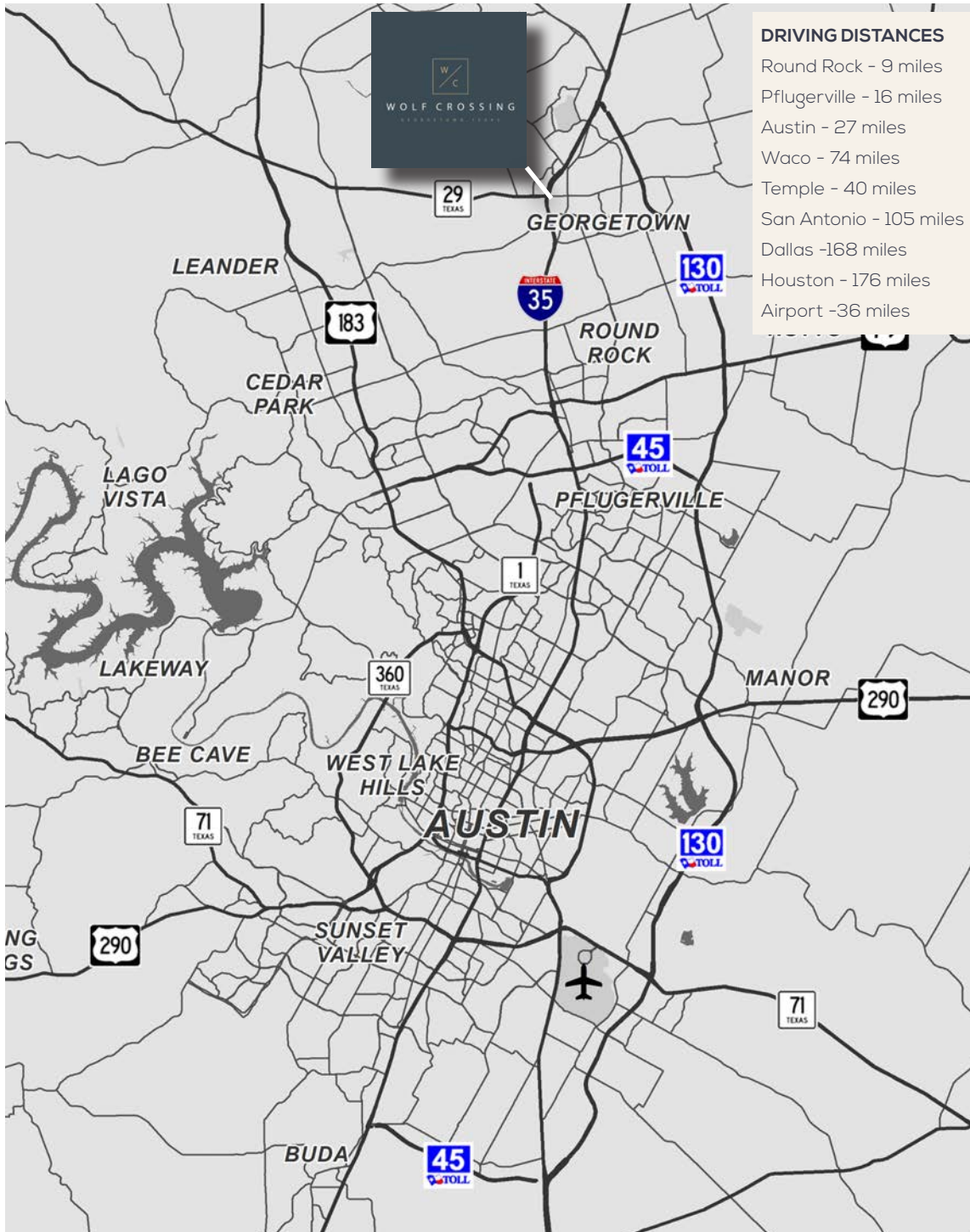




# WOLF CROSSING

GEORGETOWN, TEXAS

SEC HWY 29 & IH-35 | GEORGETOWN, TEXAS



# ABOUT

## GEORGETOWN, TEXAS

Georgetown, Texas, is a quaint town full of Hill Country charm and endless ways to enjoy yourself. This welcoming community just 30 miles north of Austin is a popular destination due to its beautiful courthouse square that is known for its local shops and restaurants, a recreational lake, a spectacular cavern, and much more. As you may have guessed, there are plenty of things to do in Georgetown, Texas.

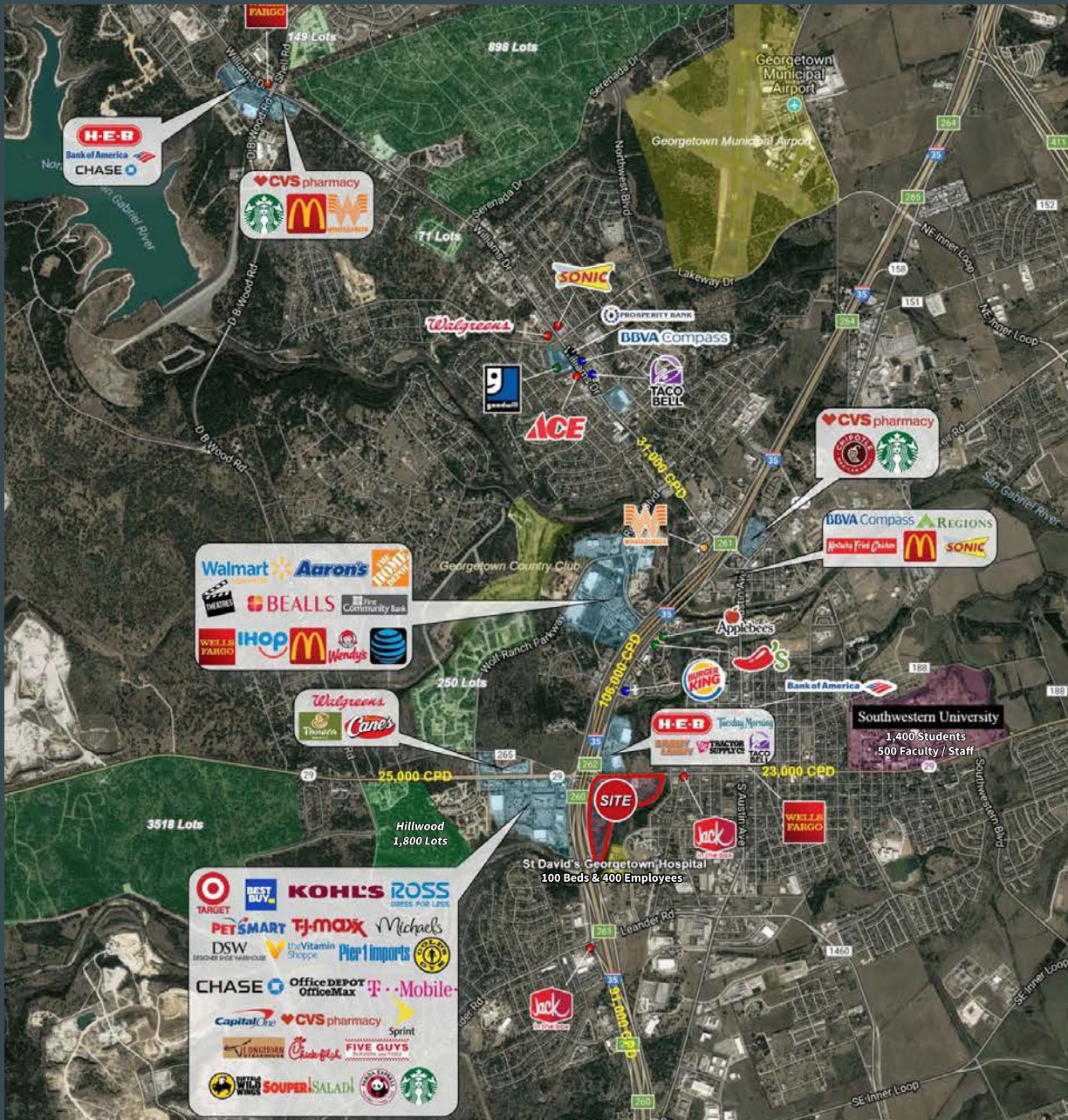
Wolf Crossing has an opportunity to take advantage of an upcoming transformation of the immediate trade area. With significant residential growth, this site is strategically positioned for a retailer to capture an underserved increasing population.

- Population has grown **46%** since 2000
- Population is forecast to grow **46%** by 2021
- **2/3** of residents are homeowners
- Fastest growing city in the U.S.

Explore Georgetown via the following link:

[Georgetown Retail Plan](#)

# GEORGETOWN TRADE AREA



# SITE LOCATION





**Wolf Ranch Master  
Planned Residential**

Phase 1  
208 Units  
178 Homes

Phase 2  
800 Homes

**Bluebonnet Retail**

Academy Sports + Outdoors  
(Proposed)

Panera  
Popeyes  
Primrose  
Walgreens  
Raising Cane's

**Future Wolf Lakes  
Retail**



**HEB**

Future HEB  
Plus  
130,000 SF

Hobby  
Lobby

Downtown  
Southwestern  
University

0.5 miles →

SH 29

SH 29

Natural  
Grocers'

**Wolf Ranch Town Center**

- |        |                     |             |
|--------|---------------------|-------------|
| Spec's | Sally Beauty Supply | Pie Five    |
| Target | The Vitamin Shoppe  | Best Buy    |
| RBFCU  | Office Depot        | Old Navy    |
| Kohls  | Starbucks Coffee    | Mama Fu's   |
|        | Cotton Patch        | TJ Maxx     |
|        | Gold's Gym          | Chick-fil-A |
|        | Carl's Jr.          | DSW         |
|        | Pier 1 Imports      |             |



**Hillwood Apartments**  
335 Units

**Hillwood Homes**  
Phase 1  
1800 Homes

South Georgetown Trailhead

San Gabriel River

St. David's  
Hospital

# LOCATION & DEMOS

LOCATION, COMMUNITY, QUALITY LIVING. IT STARTS HERE!

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- Connected by four major arterials: I-35, SH-130, Ronald Reagan Blvd. SH 29
- Medical, government and retail hub for Georgetown and Williamson County
- High level of educated workforce
- Strong academic school district
- Gap analysis estimates **70,937 SF** shortage for full service restaurants and **83,748 SF** for limited service restaurants
  - Dining out is **26%** greater than the Texas average and **17%** greater than national average

<b><u>2020 DEMOS</u></b>	<b><u>3-MILE</u></b>	<b><u>5-MILE</u></b>	<b><u>10-MILE</u></b>
Total Population	42,294	70,934	299,266
Households	14,597	24,936	105,705
Daytime Population	19,184	28,217	84,178
Average HH Income	\$88,179	\$102,223	\$113,428
Total Businesses	1,783	2,584	7,757
2020-2025 Annual Growth Rate	3.10%	3.56%	3.29%

# PROPERTY HIGHLIGHTS

42 ACRES OF RETAIL SPACE AVAILABLE

- SEQ IH-35 & SH-29: Hub for Georgetown
- Same intersection as Wolf Ranch Center with over **600K SF** of retail (anchored by Target, Kohl's, TJ Maxx)
- Across the street from present and future HEB
- Near St. David's Hospital, historic downtown square and Southwestern University
- Focus on core businesses that are not susceptible to being replaced by on-line purchasing
- Pads fronting I-35 and SH-29
- Pads nestled alongside the panoramic San Gabriel River
- Combination of national, regional and local entities that reflect the Georgetown personality





**A**

AspenDental

Jersey Mike's SUBS

Huntington Your Tutoring Solution

MAHANA FRESH

**H**

FirstWatch The Daytime Café

verizon

HAND & STONE MASSAGE AND FACIAL SPA

Tiff's Treats

charles SCHWAB

CLUB PILATES

**F**

AUSTIN REGIONAL CLINIC

salons by jc

Beverly Nails Salon

The Yard MILKSHAKE BAR

HOTWORX

TeapioLaounge

AVAILABLE FOR:  
LEASE,  
BUILD-TO-SUIT,  
or SELL

**AVAILABLE SPACES**

Building	SF
E	15,000
G	±10,000
H	3,000
O	10,000

**M**

Jason's deli

DECA OPTICAL CARES

sleep number

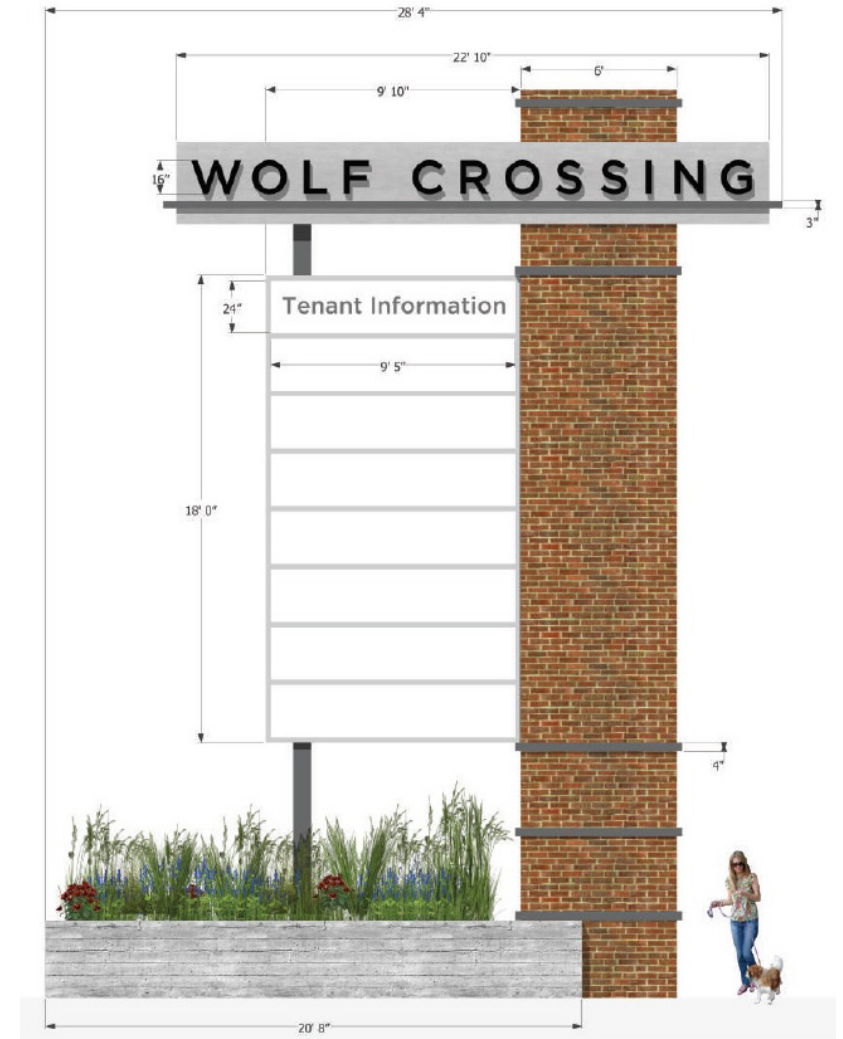
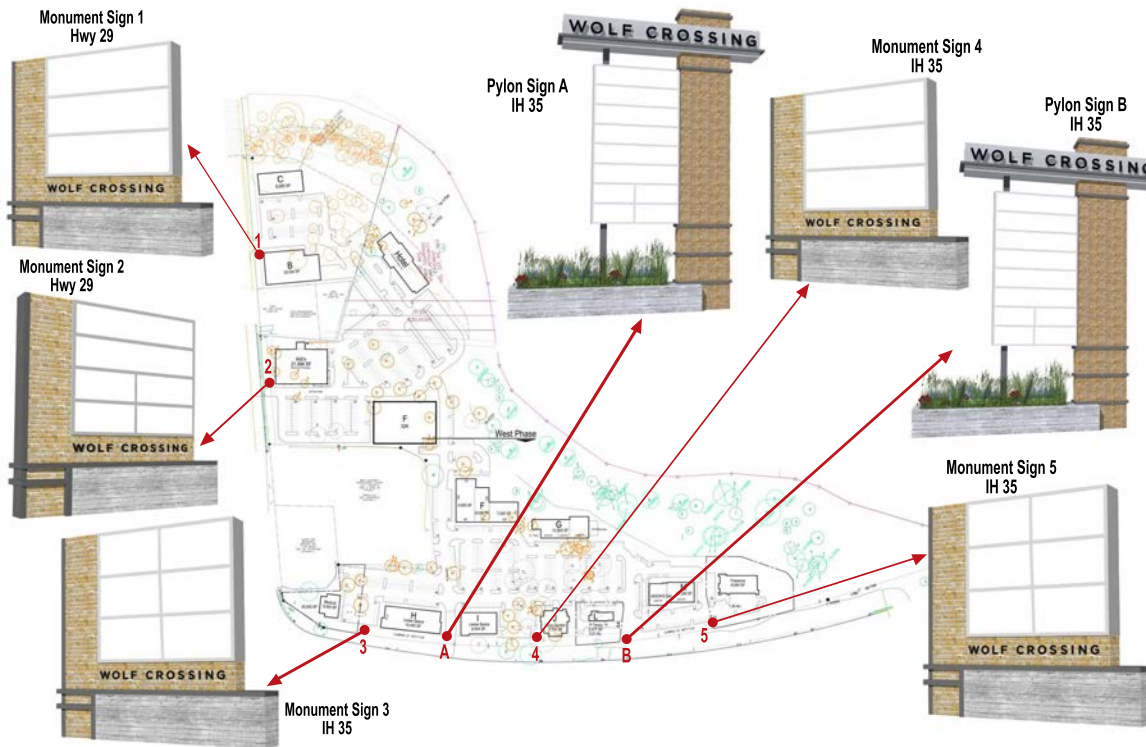
Firestone COMPLETE AUTO CARE

# SITE PLAN



# WOLF CROSSING PYLON

PROPOSED SIGNAGE



# WOLF CROSSING PYLON

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