

COMMERCIAL LISTING

# Offering Memorandum:

1050 CR 141  
Georgetown, TX  
78626



# Executive Summary



This property presents an exceptional opportunity to acquire approximately 22.53 acres in one of the most dynamic expansion areas of Georgetown, Texas. The property is located roughly one mile east of Interstate 35, the primary north-south artery connecting Austin, Dallas-Fort Worth, and San Antonio, providing outstanding regional accessibility for future users.

Positioned within the Georgetown ETJ and free from municipal zoning, the site offers valuable flexibility for a wide range of commercial development strategies. Ongoing residential growth, business and infrastructure investment continue to push development outward, placing the property squarely within the trajectory of the city's northward expansion.

The tract includes an existing  $\pm 1,713$  SF single-family residence and an approximate  $\pm 2,500$  SF metal storage structure, creating the potential for interim occupancy, live/work conversion, or operational use while long-term plans are formulated.

Large, unzoned property with proximity to I-35 represents a rare opportunity for investors or developers to secure ownership, scalability, and flexibility in a high-growth corridor with strong future upside.



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**1050 CR 151 is comprised of four parcels as notated in the Williamson County Appraisal District.**

**The property is an owner-occupied residence, therefore, no rent rolls or financial statements provided. The property is listed as a commercial listing for highest and best use based on nearby commercial development.**

**The single-family residence easily transitions to various future use options.**

# Property Overview

**List Price \$2,587,000**

**Price Per Acre \$114,825**

**Price Per SF \$2.64**



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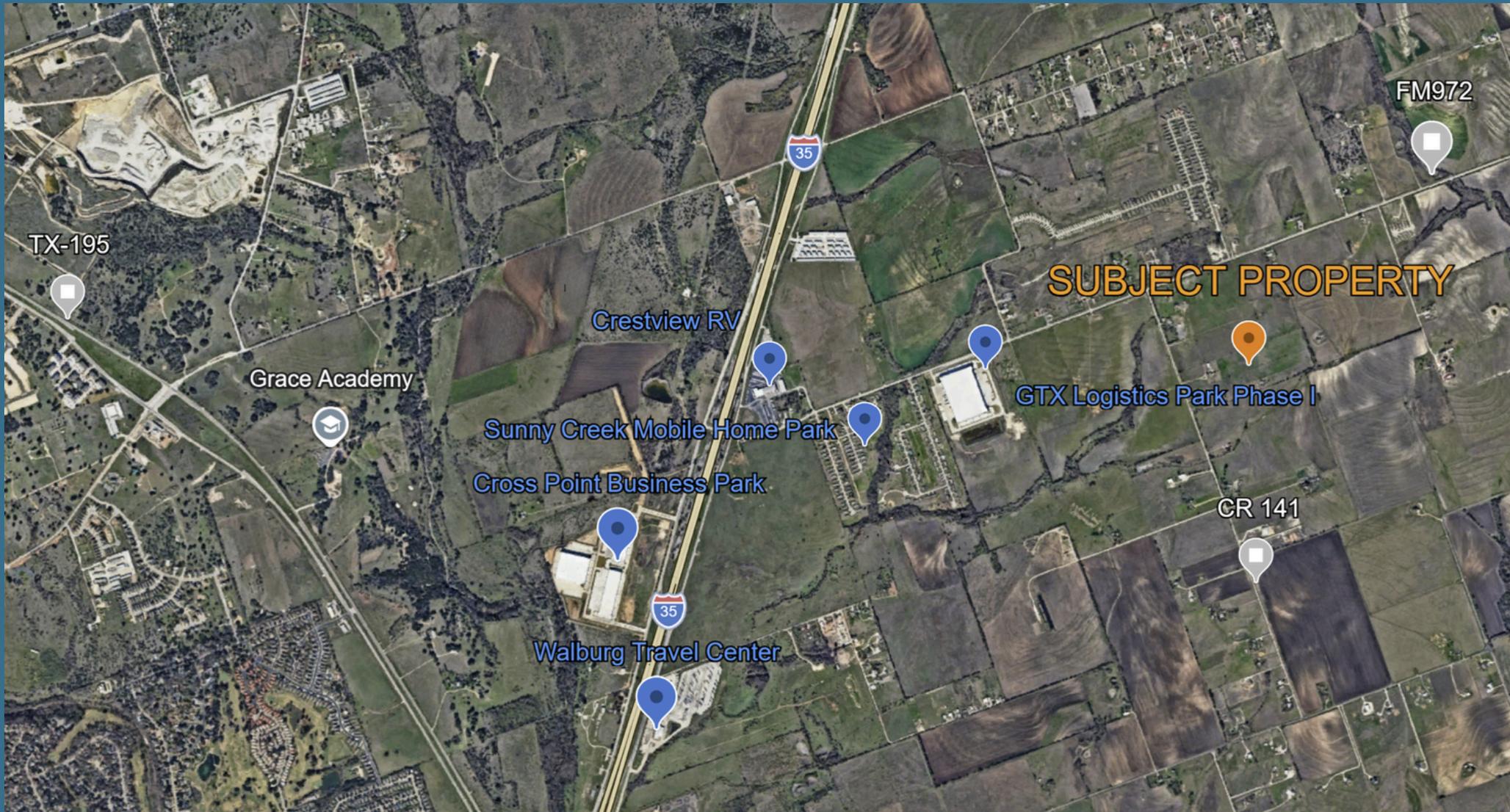
# Nearby Development

1050 CR 141 is an attractive investment opportunity positioned in the northward expansion of Georgetown commercial and residential development. Mentionable nearby businesses include;

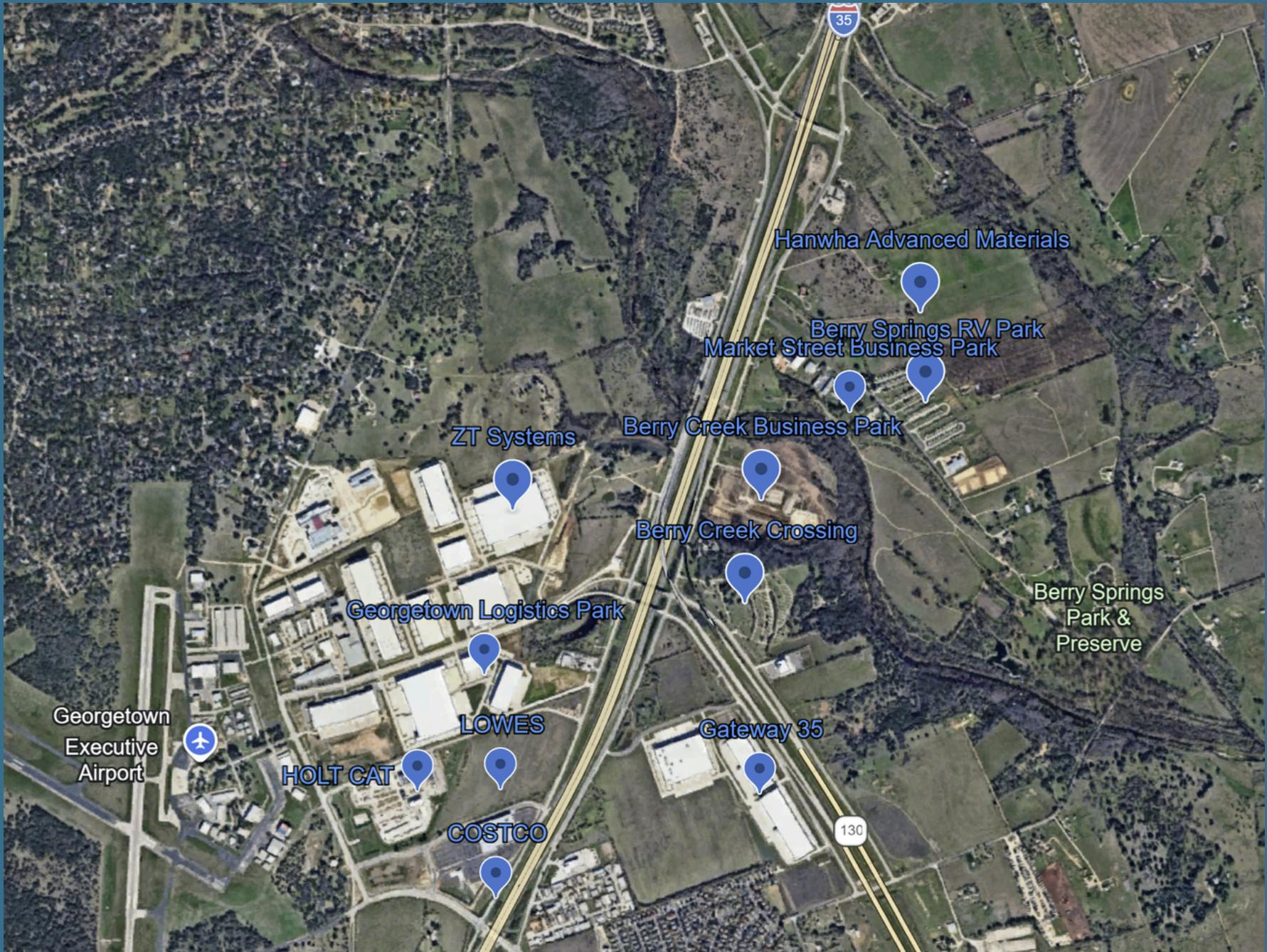
- Within 2 miles
  - GTX Logistics Park Phase I & Future Phase
  - Sunny Creek Mobile Home Park
  - Crestview RV
  - Cross Point Business Park
  - Walburg Travel Center
- Within 5 miles
  - Market Street Business Park
  - Berry Springs RV Park
  - Berry Creek Crossing
  - Berry Creek Business Park
  - Hanwha Advanced Materials
  - Gateway 35 Commerce Center
  - Lowes
  - Costco



# Location & Nearby Development



# Location & Nearby Development



# Corridor Growth

1050 CR 141 delivers location strength, infrastructure presence, and flexibility in one of Central Texas' most active growth corridors. Nearby major corridors and future projects include;

- Corridors & Transportation
  - 1 mile from Interstate 35
  - 4.5 miles to SH 130 tollway
  - 5 miles to Georgetown Municipal Airport
  - 9 miles to downtown Georgetown
  - 38 miles to Austin
- Planned regional mobility projects
  - Williamson County's Arterial K Corridor
  - Williamson County's Ronald Reagan Extension



# ATLA/NSPS Survey

## ATLA/NSPS LAND TITLE SURVEY

showing 22,514 Acres, situated in the Maria Jesusa Garcia Survey, Abstract 246, Williamson County, Texas.  
This sketch is to accompany a metes and bounds description of the herein shown 22,514 acre tract.

John Henry Schoelkopf III  
Doc. No. 2022078444  
Described as 2.04 acres in Vol. 2045, Pg. 61

Block 11 1078' E 8443' - Vol. 2045, Pg. 61  
Block 11 1078' E 8443' - Vol. 2045, Pg. 61  
1,620' 55" 0" E 1,640' 84"

22,514 ACRES  
OF LAND

Called 10.75 acres (Described in Vol. 408, Pg. 816)  
Frank R. Hironaka, Trustee of the Frank Hironaka Trust  
under instrument dated March 21, 2023  
Doc. No. 2023029126

Called 150 acres  
Frank R. Hironaka, Trustee of the Frank Hironaka Trust under  
instrument dated March 21, 2023  
Doc. No. 2023029126

Called 3.58 acres  
Frank R. Hironaka, Trustee of the Frank Hironaka  
Trust under instrument dated March 21, 2023  
Doc. No. 2023029126

John Henry Schoelkopf III  
Doc. No. 2022078444  
Described as 2.04 acres in Doc. No. 200808604

John Henry Schoelkopf III  
Doc. No. 2022078444  
Described as 2.05 acres in Doc. No. 2004003968

Called 2.00 acres  
Helen Ann Girard  
Doc. No. 2024029422

ATLA/NSPS LAND TITLE SURVEY  
showing 22,514 Acres, situated in the Maria Jesusa Garcia Survey, Abstract 246, Williamson County, Texas.  
This sketch is to accompany a metes and bounds description of the herein shown 22,514 acre tract.

Plot Date: 02-02-2028  
Survey completed: 02-16-2028  
Scale: 1" = 40'  
Job No.: 280296  
Dwg. No.: 280296  
Drawn by: JH  
Surveyor: CGG #4626  
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**ACS**  
ALL COUNTY SURVEYING, INC.  
P.O. Box No. 2028600  
4300 South Six Street  
Tempe, Texas 76022  
254-735-2712, 800-454-654-4636  
www.allcountysurveying.com

# ATLA/NSPS Survey

## ALTANSPS LAND TITLE SURVEY

showing 22,514 Acres, situated in the Maria Jesusa Garcia Survey, Abstract 246, Williamson County, Texas. This sketch is to accompany a metes and bounds description of the herein shown 22,514 acre tract.

### SURVEYOR'S NOTES

#### REFERENCE TITLE COMMITMENT

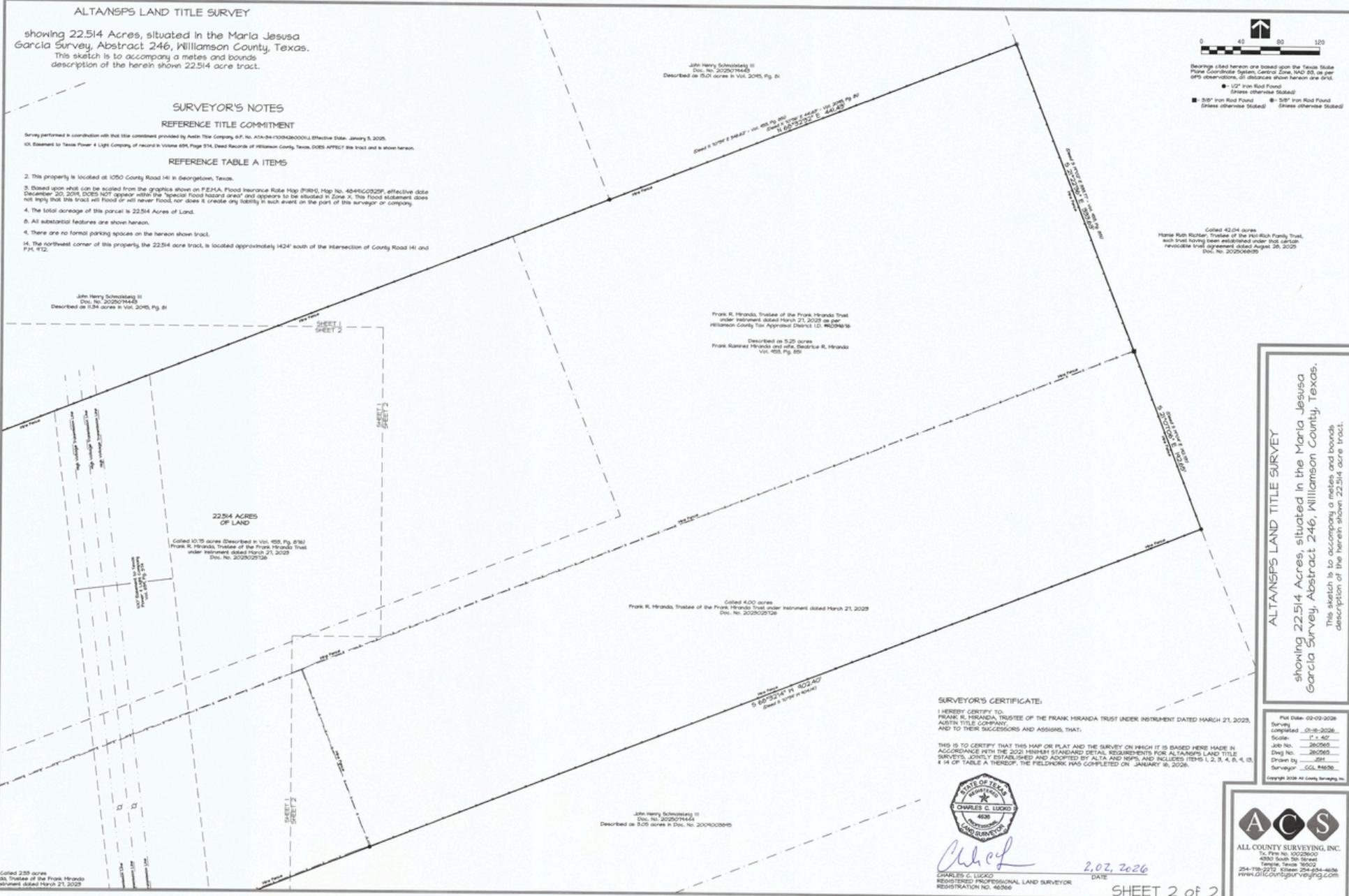
Survey performed in coordination with that title commitment provided by Aegis Title Company, S.P., No. 2022076443, Effective Date: January 9, 2025.  
 05. Esameet to Texas Power & Light Company of record in Volume 699, Page 574, Deed Records of Williamson County, Texas, DOES APPEAL! the tract and is shown hereon.

#### REFERENCE TABLE A ITEMS

- This property is located at 1050 County Road 141 in Georgetown, Texas.
- Based upon what can be ascertained from the graphics shown on FEMA Flood Insurance Rate Map (FIRM) Map No. 48460G0225P, effective date December 20, 2019, DOES NOT appear within the "special flood hazard area" and appears to be situated in Zone X. This Flood statement does not imply that this tract will flood or will never flood, nor does it create any liability in such event on the part of this surveyor or company.
- The total acreage of this parcel is 22,514 Acres of Land.
- All substantial features are shown hereon.
- There are no formal parking spaces on the hereon shown tract.
- The northwest corner of this property, the 22,514 acre tract, is located approximately 1424' south of the intersection of County Road 141 and F.H. 412.

Readings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations. All distances shown hereon are in feet.

- 1/2" Iron Rod Found (Unless otherwise Stated)
- 5/8" Iron Rod Found (Unless otherwise Stated)
- 5/8" Iron Rod Found (Unless otherwise Stated)



ALTANSPS LAND TITLE SURVEY  
 showing 22,514 Acres, situated in the Maria Jesusa Garcia Survey, Abstract 246, Williamson County, Texas.  
 This sketch is to accompany a metes and bounds description of the herein shown 22,514 acre tract.

**SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY TO:  
 FRANK R. MIRANDA, TRUSTEE OF THE FRANK MIRANDA TRUST UNDER INSTRUMENT DATED MARCH 21, 2023,  
 AEGIS TITLE COMPANY,  
 AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 HIRSHBY STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 11 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 16, 2026.



*Charles C. Lucko*  
 CHARLES C. LUCKO  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 REGISTRATION NO. 4636  
 DATE: 2.07.2026

ALL COUNTY SURVEYING, INC.  
 P.O. Box No. 1022800  
 4302 South 56 Street  
 Temple, Texas 76702  
 254-776-2772 | Email: info@allcountysurveying.com  
 www.allcountysurveying.com

Called 2.00 acres  
 Frank R. Miranda, Trustee of the Frank Miranda Trust  
 instrument dated March 21, 2023

John Henry Schoelkopf III  
 Dec. No. 2022076443  
 Described as 5.00 acres in Dec. No. 2024002849

Frank R. Miranda, Trustee of the Frank Miranda Trust  
 under instrument dated March 21, 2023 as per  
 Williamson County Tax Appraisal District ID: 86234916  
 Described as 5.25 acres  
 Frank Miranda and wife, Beatrice R. Miranda  
 Vol. 453, Pg. 85

Called 42.04 acres  
 Horse Run Ranch, Trustee of the Horse Run Family Trust,  
 such trust having been established under that certain  
 revocable trust agreement dated August 28, 2023  
 Dec. No. 2022066835

# Potential Future Uses



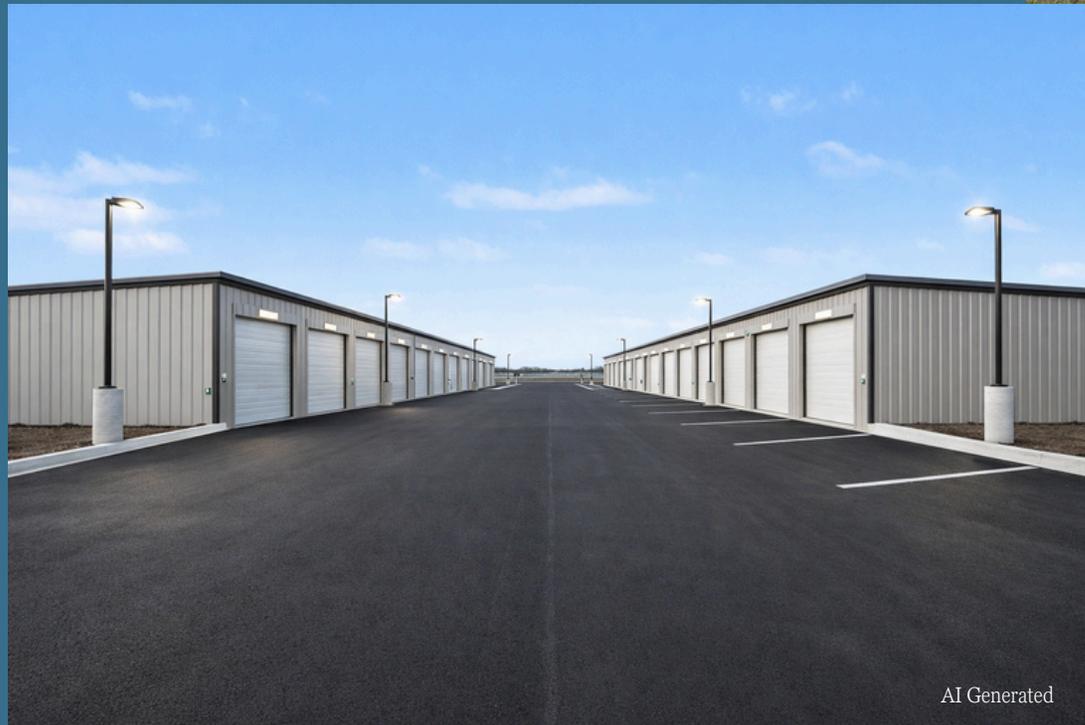
RV Park

Modernized Mobile Home Park

# Potential Future Uses



AI Generated



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Storage Facility  
Business Office Park

[Click Here for Video - 1050 CR 141 Georgetown](#)





## Listing Brokerage Information

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