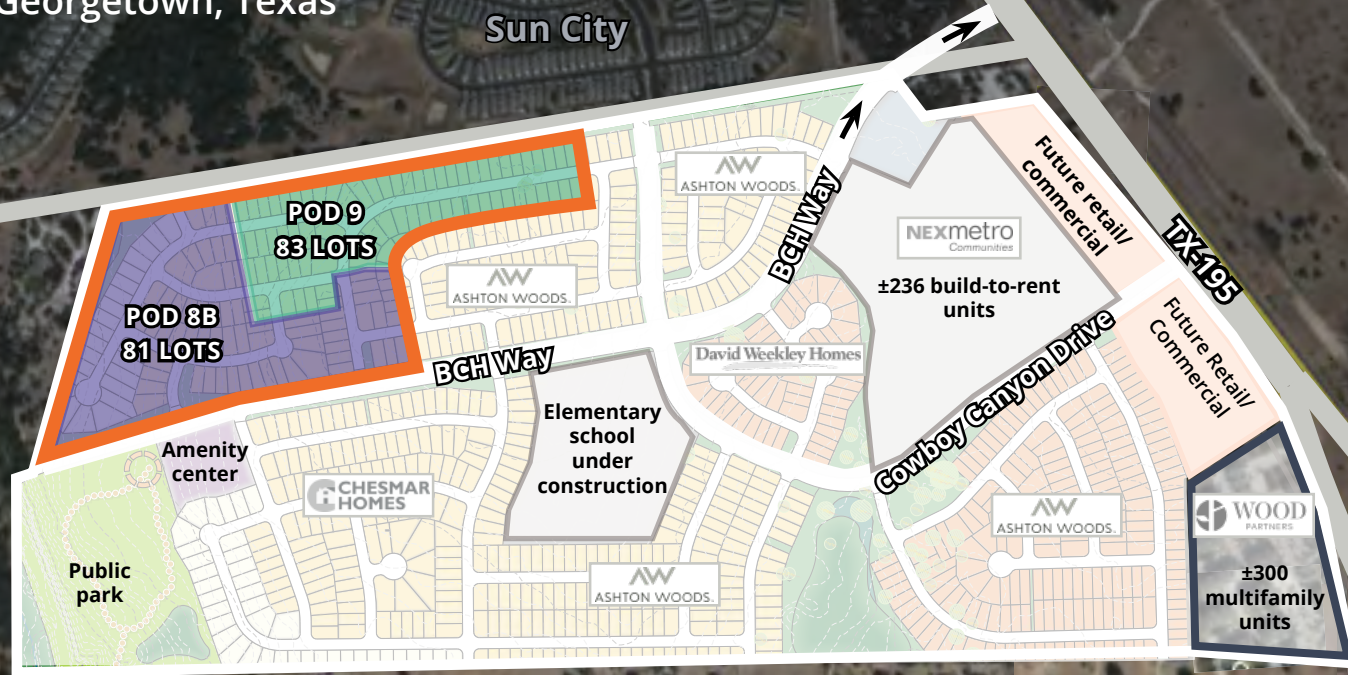


FOR SALE

# Berry Creek Highlands

2451 TX-195 | Georgetown, Texas



## SINGLE FAMILY PODS FOR SALE

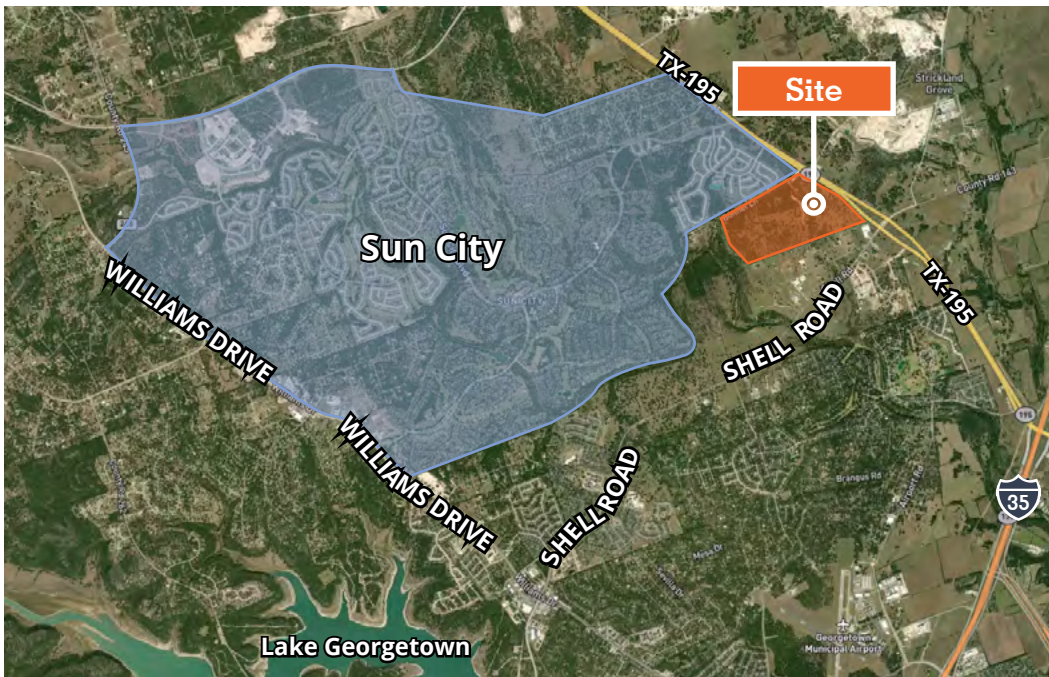
Pods 8B + 9 - 165 Single Family Lots

AVISON  
YOUNG



# Offering summary

BERRY CREEK HIGHLANDS  
Georgetown, TX



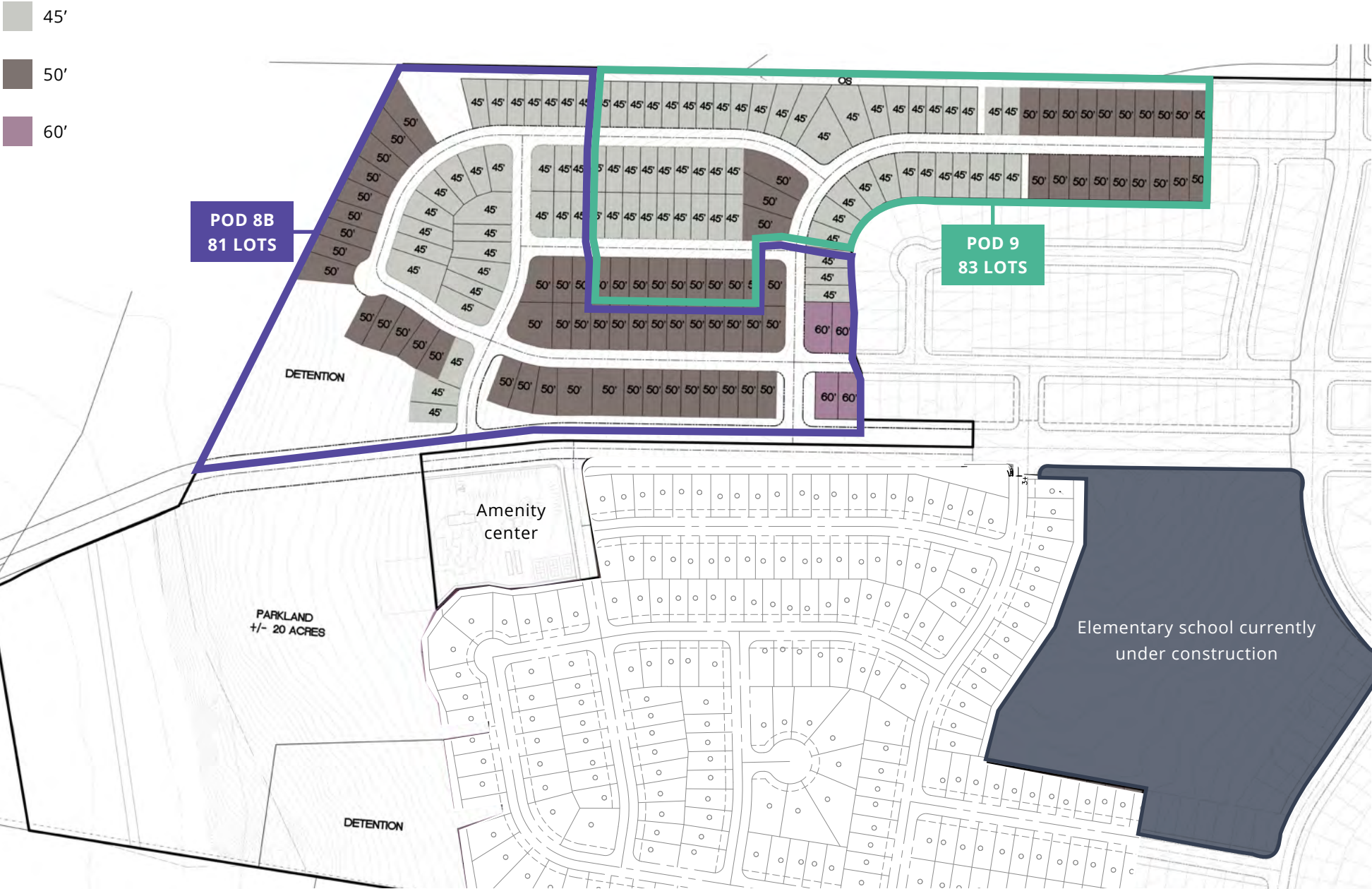
## Opportunity

- Two (2) single family pods for sale (Pods 8B & 9)
- Utilities to site perimeter
- Preliminary plat for each pod has been approved
- Regional detention provided by seller
- MUD Reimbursables available to purchaser
- **Amenity center:** recently completed
- **Elementary school:** Currently under construction and set to deliver in 2025

Pod	Number of lots
8B	81
9	83



# Lot frontage foot map





# Completed amenity center



BERRY CREEK HIGHLANDS  
Georgetown, TX

Elementary school currently  
under construction



RENDERING



# Location overview

BERRY CREEK HIGHLANDS  
Georgetown, TX

## Location

- Berry Creek Highlands is adjacent to Sun City, a 4,100-acre retirement community
- Georgetown, Texas was ranked as the 7<sup>th</sup> fastest growing city in the U.S. in 2020 and provides an excellent quality of life and demographics
- 93% of Georgetown residents aged 25 and older have a high-school diploma or higher, with 41.2% holding a bachelor's degree or higher
- Georgetown was named the best city to live in by Southern Living in 2018





# Georgetown economic highlights

According to the Austin Chamber of Commerce, Georgetown has been one of the top five fastest growing cities in the nation in the last three years with a population growth of more than 5% per year. A recent study by the city of Georgetown identified more than 700,000 workers in the labor shed, with that number increasing daily. From 2019 to 2020, employment in Georgetown, Texas grew at a rate of 3.19%, from 28,700 employees to more than 29,700.

## 2024 population statistics

84,652  
POPULATION

45.3  
MEDIAN AGE

\$94,370  
MEDIAN HH INCOME

38,765  
EMPLOYED POPULATION

BERRY CREEK HIGHLANDS  
Georgetown, TX

## Notable semiconductor companies in Central TX

Samsung	Infineon Technologies AG
Applied Materials	Chip Semiconductor
NXP Semiconductor	All American Semiconductor
Cellink	Ambiq Micro
Nada Technologies	Tesla



### AUSTIN AMERICAN-STATESMAN

*Cellink joins a growing number of companies in the Austin region tied to the electric vehicle industry. That is led by Tesla, which recently moved its corporate headquarters to Austin and in late December started production at its new \$1.1 billion Travis County manufacturing facility."*

Central Texas is a hotbed for the semiconductor industry and only has room to grow.

# Demographics

Population	1 mile	5 miles	10 miles
Total population	1,758	49,568	151,580
Median age	69.9	60.3	42.9
Median age (male)	70.1	56.8	41.3
Median age (female)	69.7	62.5	44.6
Income			
Median income	\$80,053	\$90,417	\$101,383
Average income	\$108,975	\$130,003	\$141,396
Households			
Total households	924	22,469	58,875
# of persons per HH	1.90	2.19	2.54
Median house value	\$485,461	\$497,365	\$494,868
Average house value	\$523,355	\$559,650	\$566,219





# Let's talk.



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# INFORMATION ABOUT BROKERAGE SERVICES

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Texas law requires all real estate license holders 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date