

PRICE REDUCTION



20 ACRES ON COUNTY ROAD 267

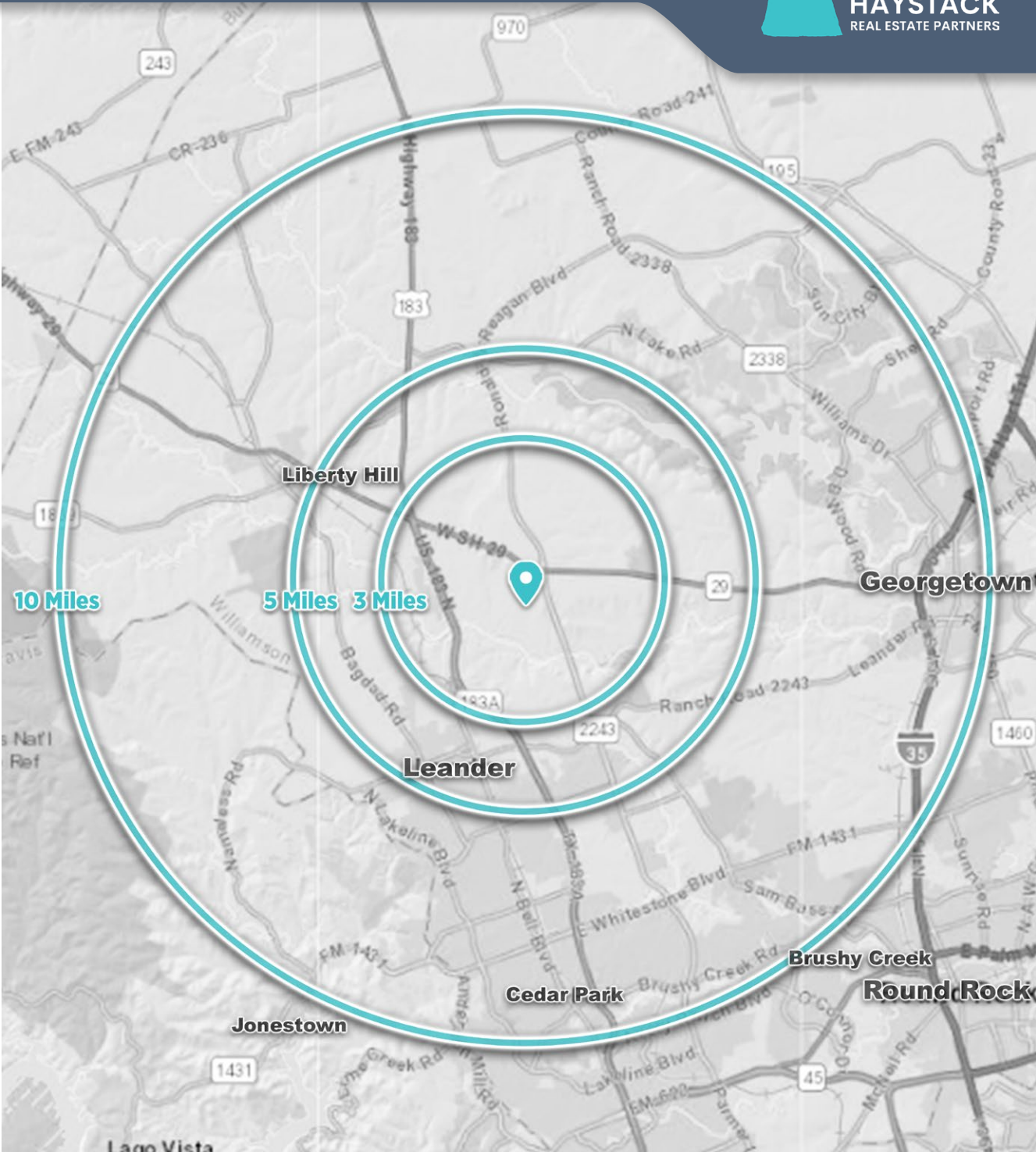
500 COUNTY ROAD 267, GEORGETOWN, TEXAS 78641

SIZE	20 Acres according to Williamson Central Appraisal District
PRICE	\$8,300,000 (\$9.50 PSF) \$6,800,000 (\$7.81 PSF)
LOCATION	The property is located along County Road 267 in Williamson County, Texas and the City of Leander at Southwest quadrant of a major intersection. Kauffman Loop is planned to be extended to Hwy 29 as a 4 lane arterial.
WATER	City of Leander
SEWER	City of Leander sewer extensions in progress at adjacent properties
ZONING	Leander ETJ
FUTURE LAND USE	Activity Center
FRONTAGE	Approximately 622.9' along County Road 267
ACCESS	The property is currently accessed from County Road 267 and has an access easement for future access to Kauffman Loop
TAXES	\$1,768.80 in 2024 w/ exemptions (Agricultural and Homestead)
SCHOOL DISTRICT	Leander ISD
TRAFFIC COUNTS	<ul style="list-style-type: none">◇ 26,574 vehicles per day on State Highway 29 (TxDot '23)◇ 24,059 vehicles per day on Ronald Reagan Blvd (TxDot '23)◇ 52,959 vehicles per day on US Highway 183 (TxDot '23)



DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
2024 POPULATION	46,323	88,450	316,555
2029 PROJECTED POP.	63,553	116,749	376,722
TOTAL HOUSEHOLDS	15,537	30,390	114,092
MEDIAN AGE	35.5	36.0	39.4
AVG HH INCOME	\$161,374	\$155,954	\$161,148

TRAFFIC COUNTS	2023
State Highway 29	26,574 VPD
Ronald Reagan Blvd	24,059 VPD



#1

SOUTH'S BEST CITIES TO LIVE IN

(Southern Living Magazine, 2018)

#1

**FASTEST GROWING CITY IN THE U.S.
WITH A POPULATION OF OVER 50,000**

(U.S. Census Bureau)

98%

**GEORGETOWN RESIDENTS FEEL
THE QUALITY OF LIFE IS EITHER
GOOD OR EXCELLENT**

(City of Georgetown)

80%

**RESIDENTS BELIEVE THE VALUE
OF THE CITY TAXES PAID IS GOOD
OR EXCELLENT**

(City of Georgetown)

THE MOST BEAUTIFUL TOWN SQUARE IN TEXAS.

- ◇ **27 MILES NORTH OF AUSTIN**
- ◇ **BIG CITY AMENITIES WITHOUT THE COMMUTE**
- ◇ **PRO BUSINESS CITY IN A PRO BUSINESS STATE**
- ◇ **EASY ACCESS TO AUSTIN-BERGSTROM INTL AIRPORT**
- ◇ **EASY ACCESS NORTH TO TEXAS HILL COUNTRY**

Source: <https://visitgeorgetown.com>

Conveniently located in the Austin MSA and along Interstate 35 between the North and South San Gabriel River. Since its establishment 173 years ago, Georgetown has developed into a community rich in history, culture and character. With an emphasis on architectural preservation, acclaimed annual events and economic growth, the city has proven that hard work and dedication makes for the Most Beautiful Town Square in Texas.

WORKFORCE

While Georgetown may still be appreciated for its small-town feel, the city has seen explosive economic growth in the past decade. Between 2011 and 2016, overall employment grew **21%** to reach **28,000 jobs**, faster than the surrounding labor shed and the Austin Metro area.

EDUCATION

Georgetown is home to Southwestern University which offers a top-ranked integrated arts and sciences curriculum that incorporates the humanities, fine arts, social sciences, and natural sciences. Ranked #47 out of 364 Best Christian Colleges in America. It is a small institution with 1,488 undergraduate students and 440 employees.

1st**FASTEST GROWING LARGE CITY
IN AMERICA****2,011****BUILDING PERMITS ISSUED FOR
SINGLE-FAMILY HOMES IN 2020****73,000****LEANDER POPULATION
AS OF APRIL 2020****11,000****MULTIFAMILY UNITS UNDER
CONSTRUCTION OR PLANNED FOR
CONSTRUCTION**

Conveniently located in the Austin MSA and along US Highway 183, Leander has the sites, land, and infrastructure needed for strong growth and development, now and into the future.

FASTEST GROWING CITY IN THE NATION.

- ◇ 30 MINUTES NORTH OF DOWNTOWN AUSTIN
- ◇ BIG CITY AMENITIES WITHOUT THE COMMUTE
- ◇ PRO BUSINESS CITY IN A PRO BUSINESS STATE
- ◇ EASY ACCESS TO AUSTIN-BERGSTROM INTL AIRPORT
- ◇ EASY ACCESS NORTH TO TEXAS HILL COUNTRY

Source: <https://leanderbusiness.com>

Leander is located 22 miles northwest of Austin, along US-183 between Cedar Park and Liberty Hill. It is home to award-winning school districts, natural attractions, a commuter rail to Downtown Austin, and booming demand for business. According to the US Census Bureau, Leander was the fastest-growing large city in the country from 2018 to 2019. In Leander, 61.2% of people are between the ages of 18 and 65. This means that there is a large talent pool and a large number of consumers.

WORKFORCE

Leander provides one of the most highly educated and talented workforces in the Austin region. More than **1 million workers** live within a 30 minute drive time radius and over **1.2 million workers** are located within a 45 minute drive.

EDUCATION

The **100-acre** Austin Community College - San Gabriel Campus in Leander campus includes a **110,000 sf** academic building with a **3,900-square-foot** rooftop terrace, classrooms, science labs, a library, multi-purpose room, and a 150-seat ACCelerator learning lab. Plans call for fully developing the 100-acre property to accommodate up to **12,000 students** and **1 million square feet** of future development.

Austin is the capital city of the U.S. state of Texas, as well as the seat and largest city of Travis County, with portions extending into Hays and Williamson counties. It is the 11th-most populous city in the United States, the fourth-most-populous city in Texas and the second-most-populous state capital city. Austin has been one of the fastest growing large cities in the United States since 2010. As of 2022, Austin had an estimated population of 1,028,225, up from 961,855 at the 2020 census.

WORKFORCE

Austin has become a center for technology and business. A number of Fortune 500 companies have headquarters or regional offices in Austin, including **3M, Advanced Micro Devices (AMD), Amazon, Apple, Facebook (Meta), Google, IBM, Intel, NXP semiconductors, Oracle, Tesla, Texas Instruments,** and **Whole Foods Market.** Dell's worldwide headquarters is located in the nearby suburb of Round Rock.

EDUCATION

Austin is the home of the **University of Texas at Austin**, which is one of the largest universities in the U.S., with over **50,000 students.** Other institutions of higher learning in Austin include **St. Edward's University, Huston-Tillotson University, Austin Community College, Concordia University,** and several more.

#1

**AUSTIN IS AMERICA'S MOST AFFORDABLE
CITY FOR STARTUPS IN 2022**
(clever.com)

#1

**OVERALL BEST MARKET FOR COMMERCIAL
REAL ESTATE INVESTMENT IN 2022**
(crowdstreet.com)

#1

**BEST HOUSING MARKETS FOR GROWTH
AND STABILITY - 2022 EDITION**
(smartasset.com)

#2

**2022 BEST
PERFORMING CITIES**
(milkeninstitute.org)

#2

**2022 HOUSING WEALTH GAINS
FOR MIDDLE CLASS MARKETS**
(cdn.nar.realtor)

#5

**BEST CITIES FOR
JOBS IN 2022**
(wallethub.com)

#11

**2022'S BEST LARGE CITIES
TO START A BUSINESS**
(wallethub.com)



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Barret Espe	638497	barret@haystackrep.com	512-757-6349
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date