

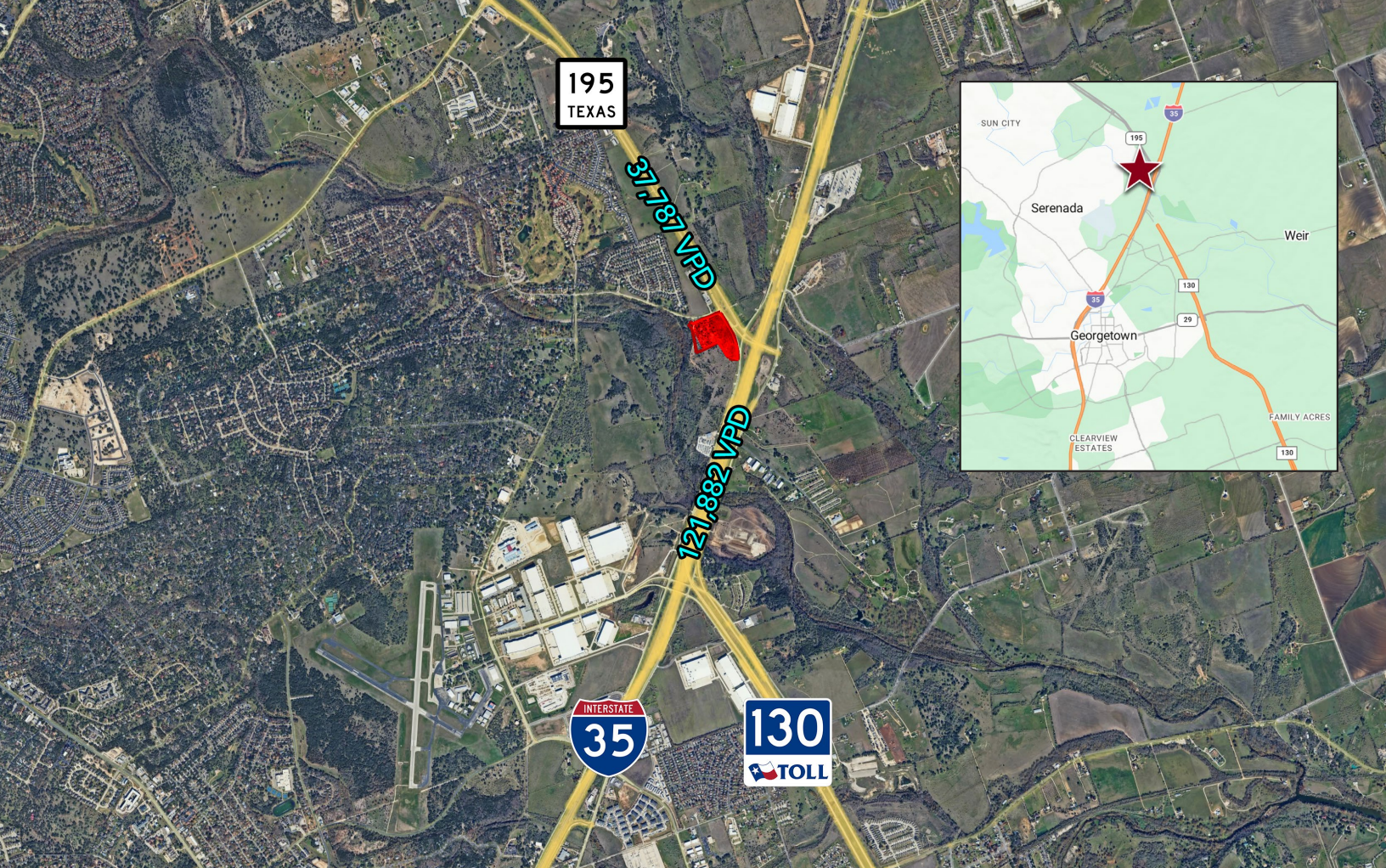
Development Tract For Sale



SALES CONTACT

John Greg Turcotte
jg@turcottes.com
tel: 210 840 2722
web: turcottes.com

19206 Huebner Rd., Suite 103
San Antonio, TX 78258



FEATURES

- Gateway to Georgetown
- Platted
- Located at IH35 and Highway 195
- Additional hard corner at Airport Drive
- C-3 (General Commercial) Zoned

SIZE

28.88 Ac

SALE PRICE

Contact Broker

FRONTAGE

- Highway 195 – 1575'
- Airport Rd – 650'

TRAFFIC COUNTS

- IH-35 - 121,882 VPD (2024)
- Hwy 195 at Airport Rd - 37,787 VPD (2024)

TxDOT STARSII



LINE	BEARING	DISTANCE
L1	N 102° 15' 30" E	184.31
L2	N 87° 15' 30" E	78.48
L3	N 71° 15' 30" E	52.78
L4	N 22° 45' 30" E	93.68
L5	S 41° 57' 22" E	1.58

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	31° 22' 15"	1028.24	1055.74	1042.60	S 87° 15' 30" E
C2	13° 23' 27"	1047.00	244.10	244.10	N 71° 15' 30" E
C3	11° 42' 54"	1928.24	394.96	393.97	S 21° 12' 21" W
C4	55° 48' 55"	180.50	176.89	189.01	N 54° 20' 39" W

VOGLER SUBDIVISION
CABINET "P"
SLIDES 171-173

LOT 1

FINAL PLAT OF
VILLAGES OF BERRY
CREEK SECTION 3
CABINET "CC" SLIDES
313-315



TURCOTTE
REAL ESTATE SERVICES, INC.

BERRY CREEK COMMERCIAL TRACT FINAL PLAT

OF 29.074 ACRES OF LAND OUT OF THE JOHN BERRY SURVEY, ABSTRACT NO. 51, SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 31.99 ACRES OF LAND CONVEYED TO WOOD ROAD PROPERTIES, L.P. BY DEED OF RECORD IN DOCUMENT NO. 1996031789, THE REMAINING PORTION OF THAT CERTAIN 31.99 ACRES OF LAND CONVEYED TO WOOD ROAD PROPERTIES, L.P. BY DEED OF RECORD IN VOLUME 1969, PAGE 104, AND A REMAINING PORTION OF THAT CERTAIN 58.06 ACRES OF LAND CONVEYED TO WOOD ROAD PROPERTIES, L.P. BY DEED OF RECORD IN VOLUME 1969, PAGE 104, AND A PORTION OF THAT CERTAIN 0.743 ACRE TRACT OF LAND CONVEYED TO WOOD ROAD PROPERTIES, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2007088489, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE HIGHWAY 195
(R.O.W. VARIES)

ACCESS DENIED
LIMITATION OF ACCESS
DOCUMENT NO. 2005028862

APPROXIMATE LOCATION OF
FEDERNALES ELECTRIC COOP
UTILITY EASEMENT
10' WIDE ELECTRIC EASEMENT
DOCUMENT NO. 2010050351

JOHN BERRY SURVEY
ABSTRACT NO. 51

REMAINDER OF 11.50 ACRES
YAAB INVESTMENTS, L.P.
DOC. NO. 1996031789

86' LCRA ELECTRIC
TRANSMISSION LINE
EASEMENT AND RIGHT-OF-WAY
DOCUMENT NO. 2004050785

ZONE "X"

51.99 ACRES
WOOD ROAD PROPERTIES INC.
DOC. NO. 2006105681

LOT 1 BLOCK "A"
28.876 ACRES

REMAINDER OF 51.99 ACRES
WOOD ROAD PROPERTIES INC.
DOCUMENT NO. 2006105681

BERRY CREEK
COMMERCIAL TRACT FINAL PLAT

OWNER: YAAB INVESTMENTS, L.P. AND WOOD ROAD PROPERTIES, INC.
SURVEY: JOHN BERRY SURVEY, ABSTRACT NO. 51
ACREAGE: 29.074 ACRES

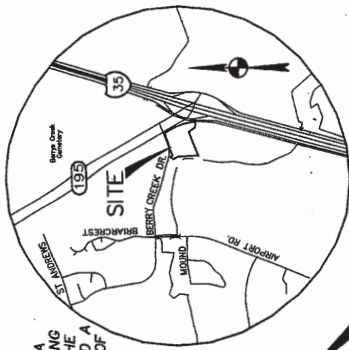
NO. OF LOTS: 1
NO. OF BLOCKS: 1
SUBMITTAL DATE: MARCH 2014

SURVEYOR: BURY-AUS, INC.
ENGINEER: CITY OF GEORGETOWN GPS CONTROL MONUMENT
BENCHMARK: G105 (96-005), 3" BRASS DISK IN CONCRETE,
4/- 10' EAST OF JAMES STREET, SOUTH OF
13TH STREET, WEST OF ELEVATED WATER
STORAGE TANK. ELEV.=788.42 (NAVD 88)

370.983 ACRES
THREE FORKS
PARTNERSHIP, LTD
DOCUMENT NO.
2006060916

NOTED HEREON ARE GRID COORDINATES
BASED ON THE SURVEY SHOWN HEREON IS THE
STATE SYSTEM, CENTRAL ZONE, NAD 83(03).
RAW DATA SYSTEMS HAS CONTROL NETWORK.

IRON ROD FOUND (UNLESS NOTED)
IRON ROD WITH "BURY" CAP SET
DILATED POINT
NAIL FOUND
T OF BEGINNING
IRON ROD WITH "LCRA" CAP FOUND



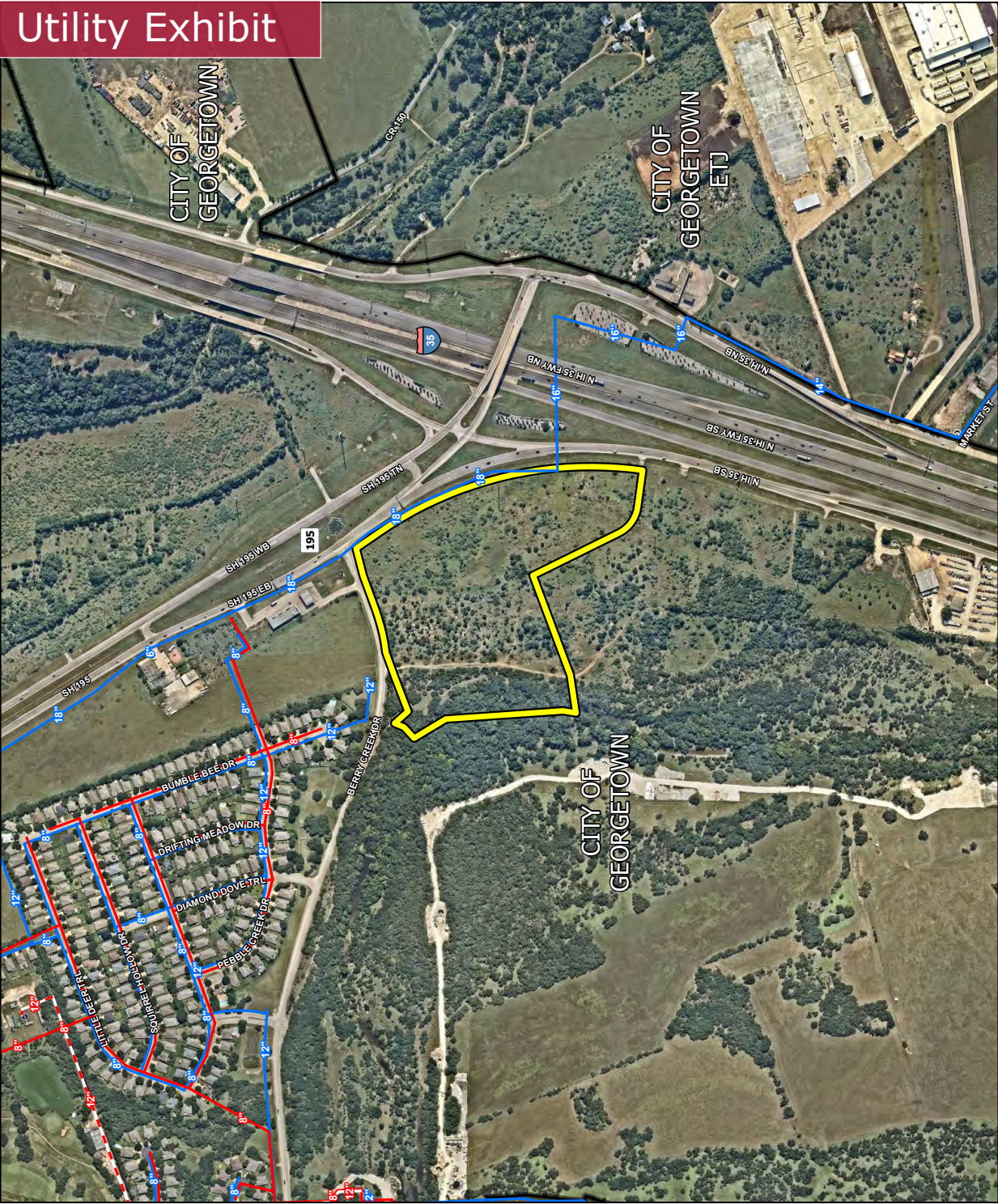
VICINITY MAP
N.T.S.

BURY

221 West Sixth Street, Suite 800
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0025
TOLL FREE 1-800-888-1000
Copyright © 2014

Drawn by: KWA/MAR Approved by: JTB Project No. R0100010-10025 File No. V000101025\100010025P14.dwg

Utility Exhibit



DISCOVERY TRACT WIL88
BERRY CREEK TRACT

APPROX. 29 AC.

UTILITY EXHIBIT

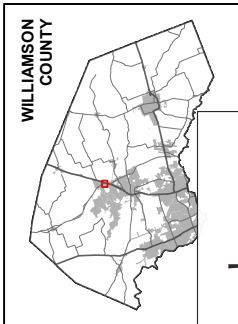
CITY OF GEORGETOWN

JULY 2025

LEGEND

- DISCOVERY TRACT
- CITY LIMITS
- ETJ LIMITS
- SANITARY FORCE MAIN
- SANITARY LINE
- WATER LINE

DATA SOURCE: UTILITY - CITY OF GEORGETOWN, CITY OF GEORGETOWN LIMITS AND ETJ - CITY OF GEORGETOWN

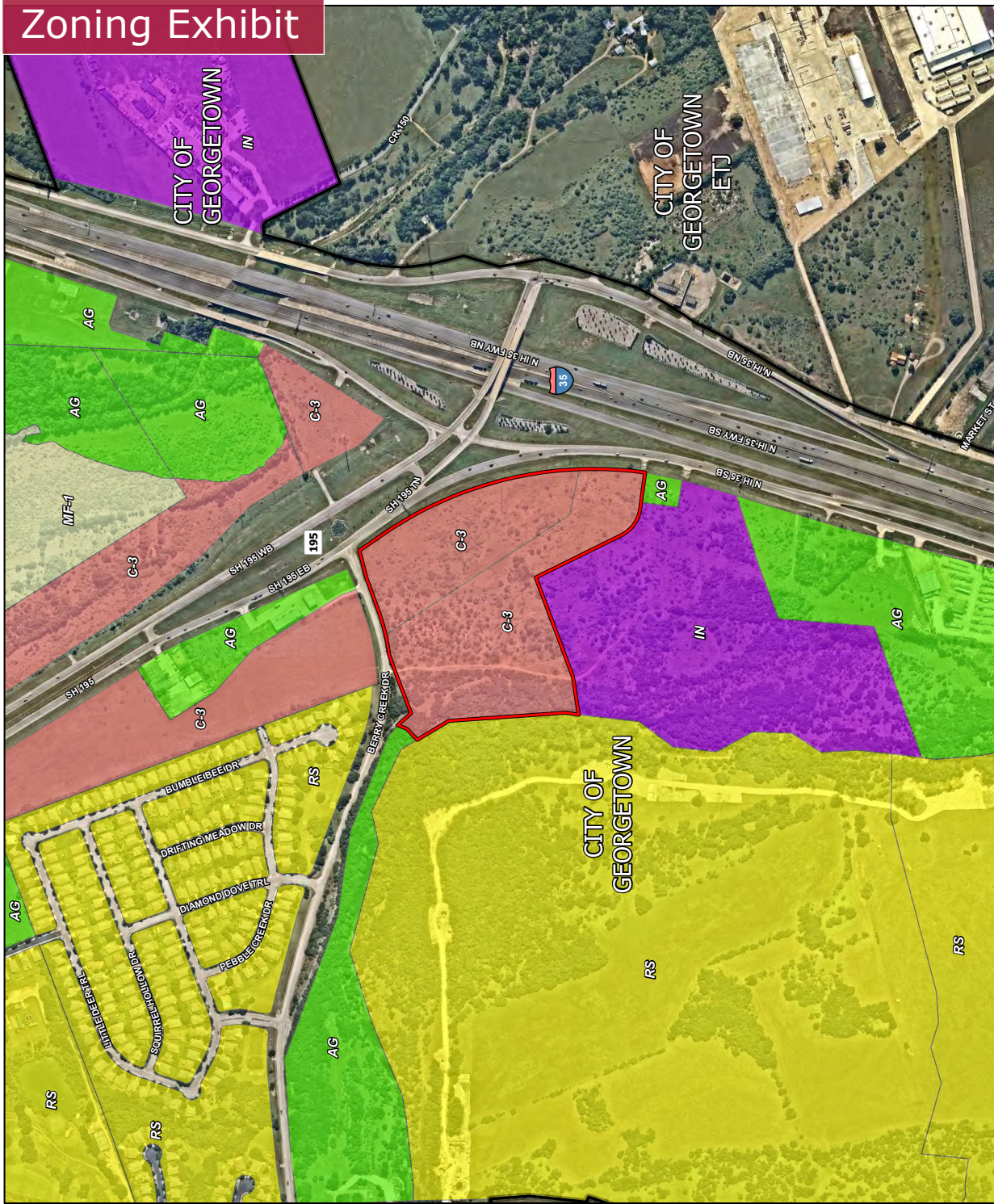


MAP 2025
POSES AND MAY NOT
BE AVAILABLE FOR LEGAL
USE. IT DOES NOT
GUARANTEE THE
ACCURACY OF PROPERTY
BOUNDARIES.

3rd Building 1, Scale 100'

TURCOTTE
REAL ESTATE SERVICES, INC.

Zoning Exhibit



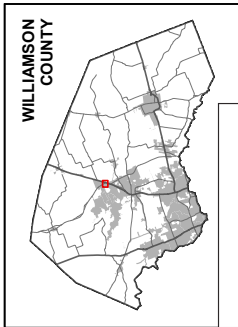
DISCOVERY TRACT WIL88
BERRY CREEK TRACT
APPROX. 29 AC.
ZONING EXHIBIT
C-3, GENERAL COMMERCIAL

JULY 2025

LEGEND

- DISCOVERY TRACT
- C-3, GENERAL COMMERCIAL
- CITY LIMITS
- IN, INDUSTRIAL
- ETJ LIMITS
- MF-1, LOW-DENSITY MULTIFAMILY
- AG, AGRICULTURE
- RS, RESIDENTIAL SINGLE-FAMILY

DATA SOURCE: ZONING - CITY OF GEORGETOWN, CITY OF GEORGETOWN LIMITS AND ETJ - CITY OF GEORGETOWN



JAP 2025
 COSES AND MAY NOT BE USED FOR ANY PURPOSES AND REPRESENTS AN OPINION OF PROPERTY



TURCOTTE

REAL ESTATE SERVICES, INC.



Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Turcotte Real Estate Services

210-840-2722

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

John Greg Turcotte

326437

Jg@turcotteres.com

210-840-2722

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1