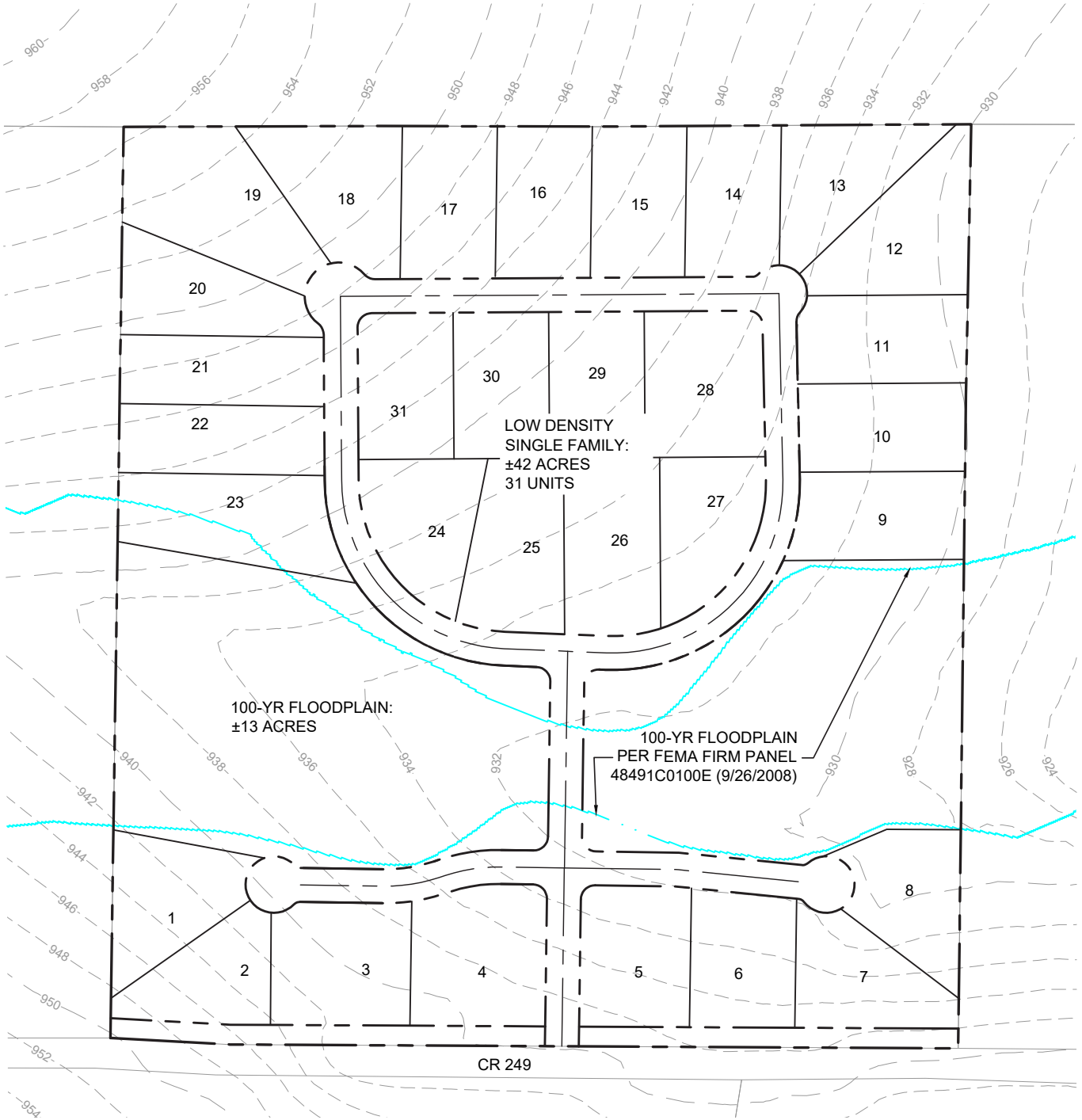
» Near major Ronald Reagan Blvd corridor development

» Easy access to Hwy 195 & Williams Drive

**Buyer to do all independent research on development potential.*

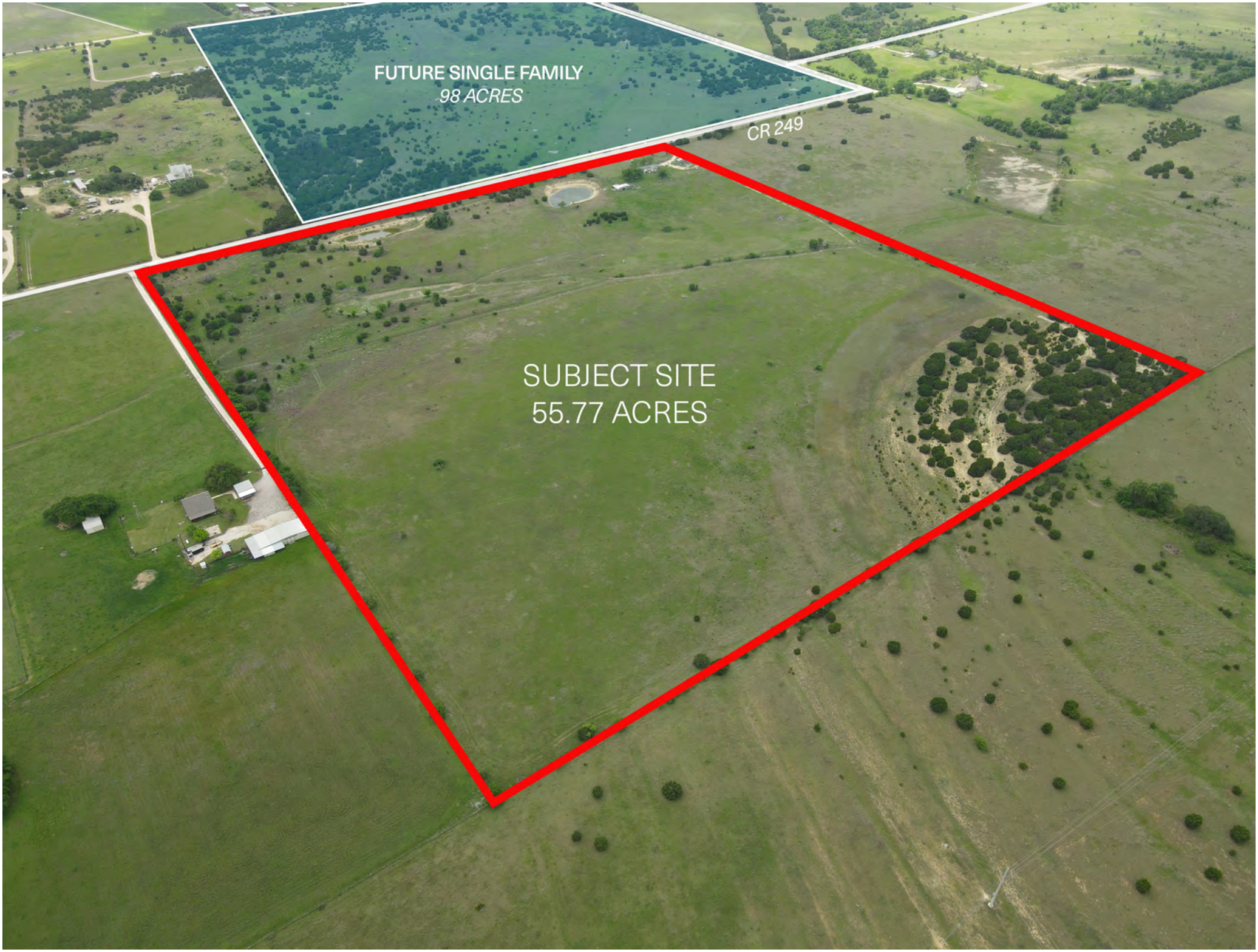


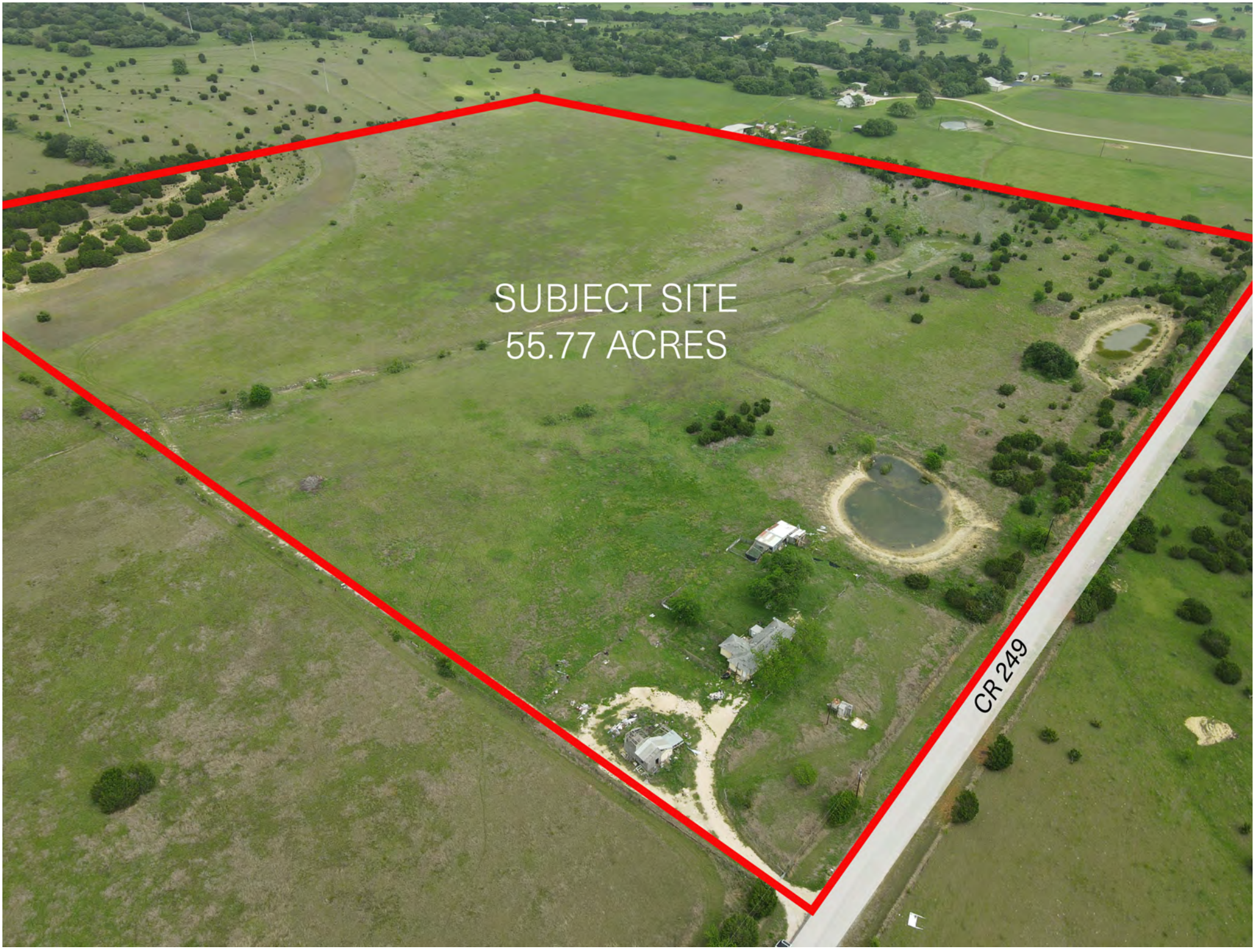
PRELIMINARY SITE PLAN



WATER




FUTURE SINGLE FAMILY
98 ACRES
CR 249
SUBJECT SITE
55.77 ACRES


SUBJECT SITE
55.77 ACRES
CR 249

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 th e 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 _____