

● ±11.28 ACRES FOR SALE



— 748 & 750 WESTINGHOUSE ROAD
GEORGETOWN • WILLIAMSON COUNTY • TEXAS

HEAVY POWER. STRATEGIC POTENTIAL.

A rare tract of land in the heart of the Central Texas growth corridor

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OPPORTUNITY OVERVIEW



748 & 750 Westinghouse Road offers ±11.28 acres of C3 General Commercial land strategically positioned in one of the fastest growing corridors in Central Texas. Located in the heart of Georgetown's expanding employment and residential base, the property combines flexible zoning, exceptional utility infrastructure, and immediate regional access to create a rare development opportunity.

The site can be served by either Georgetown Electric or Oncor, providing developers with valuable flexibility for power intensive users. Georgetown Electric has confirmed that the nearby substation, located approximately 0.7 miles from the property, has capacity to accommodate a 20 MW transformer, with approximately 10 MW expected to be available in 2027 and an additional 10 MW in 2028. This level of available power significantly expands the property's potential beyond traditional commercial development to include advanced manufacturing, logistics, technology, data centers, and other power intensive users.

Water infrastructure further strengthens the opportunity. The property is served by Georgetown Water and includes two existing Edwards Aquifer wells. Ownership is currently evaluating a new production well capable of delivering more than 1,000 gallons per minute, creating substantial long term water capacity for industrial, technology, and other high demand users.

Georgetown continues to rank among the fastest growing cities in the United States, driven by strong population growth, expanding employment centers, and significant public and private investment throughout the Westinghouse corridor. As one of the few remaining large commercial development sites with exceptional power, water, and transportation access, 748 & 750 Westinghouse Road is uniquely positioned to support the next generation of industrial, technology, flex, and regional commercial development.





ACCESS IN EVERY DIRECTION



DRIVE TIMES

Transportation

I-35 • ±1.1 MI
SH-130 TOLL • ±5.5 MI
AUSTIN INT'L AIRPORT • ±30 MI

Hospitals

BAYLOR SCOTT & WHITE • ±1.6 MI
ASCENSION SETON • ±3.5 MI

University

SOUTHWESTERN UNIV • ±5.5 MI
UNIVERSITY OF TEXAS • ±22.2 MI

Shopping

PREMIUM OUTLETS • ±1.1 MI
THE DOMAIN • ±16 MI
THE ARBORETUM • ±18.3 MI



PROPERTY DETAILS

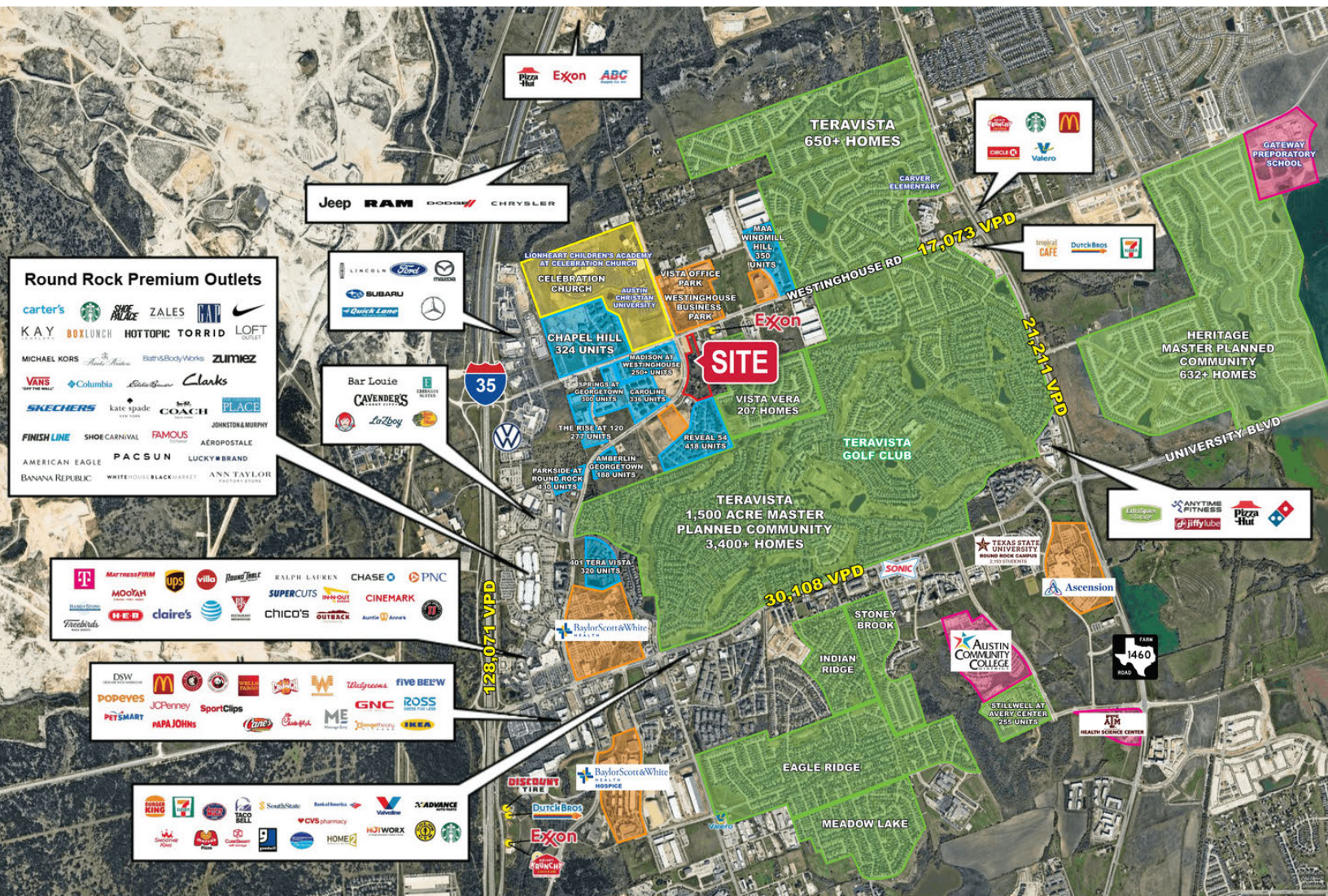


ASKING PRICE	Call for Pricing
SITE SIZE	±11.28 acres
ZONING	C-3 General Commercial flexible by-right uses • Future land use: Regional Center
UTILITIES	16" water main • Two 8" gravity sewer mains • Two existing Edwards Aquifer wells with a proposed high-capacity well targeting 1,000+ GPM • City of Georgetown CCN
POWER	Georgetown Electric or Oncor service available • Nearby substation with planned 20 MW capacity by 2028
NATURAL GAS	Atmos Energy Gas Line
ACCESS	±828' N. Mays St • ±129' Westinghouse Rd • minutes to I-35
TAX RATE	1.83%
JURISDICTION	City of Georgetown
SCHOOL DISTRICT	Georgetown ISD
FLOODPLAIN	None of the site lies in the FEMA floodplain
TOPOGRAPHY	Gently Sloping



IN THE PATH OF GROWTH.

Georgetown continues to rank among the fastest growing communities in the United States, attracting new residents, employers, and investment at an unprecedented pace. Located along the rapidly developing Westinghouse Corridor, the property benefits from more than 8,200 residential units underway, expanding commercial development, and significant public investment in transportation and utility infrastructure, positioning it to serve the next generation of Central Texas growth.





FASTEST GROWING U.S. CITY

MARKET OVERVIEW & DEMOGRAPHICS

106,988 POPULATION	\$95,052 MEDIAN INCOME	54.4% POPULATION GROWTH
1.3M+ REGIONAL WORKFORCE	47% BACHELOR'S DEGREE+	37,000+ NEW RESIDENTS

LOCATION ADVANTAGES

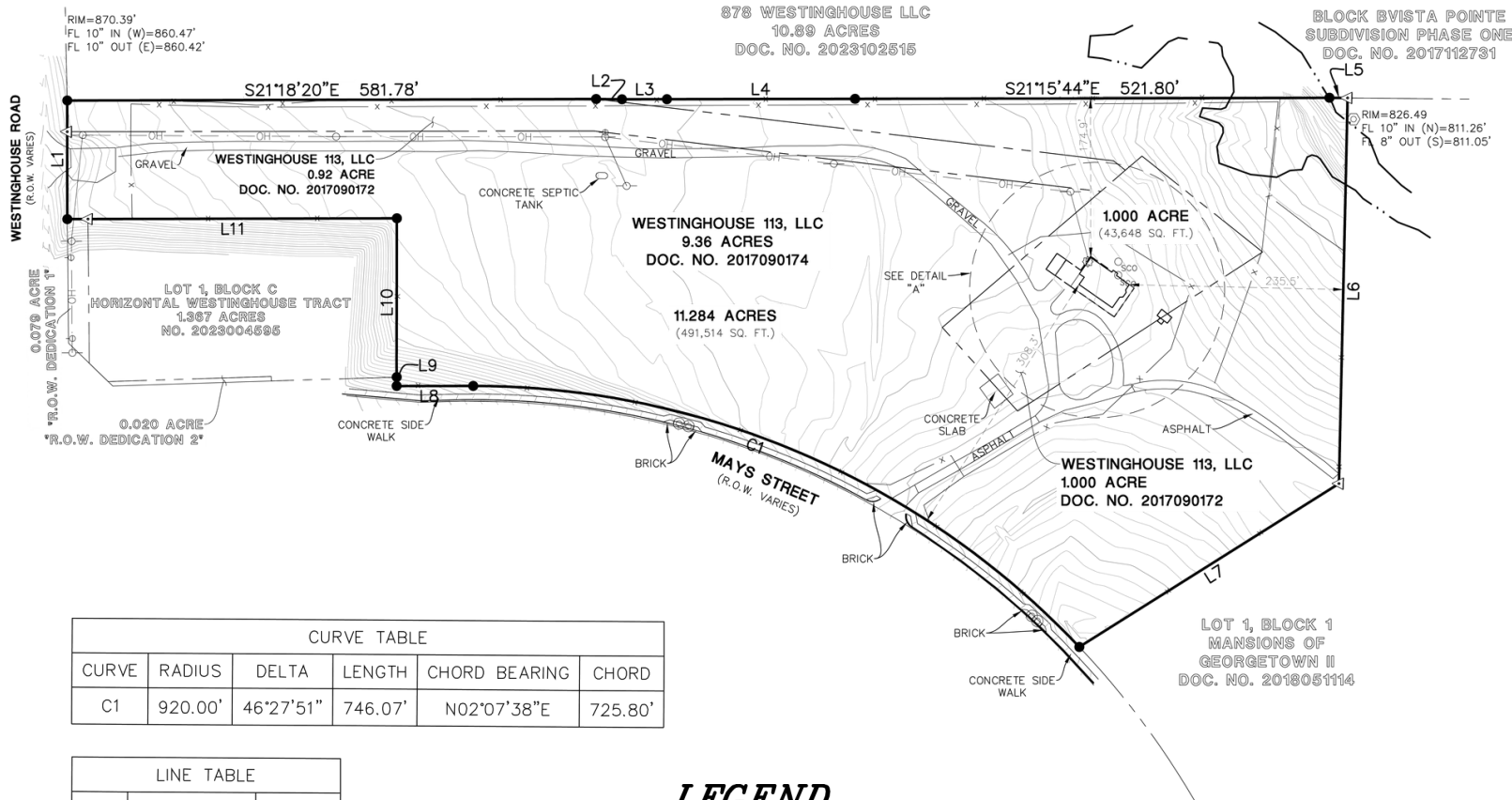
- 35 min to Downtown Austin
- 35 min to Austin Bergstrom International Airport
- 45 min to Fort Cavazos
- 115 mi San Antonio
- 170 mi Dallas
- 175 mi Houston
- Fastest Growing U.S. City (2022-2024)
- Lowest property tax rate in Central Texas
- 8M+ SF industrial/flex delivered or underway
- Triple Freeport Inventory Tax Exemption
- Public electric utility supporting economic development

RECENT CORPORATE INVESTMENTS

168,784 SF • 500 Employees PEGATRON	212,000 SF • 600 Employees COMPAL ELECTRONICS	435,000 SF • 1,500 Employees ZT SYSTEMS
606,000 SF BAER MANUFACTURING	\$100M • 450,000 SF GAF ENERGY	\$480M Investment BLUEPRINT DATA CENTERS



INFRASTRUCTURE THAT UNLOCKS POTENTIAL





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