

41.6 Acres Georgetown, TX ETJ Land

580 Rabbit Hill Rd Georgetown, TX, 78626



Tyler Wolf, broker

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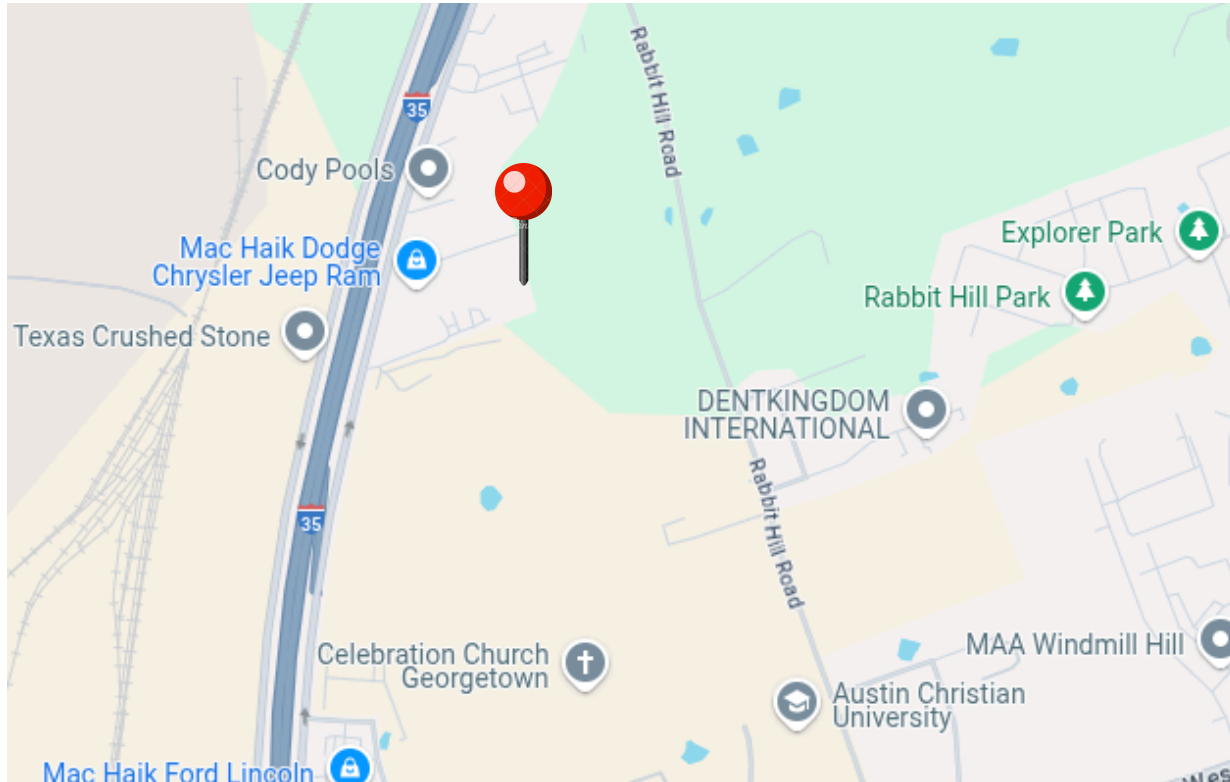
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GEORGETOWN LAND | PROPERTY INFORMATION



LOCATION

580 Rabbit Hill Road,
Georgetown, TX 78626

TOTAL SIZE

41.6 Acres

ZONING

ETJ/RS

TRAFFIC COUNTS

100,000+ AADT (2023)
IH-35

PROPERTY INFORMATION

- **41.6 acres of which 0.7 acres zoned RS and the balance within ETJ**
- **Georgetown Water CCN, 8 inch water line on FOX DR**
- **Wastewater 8 inch along West side of CR 116 (Rabbit Hill Rd) , property north boundary and portion of West boundary**

2023 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	10,100	75,200	181,500
AVG HH INCOME	\$95,000	\$103,500	\$107,800

AREA RETAILERS

Bass Pro Shop, HEB, Scott and White,
Round Rock Outlet Mall, Mac Haik Ford,
CubeSmart Storage, Cody Pools

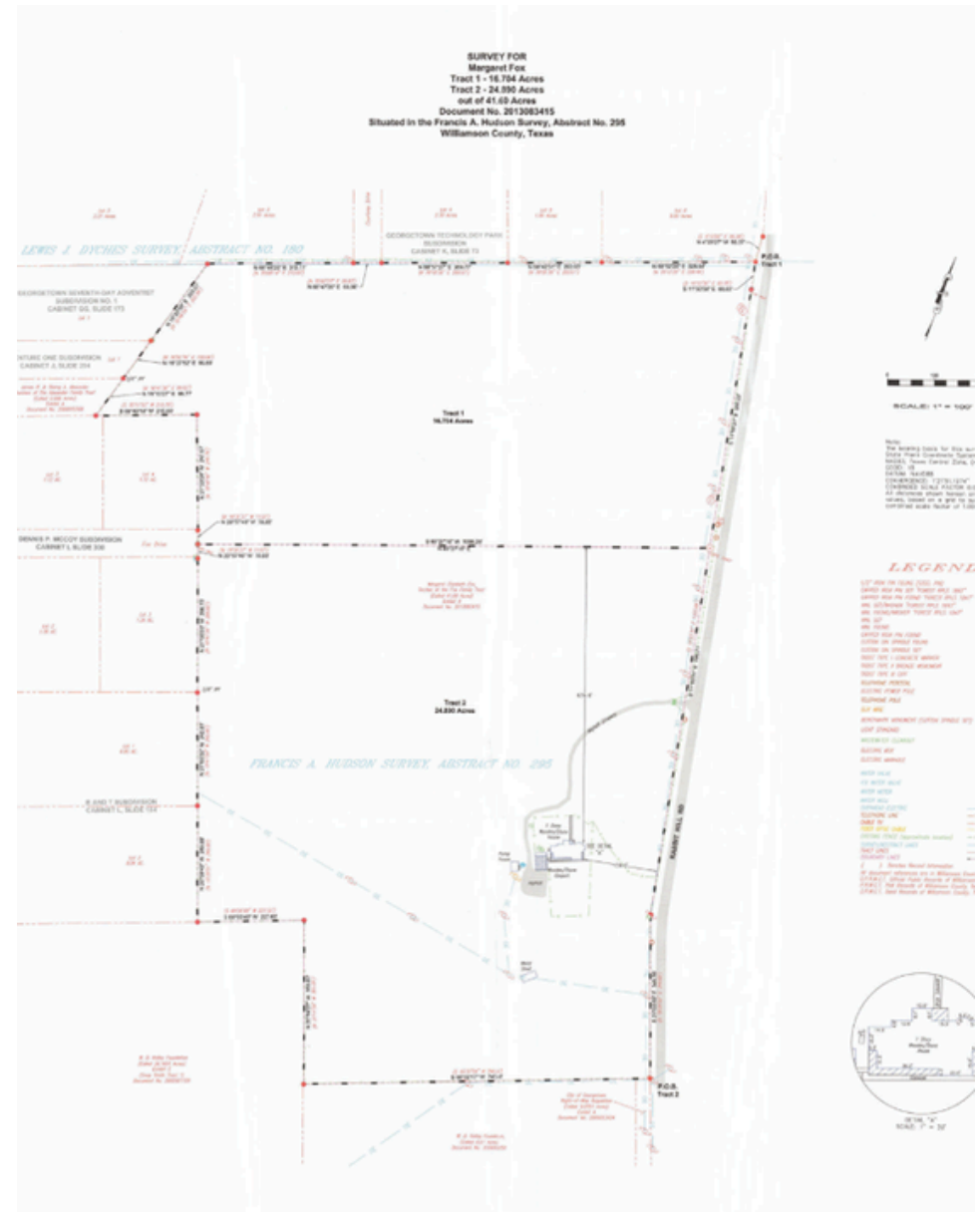
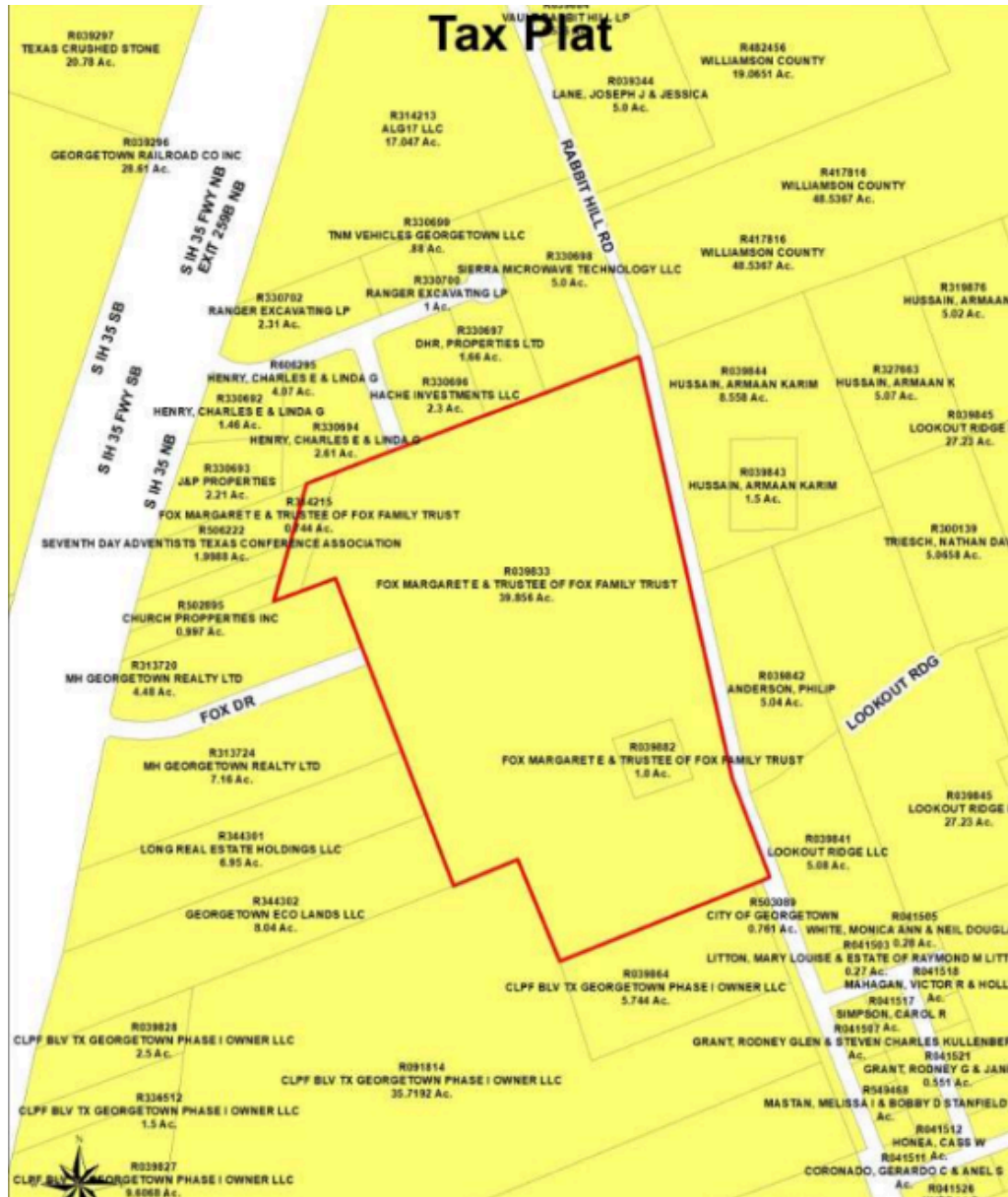
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14,000 TOTAL STUDENTS

Region Austin Area
County Williamson
MSA Austin-Round Rock-Georgetown
Access IH-35
Trade Area 30 miles

11 ELEMENTARY SCHOOLS
4 MIDDLE SCHOOLS
2 HIGH SCHOOL



LOCATION
30 MILES OUTSIDE OF DOWNTOWN AUSTIN

HOUSEHOLD INCOME

\$107.8k

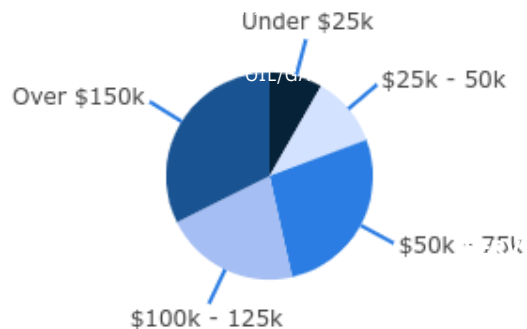
Median Income

\$115.2k

2028 Estimate

↑ 7%

Growth Rate



DEMOGRAPHICS (5 MILES)

POPULATION	181,500
HOUSEHOLD INCOME	\$107,800
MEDIAN AGE	37
NUMBER OF EMPLOYEES	141,900

LARGEST EMPLOYERS

MANAGEMENT AND BUSINESS	52,100 Employees
EDUCATIONAL SERVICES AND HEALTH	23,400 Employees
PROFESSIONAL	17,300 Employees
Retail Trade	12,500 Employees
MANUFACTURING	8,848 Employees
FINANCE AND INSURANCE	7,709 Employees
ARTS AND ENTERTAINMENT	7,643 Employees
PUBLIC ADMINISTRATION	6,244 Employees
CONSTRUCTION	5,979 Employees
OTHER	4,682 Employees

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ZT Systems

- 430,000-square-foot manufacturing facility of advanced server solutions for cloud computing and artificial intelligence, employing 1,500 people in Georgetown, TX



Westinghouse Crossing

- 171,071 square feet of flex/R&D space, 39,610 square feet of single-story office, and 14,896 square feet of retail space. Within a mile +/- of subject property



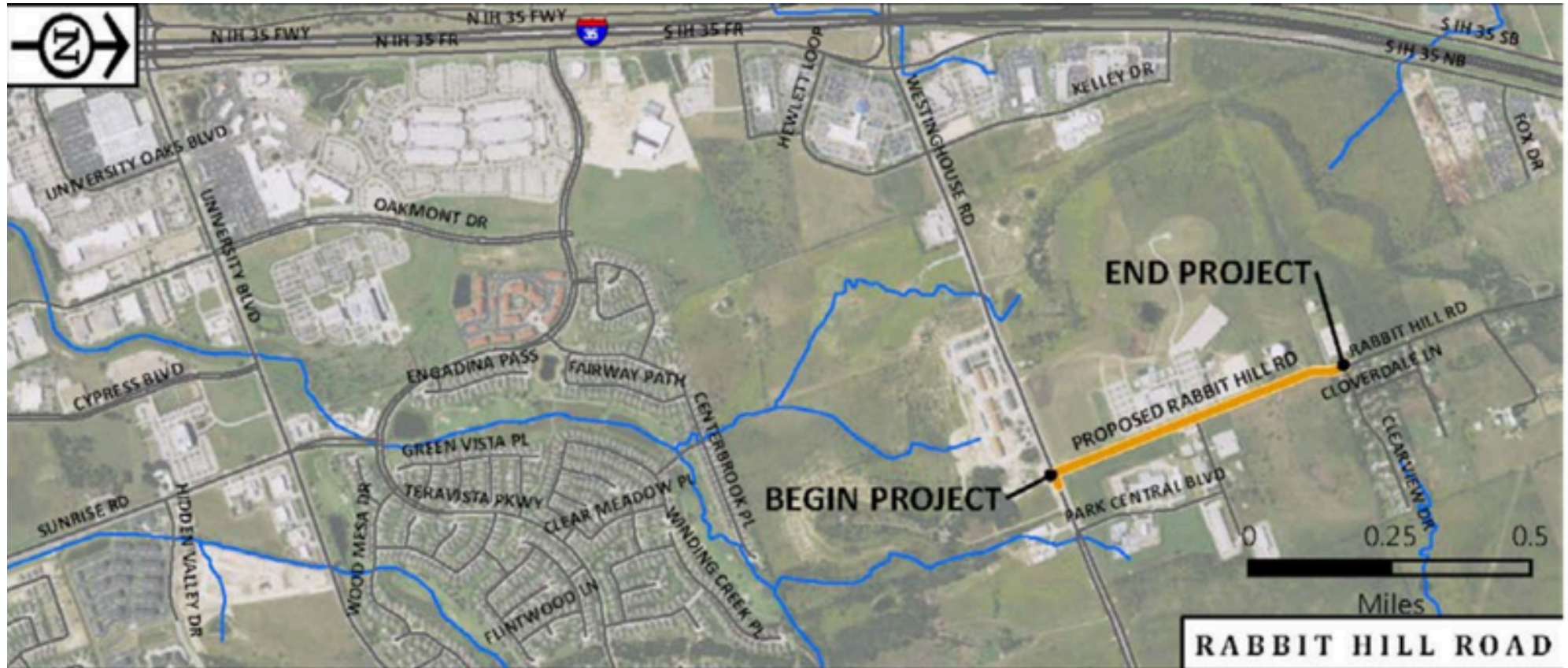
The District: A Major Mixed-Use Development

- 66-acre mixed-use project located near I-35 and State Highway 45 Toll Road. This \$500 million development aims to create a vibrant community hub featuring luxury apartments, tech offices, retail spaces, and green areas. The project is expected to generate approximately 5,000 jobs within a few miles of the subject property.



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GEORGETOWN LAND | ROAD UPGRADE MAP



- County Road 116 (Rabbit Hill Road) has been upgrade to a four-lane collector roadway between Westinghouse Road and Clearview Drive. In front of the subject property, CR 116 (Rabbit Hill Rd) remains a two-lane roadway.
- Fox Drive intersects with the IH-35 frontage road and terminates at the northwest portion of the subject property.

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GEORGETOWN LAND | CONTOUR/FLOOD MAP



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GEORGETOWN LAND | INFRASTRUCTURE MAP

Water Line Map

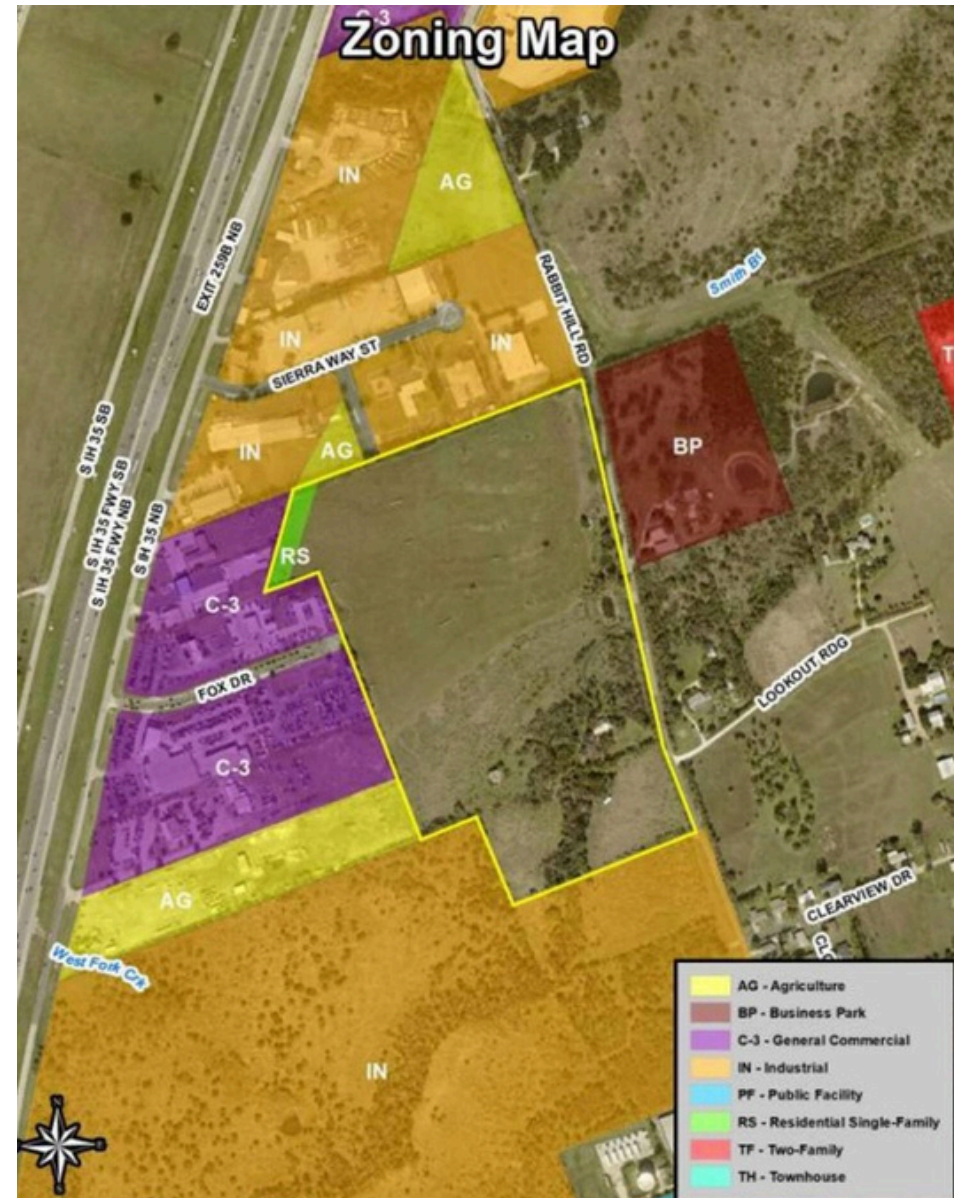
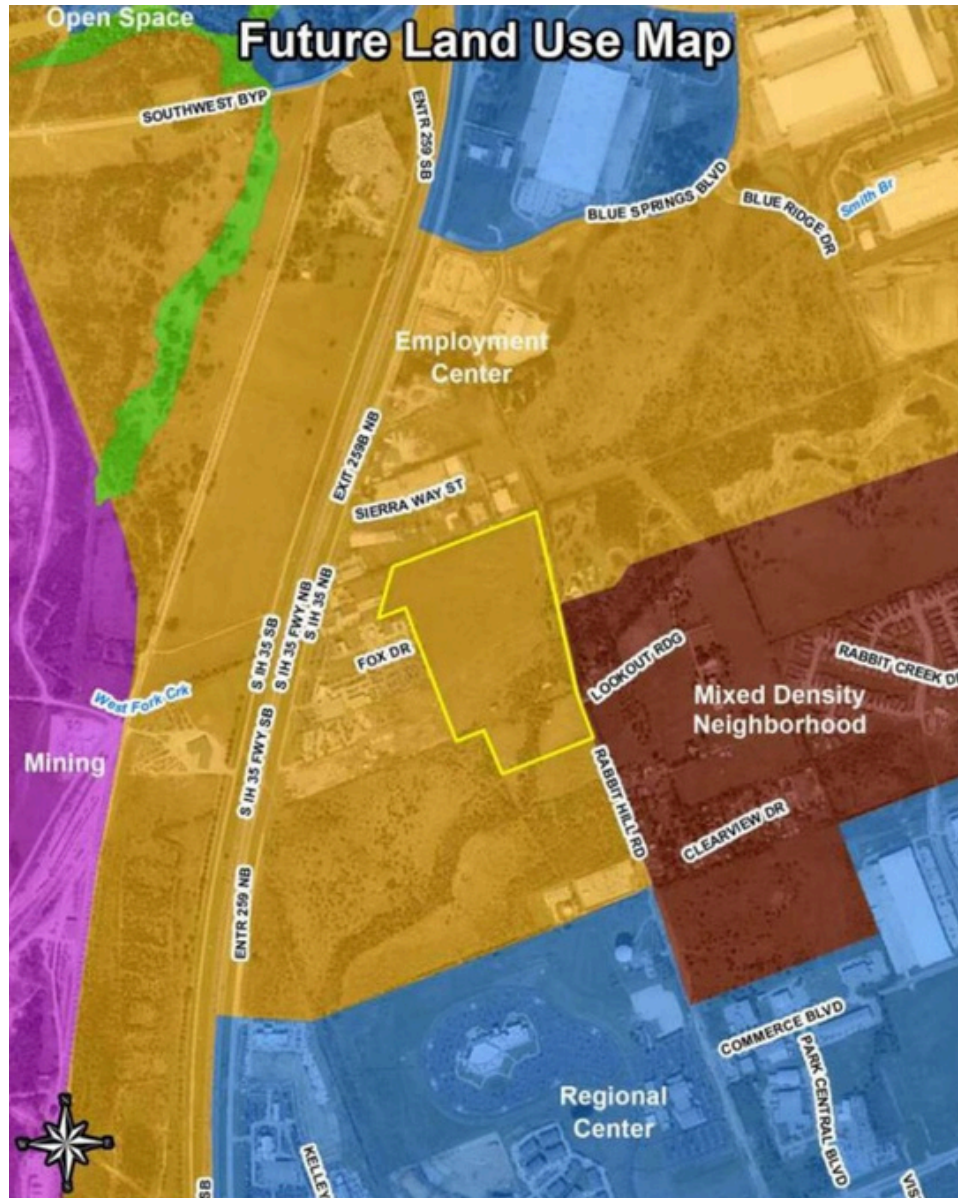


Wastewater Line Map



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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT		DATE	

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