

The map illustrates the proposed site for a new development in Georgetown, Texas. The site is located near the intersection of I-35 and I-10, adjacent to the Southwestern University campus. The map highlights various commercial and residential areas, including Wolf Ranch Town Center, Downtown Georgetown, and Southwestern University. Key features include major highways (I-35, I-10, I-130), local roads (Riverside Dr, Williams Dr, Austin Ave), and numerous retail and educational institutions. A red circle labeled 'SITE' marks the proposed location near the intersection of I-35 and I-10. The map also shows existing and planned developments, such as Wolf Lakes Village, Southwestern Ecolab (future), and various schools like St. Helen Catholic School and George Wagner Middle School.

Property Overview

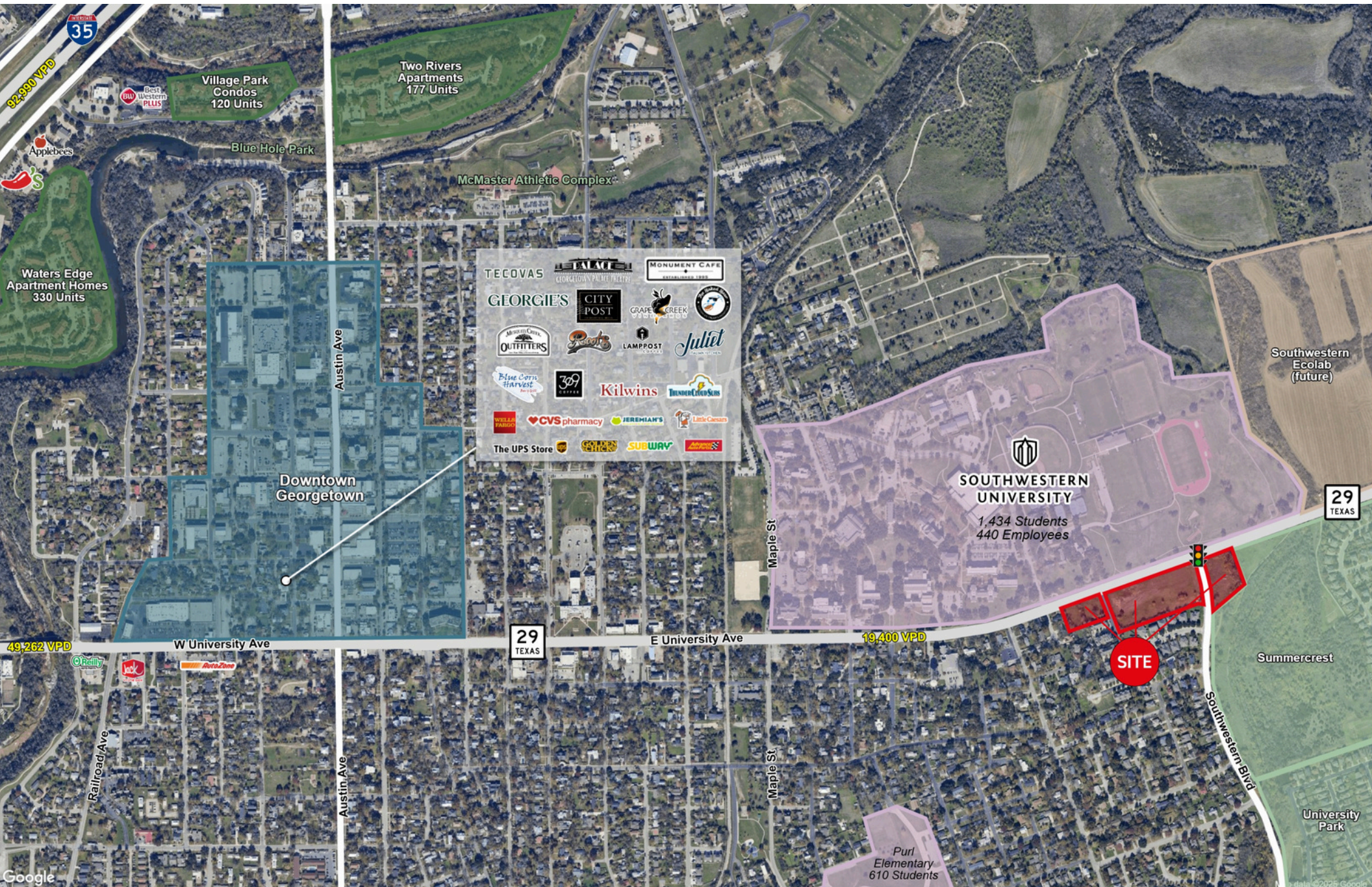
- Prime retail location on HWY-29, immediately east of Downtown Georgetown
- Site sits in the heart of Georgetown, TX, a top 10 fastest-growing Austin suburb since 2015
- Positioned at the high-traffic lighted intersection of HWY-29 and Southwestern Blvd
- Directly across from Southwestern University (1,434 students, 440 employees)
- Highly accessible via HWY-29, and close proximity to both Georgetown Inner Loop and TX-130
- Surrounded by major cotenants: HEB, Target, Seton Hospital, St. David's Hospital, Academy Sports, Aldi, Tecovas
- High Incomes – Over \$124,235 average household income within 3-miles

Area Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
Estimated Total Population	8,958	56,551	97,038
Estimated Total Households	2,853	21,767	37,298
Average Household Income	\$115,447	\$124,235	\$137,812
Estimated Daytime Population	6,504	57,425	148,114

Trade Area



Site Aerial



Residential Data

Active Subdivision

Subdivision	Lots	Projected Residents
Santa Rita	7,000	17,500
Sun City	6,500	16,250
Georgetown Villages	3,200	8,000
Terravista	3,187	7,967.5
Wedemyer Track	2,970	7,425
Bellgin Estates	2,613	6,532.5
Berry Creek	1,875	4,687.5
Rancho Sienna	1,659	4,147.5
Wolf Ranch	1,600	4,000
Lakspur	1,539	3,847.5
Lively Ranch	1,160	2,900
Serenada	1,125	2,812.5
Morning Star	1,044	2,610
Palmera	946	2,365
Madison at Georgetown	936	2,340
North Lake	875	2,187.5
San Gabriel Heights	821	2,052.5
Gimmon Hills	789	1,972.5
Crescent Blu.	730	1,825
Country Club/Riverbend	701	1,752.5
Heritage Oaks	600	1,500
Gabriel Heights/Golden Oak	515	1,287.5
River Ridge and Riverview Estates	488	1,220
Parker Ranch	460	1,150
Hawkes Ranch	407	1,017.5
Woods of Fountainwood	407	1,017.5
Twin Springs	339	847.5
Parkview Estates	310	775
Fountainwood	303	757.5
Reata Trails	289	722.5
Shady Oaks Estates	278	695
Gabriel's Overlook	263	657.5
Lake Georgetown Estates	261	652.5
Woodland Park	242	605
Gabriel's Grove	197	492.5
Clear View Estates	187	467.5
Briarwood	186	465
Terraces at Woodlake	160	400
Texas Traditions	125	312.5
Fredrickson Ranch	69	172.5
Old Oak Estates	32	80

Future Subdivision

Subdivision	Lots	Projected Residents
Somerset Hills	9,000	22,500
Water Oak	4,000	10,000
Goodwater	2,500	6,250
Parmer Ranch	1,600	4,000
Owens Tract	936	2,340
Oaks at San Gabriel	848	2,120
Shadow Canyon	675	1,687.5
Berry Creek Highlands	369	922.5
Three Forks	280	700



Residential Built

Residential Planned

Existing Apartments

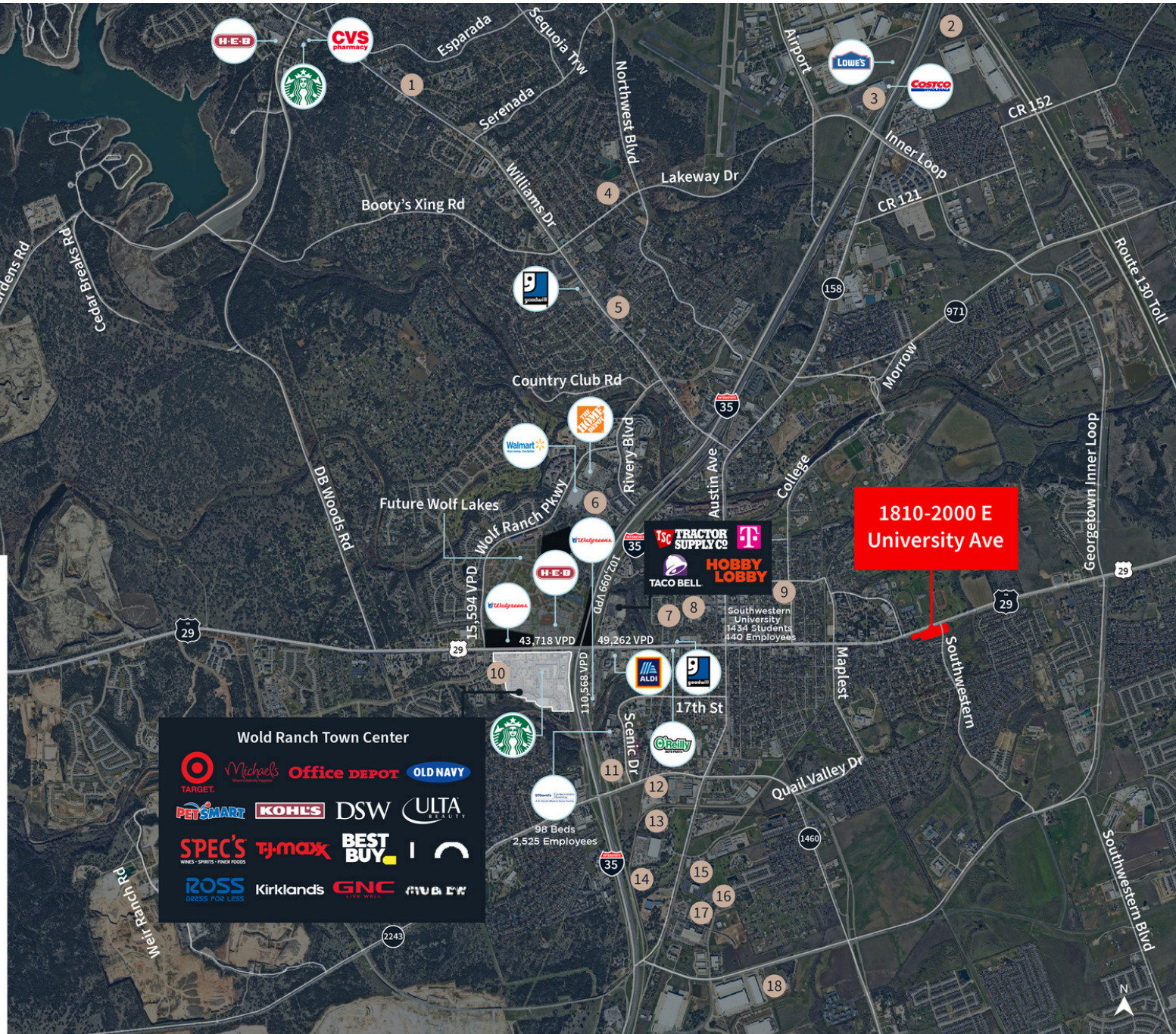
Future Apartments

Major Employers

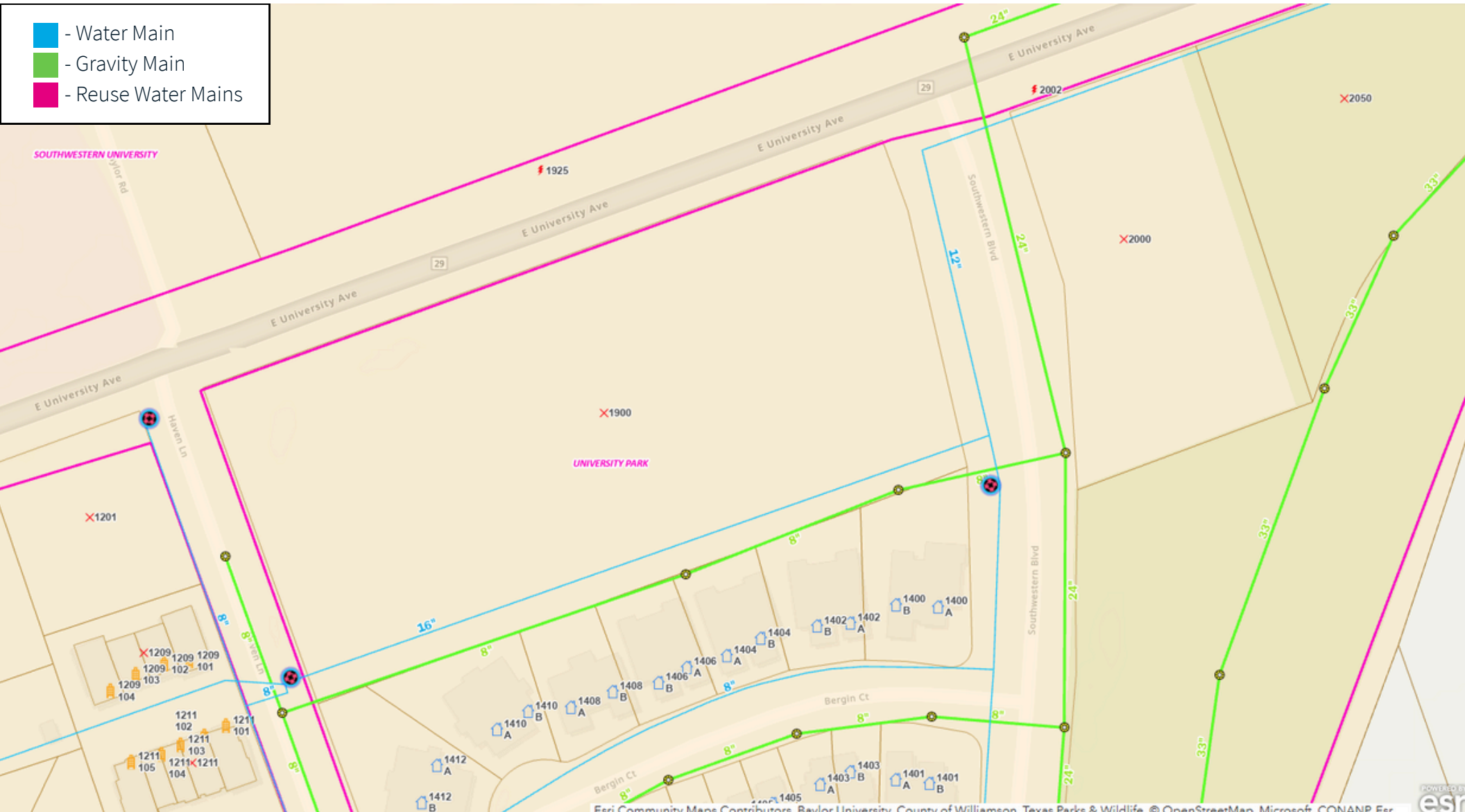
Major Employers - Georgetown, TX

Employer Names Number of Employees

1. The Wesleyan Homes 332
2. CelLink (Future) 2,000
3. Costco Wholesale 325
4. Georgetown ISD 1,919
5. Lone Star Circle of Care 213
6. H-E-B 450
7. City of Georgetown 954
8. Williamson County Government 1,825
9. Southwestern University 451
10. Target ~200
11. St. David's Georgetown Hospital 433
12. Caring Home Health 256
13. Tasus Texas Corporation 152
14. Chatsworth Products 214
15. Georgetown Behavioral System 200
16. Airborn, Inc. 508
17. Loram Technologies, Inc. 181
18. Rock Springs 228
19. ZT Systems (Future) 1,500



Georgetown Utility Map



Site Dimensions



Nearmap

*Dimensions are approximate



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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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