

# FOR SALE

## 21 Acres

760 CR 152, Georgetown, TX 78626



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# PROPERTY DETAILS



## **Zoning:**

AG & TH (2 acres of TH zoning ready for immediate development)

## **Future Land Use:**

Mixed Density Neighborhood , ideal for build-to-rent, townhomes, condos and complementary uses

## **Utilities:**

16" water line on north side of CR-152

12" water line on west side of CR-152

12" wastewater line at CR-152 & Stadium Dr.

Electricity: Georgetown/PEC

Drainage along south property line

## **Access:**

Two entry points from CR-152 with full northbound/southbound access to SH-130

**Traffic Count:** ±85,135 vehicles daily on SH-130

**Floodplain:** None



The information contained herein has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.



# LOCATION AND **DEMOGRAPHICS**

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**44.3**

Median Age



**\$91,857**

Median Household Income



**101,344**

Population

- Fast-growing population with **50.3%** Growth since **2020**
- Georgetown has an average of **8% growth rate**
- Over **6,000** new homes are planned in Georgetown in the next few years
- Highly-rated Georgetown ISD schools and nearby universities support growth
- Major highways **I-35, 29, 195, and 130** provide excellent access.
- Georgetown's **2025** market value is **\$24.75B**, up **10.5%**