



**2.85 Acres Asking \$995,000 (\$8.01 / SF)**

Situated just north of the intersection of Williams Drive and Serenada Drive in Georgetown, TX, this tract zoned C-1 Local Commercial is best-suited for medical, office, daycare or retail to complement the surrounding residential, including hundreds of senior living units that are part of The Oscar, The Wesleyan and The Oaks retirement communities. The property is strategically located minutes from IH-35, Highway 29, HEB and Wolf Ranch in the direct path of growth and with easy access to water and wastewater utilities, it is positioned for development now! Surrounding retailers include Tim Horton's, Commercial National Bank of Brady, Einstein Bagels, Quik Trip, Jersey Mikes, Walgreens, Extra Space Storage, and more.

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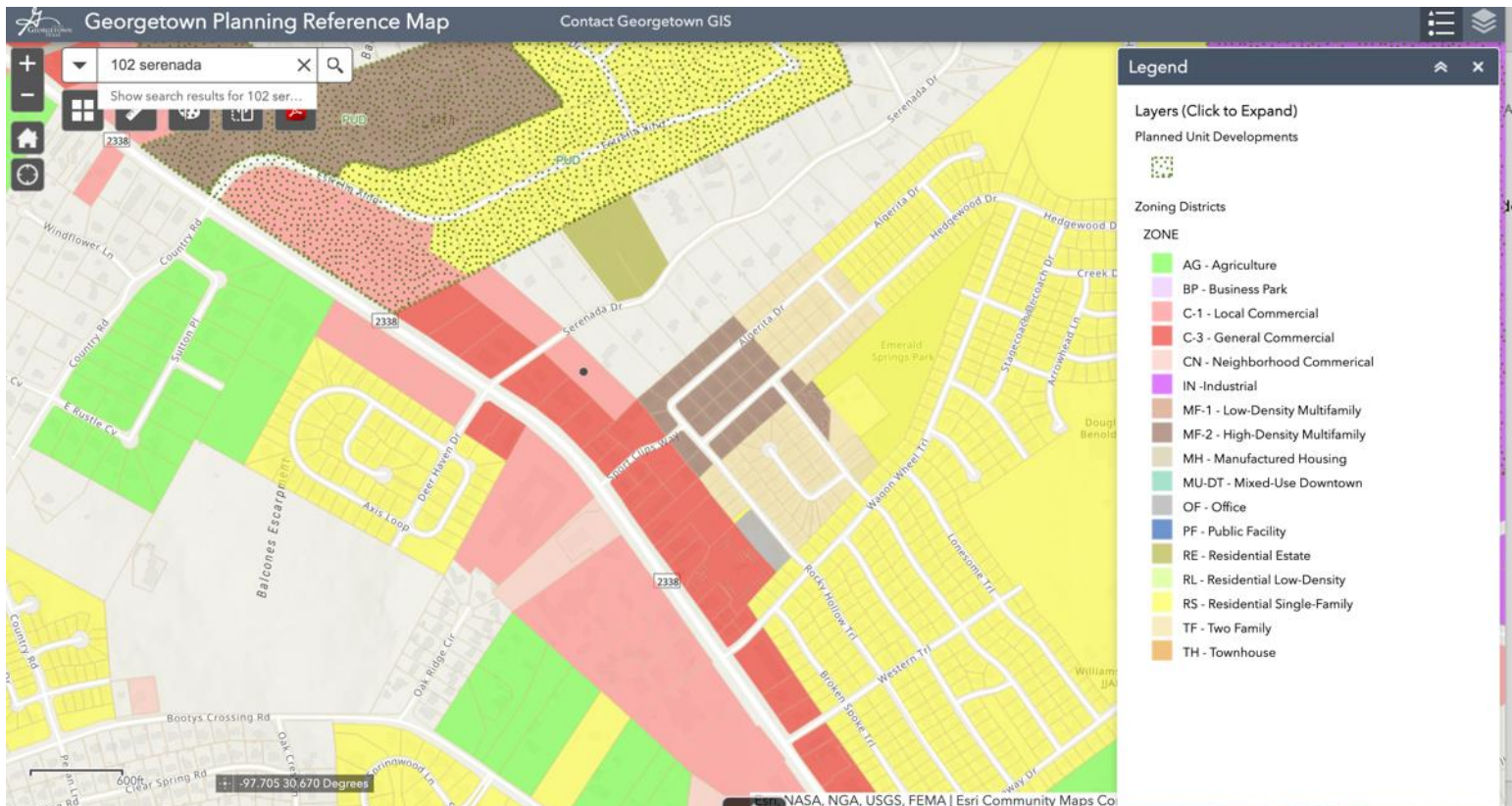
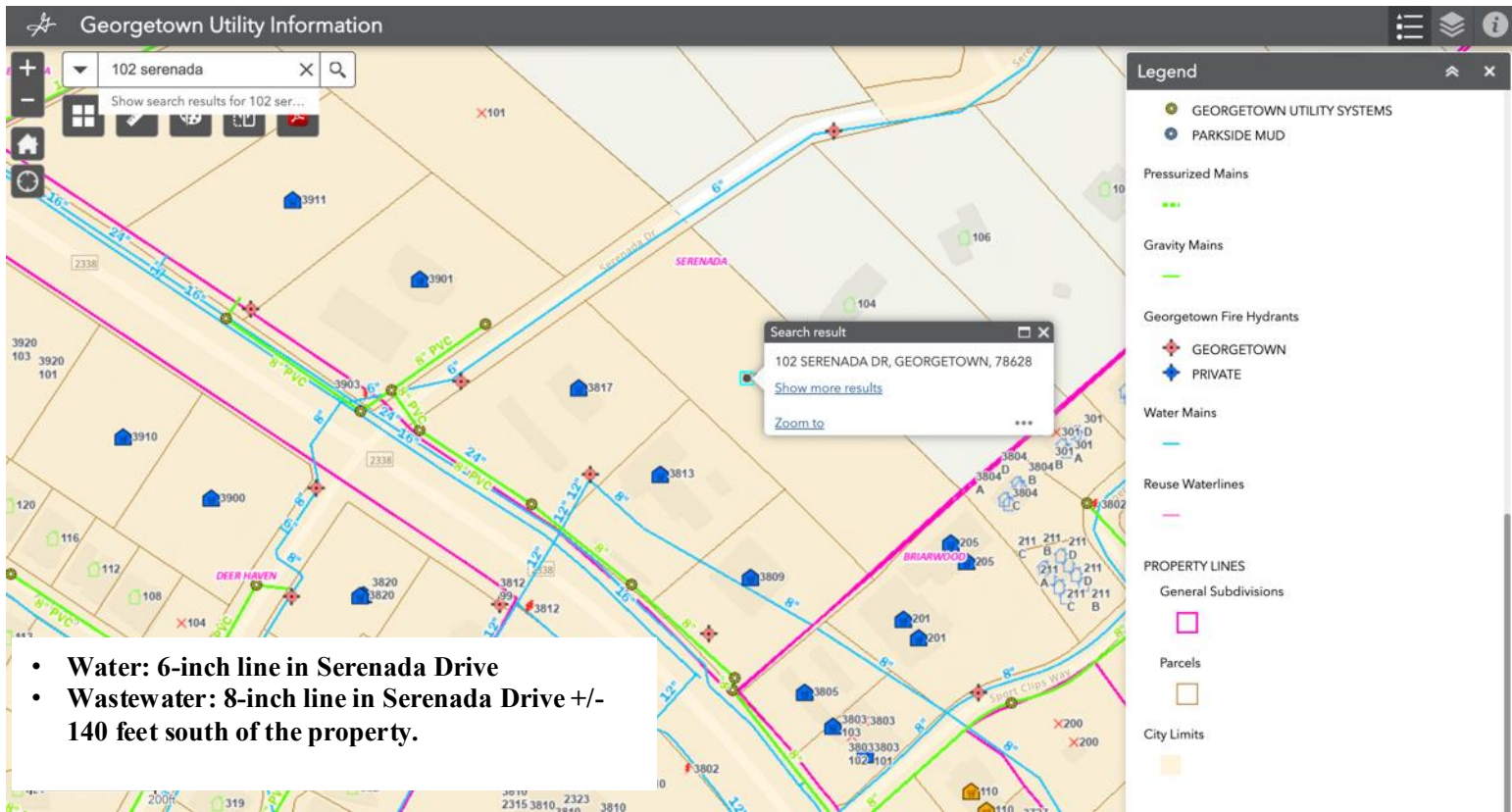


## Facts

- Address: 102 Serenada Drive, Georgetown, TX 78628
- Legal address: SERENADA COUNTRY ESTATES, LOT 8, ACRES 2.85
- Owner: Rana Satyendra
- Zoning: C-1 Local Commercial, which is intended to provide areas for commercial and retail activities that primarily serve residential areas. Uses should have pedestrian access to adjacent and nearby residential areas, but are not appropriate along residential streets or residential collectors. The district is more appropriate along major and minor thoroughfares and corridors.
- [Link to Georgetown Permitted Use Chart](#)
- Front setback: 25 feet from Serenada Drive
- Side setback: 10 feet (15 feet on the northern side next to single-family). Could potentially get away with 10 since I don't think that property north of you is inside the City limits.
- Rear setback: 0 feet. The Property backs up to commercial.
- Max height: 35 feet
- Impervious cover: This property appears to be in the Edwards Aquifer Recharge zone, which per code, should limit the impervious cover for development to 70% because we are less than five acres.
- Utilities: Georgetown water, wastewater and electric.



## Utilities and Zoning



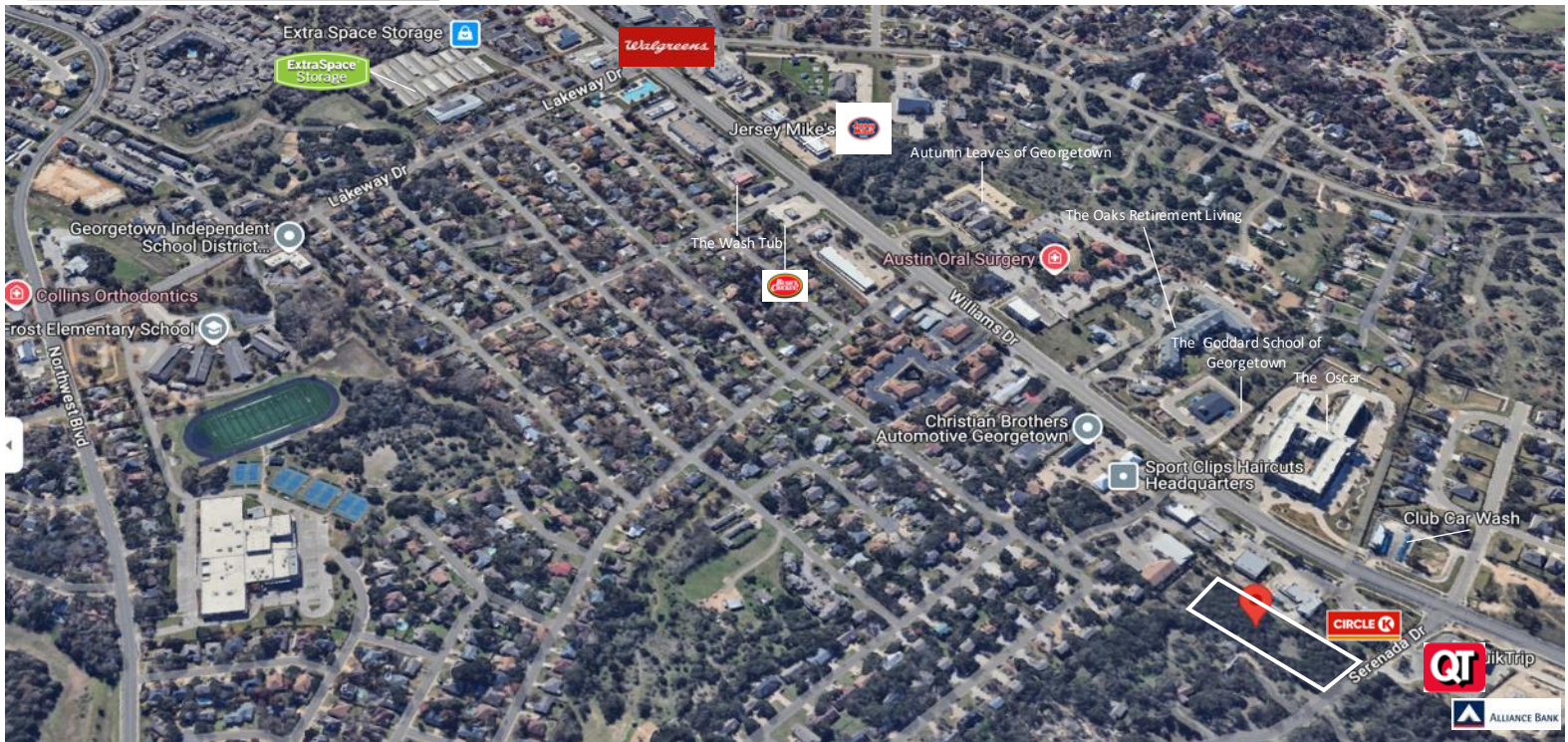


## Conceptual Design



- **\*No heritage trees on site**
- Estimating +/-25,000 square feet with detention
- There should be a total of 21 "protected" trees between 12 inches and 25 inches.
- Minimum preservation of protected trees is 20%
- Mitigation shall be provided at a 1:1 inch basis for 40% of the total diameter of inches of Protected Trees removed
- Existing trees with a DBH of between 6 and 11 inches can be credit trees toward mitigation
- Estimated tree mitigation fee of +/- \$5,000





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### [Link: Commons at Rivery 14-Acre Mixed-Use](#)

Commons at Rivery under construction now on Williams Drive with an expected completion date for 2025. Phase one includes almost 25K SF of retail, 336 MF units and 75K SF of office transforming McCoy Elementary into a walkable, urban development.

### [Link: Luxury Senior Living Coming Soon on Williams Drive](#)

The Oscar at Georgetown totaling approximately 230,000 square feet is now completed. Residents will have access to on-site restaurants, extensive amenities, activities and options for assisted living and memory care. This project will bring a huge demand for medical services!



### [Link: Sun City Promotes Continued Growth](#)

Sun City, the 7,000-acre 55 and up active living community developed by Del Webb, now accounts for 20% of Georgetown's overall population. With a higher average age for residents, there is a significant need in the City for increased medical providers to cater to these 8,500 homes and 15,700 residents.



### [Link: HEB Breaks Ground on Williams Drive HEB](#)

HEB under construction for their third store in Georgetown at Williams Drive and Ronald Reagan. There is also a 117,000 square foot HEB at Wolf Lakes and a store on Williams Drive about a mile north of the Serenada site.



### [Link: GTX Breaks Ground on Building 2](#)

Over 400,000 under construction now at the GTX Logistics Park to join Building 1 located east of IH-35 off 972.

### [Link: Crosspoint Business District](#)

Jackson-Shaw announces they have closed on 224 acres on IH-35 north of 195 for a new business district, which will be a combination of industrial, commercial and multifamily. 204,000 square feet of Phase I has been leased to Onx Homes, which will serve as their regional office for the Austin area.



### [Link: More Companies Flock To Georgetown](#)

CellLink, an electronics company who is a leader in 3D Bioprinting, has announced they will be building a facility of almost 300,000 square feet at Titan Gateway35's industrial park located near the intersection of IH-35 and 130.



### [Link: Wolf Lakes Mixed-Use](#)

Wolf Lakes is a one-of-a-kind 164-acre mixed-use development located at IH-35 and Highway 29. Ascension Seton is in the process of building a 40,000-60,000 square foot medical office here along with multifamily, a cinema, restaurants, retail, hotels, hike and bike trails and an outdoor entertainment venue.



11/2/2015



## 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.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TAR-2501

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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