LAND FOR SALE

CALL FOR PRICING   -   99.329 ACRES

6601 FM 971, GEORGETOWN, TX 78626

Jerry Seay - 512-917-8558 - jerryseay@me.com

Angela Dean - 512-354-6899 - sold@angeladeantx.com

Darren Siegel - 512-964-3656 - TexasCRE@outlook.com

Broker License# 517166

Property Information

UTILITIES:

- Water: Jonah
- Well: Existing on property
- Septic: None existing
- Sewer: None existing
- Power: Deregulated; Three phase at CR 154; Bartlett Electric & TXU Energy available

GENERAL INFORMATION:

- Georgetown ETJ
- 99.329 Acre Parcel
- Improvements: Small metal storage building with man made pond
- +/- 2,310 linear feet of frontage on FM 971
- +/- 1,885 linear feet of frontage on CR 155
- Location: East side of Weir, North of FM 971
- WCAD ID: R040214
- Legal Description: AW0481 NIMMO, J. SUR., ACRES 99.329
- 100 yr Flood Plain: None
- Easements: Utility
- Restrictions: None
- Opportunity Zone: In a Qualified Opportunity Zone
- Ag Exemption: Currently in Ag Exemption
- SAMSUNG: Close proximity to the new Samsung plant
- Seller Financing: Seller financing is available
- Traffic Count: 1,682 Avg Daily Volume on FM 971 in 2022
- Additional acreage: Additional acreage may be available

FOR ADDITIONAL INFORMATION CONTACT:

Texas RealEstate Team 2021, LLC - Broker Lic# 517166

Map Area Overview
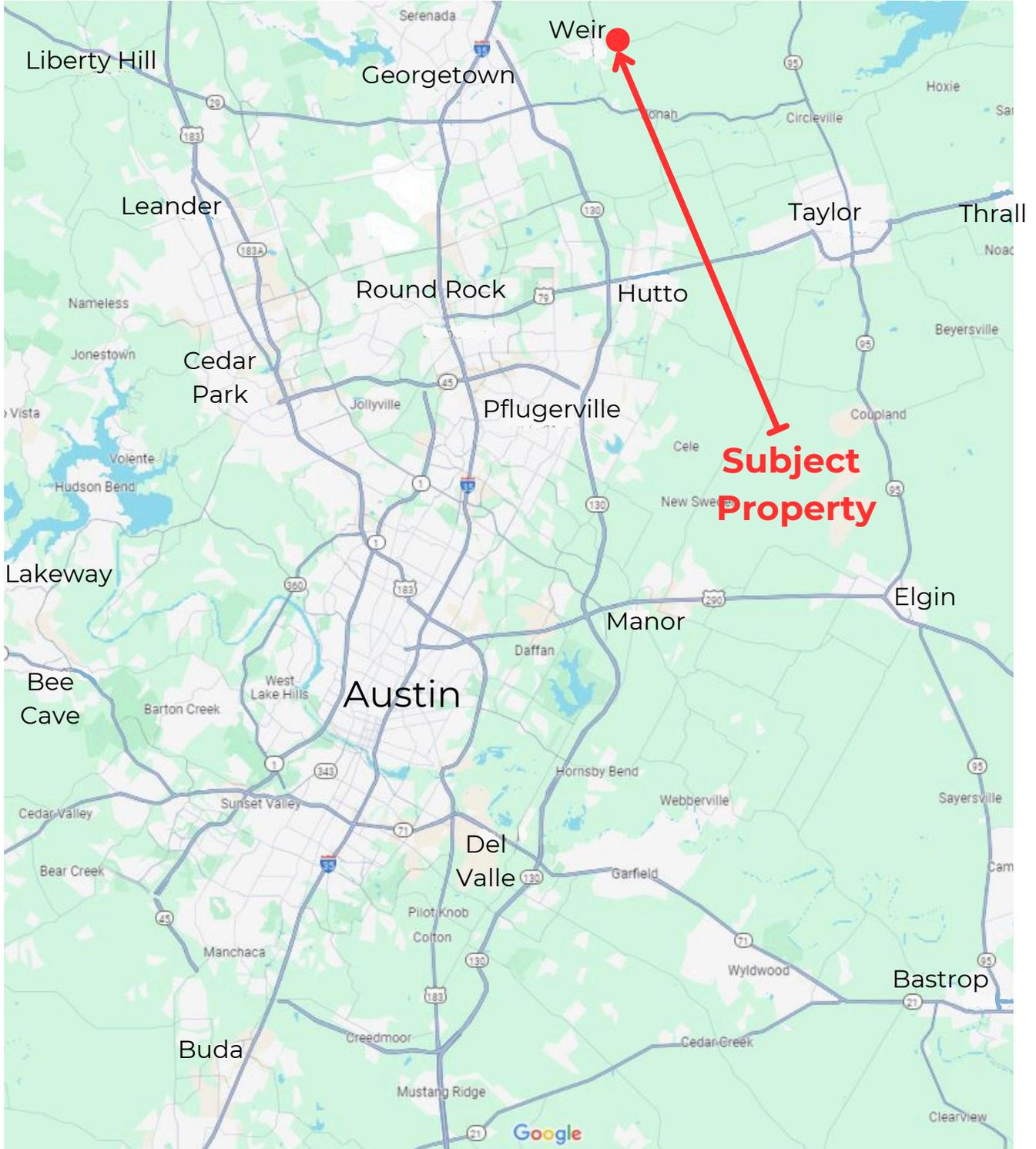
Driving Distances from Subject Property:

- Samsung/ Taylor: 18 mi
- Round Rock: 18.6 mi
- Temple: 39.2 mi
- Austin: 36.6 mi

- Highway 95: 8.1 mi
- SH 130: 4.4 mi
- IH 35: 6.6 mi
- Georgetown: 7.8 mi

Demographics

FM 971, Georgetown, TX 78626		

Building Type: **Land**	Total Available: **0 SF**	
Class: **-**	% Leased: **0%**	
RBA: **-**	Rent/SF/Yr: **-**	Image Coming Soon
Typical Floor: **-**		

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	305		2,996		18,755	
2023 Estimate	278		2,711		16,758	
2010 Census	226		2,030		10,404	
Growth 2023 - 2028	9.71%		10.51%		11.92%	
Growth 2010 - 2023	23.01%		33.55%		61.07%	
2023 Population by Hispanic Origin	119		1,043		5,448	
2023 Population	278		2,711		16,758	
White	258	92.81%	2,502	92.29%	15,138	90.33%
Black	6	2.16%	71	2.62%	651	3.88%
Am. Indian & Alaskan	3	1.08%	23	0.85%	159	0.95%
Asian	5	1.80%	52	1.92%	352	2.10%
Hawaiian & Pacific Island	0	0.00%	2	0.07%	16	0.10%
Other	6	2.16%	62	2.29%	442	2.64%
U.S. Armed Forces	0		2		39	
Households						
2028 Projection	102		1,027		6,449	
2023 Estimate	92		925		5,741	
2010 Census	72		667		3,433	
Growth 2023 - 2028	10.87%		11.03%		12.33%	
Growth 2010 - 2023	27.78%		38.68%		67.23%	
Owner Occupied	71	77.17%	724	78.27%	4,585	79.86%
Renter Occupied	22	23.91%	201	21.73%	1,156	20.14%
2023 Households by HH Income	93		926		5,740	
Income: <$25,000	13	13.98%	109	11.77%	504	8.78%
Income: $25,000 - $50,000	13	13.98%	181	19.55%	974	16.97%
Income: $50,000 - $75,000	18	19.35%	169	18.25%	1,137	19.81%
Income: $75,000 - $100,000	15	16.13%	139	15.01%	1,020	17.77%
Income: $100,000 - $125,000	16	17.20%	154	16.63%	782	13.62%
Income: $125,000 - $150,000	9	9.68%	68	7.34%	497	8.66%
Income: $150,000 - $200,000	8	8.60%	77	8.32%	496	8.64%
Income: $200,000+	1	1.08%	29	3.13%	330	5.75%
2023 Avg Household Income	$84,742		$86,854		$96,054	
2023 Med Household Income	$79,167		$75,719		$81,250	

Data Source: CoStar Group 2024; licensed to Texas RealEstate Team

Site Plan/ Points of Interest

Man made stocked pond

Apx. 1,885 linear feet of frontage on CR 155

Apx. 2.25 acre parcel owned by Dollar General

Utility easement for subject property

Apx. 2,310 linear feet of frontage on FM 971

COUNTY RD 155

FM 971

Information About Brokerage Services

Texas law requires all real estate licensees 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 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.

Texas Realestate Team 2021, LLC	**517166**	**jerryseay@me.com**	**(512)917-8558**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jerry Seay	**517166**	**jerryseay@me.com**	**(512)917-8558**
Designated Broker of Firm	License No.	Email	Phone
Jerry Seay	**517166**	**jerryseay@me.com**	**(512)917-8558**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Darren Siegel	**640724**	**TexasCRE@outlook.com**	**(512)964-3656**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date

Regulated by the Texas Real Estate Commission   Information available at www.trec.texas.gov