



GEORGETOWN TRAVEL CENTER

SEC I-35 & BLUE SPRINGS BLVD
110 Blue Springs Blvd, Georgetown, TX 78626



FOR LEASE

AVAILABLE SPACE
2,164 SF
with Drive-thru

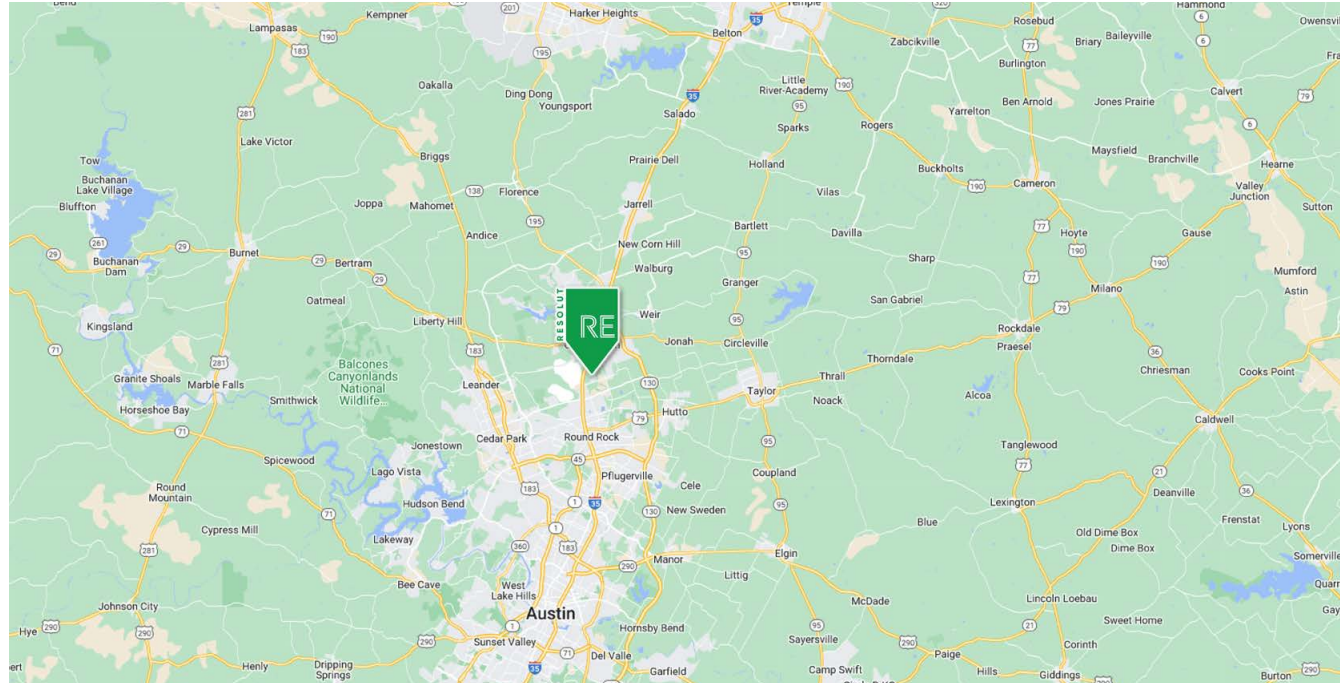
RATE
\$32.00 PSF NNN
NNNs* \$10.00
* Estimate provided by Landlord and
subject to change

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PROPERTY HIGHLIGHTS

- Drive-thru, end-cap available on I-35 in Georgetown
- Anchored by a 24/7 Travel Center catering to commuters, truckers, and locals
- Across the street from GAF Energy facility (world’s largest solar roof manufacturing facility - 265 jobs)
- Delivering Q4 2023 (cold, dark shell)



AREA TRAFFIC GENERATORS





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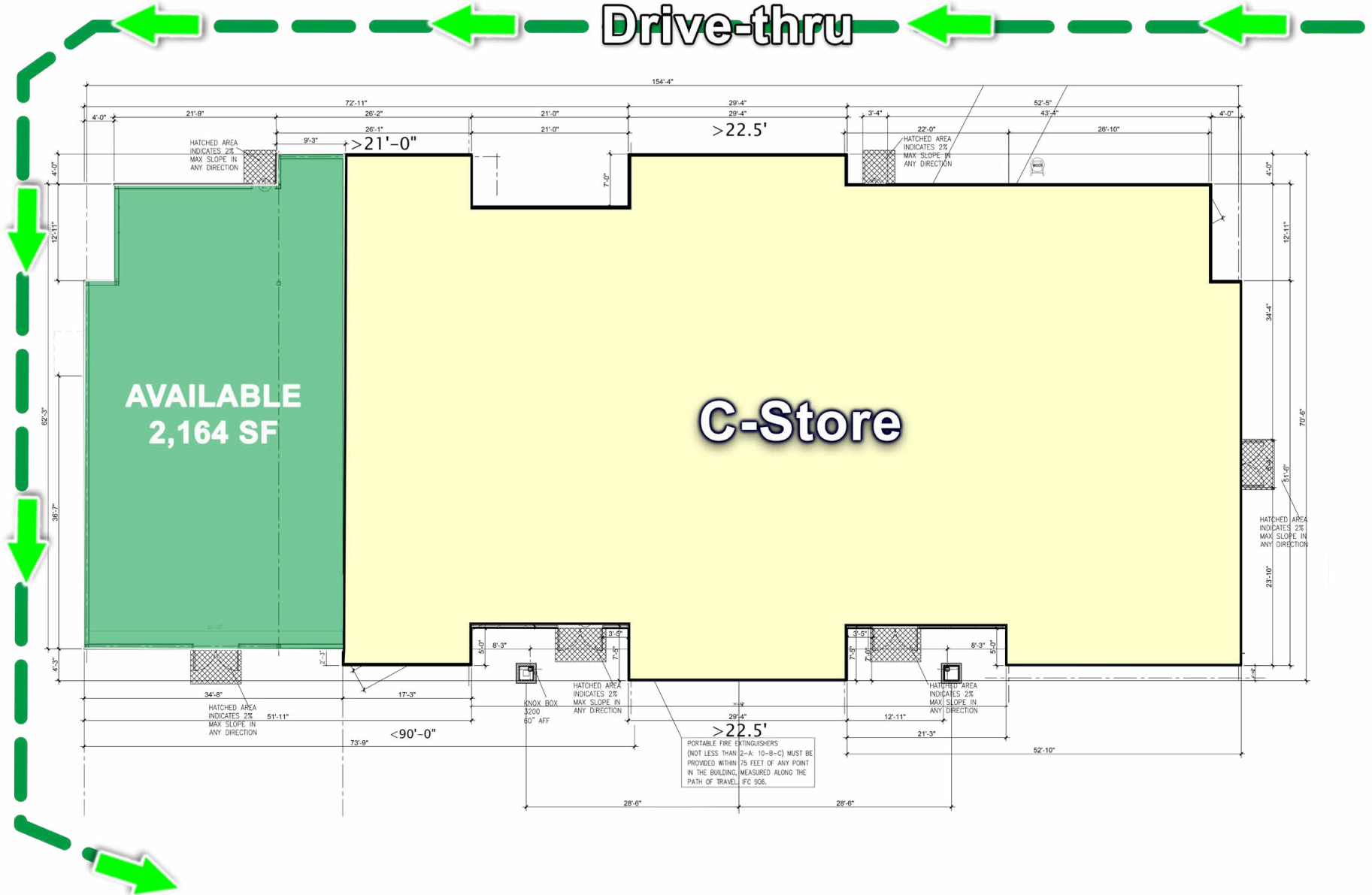
DEMOGRAPHIC SNAPSHOT 2024

 **51,431**
POPULATION
3-MILE RADIUS

 **\$140,336.00**
AVG HH INCOME
3-MILE RADIUS

 **28,762**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
I-35: 122,822 VPD
Blue Springs Blvd: 477 VPD
(Costar 2023)



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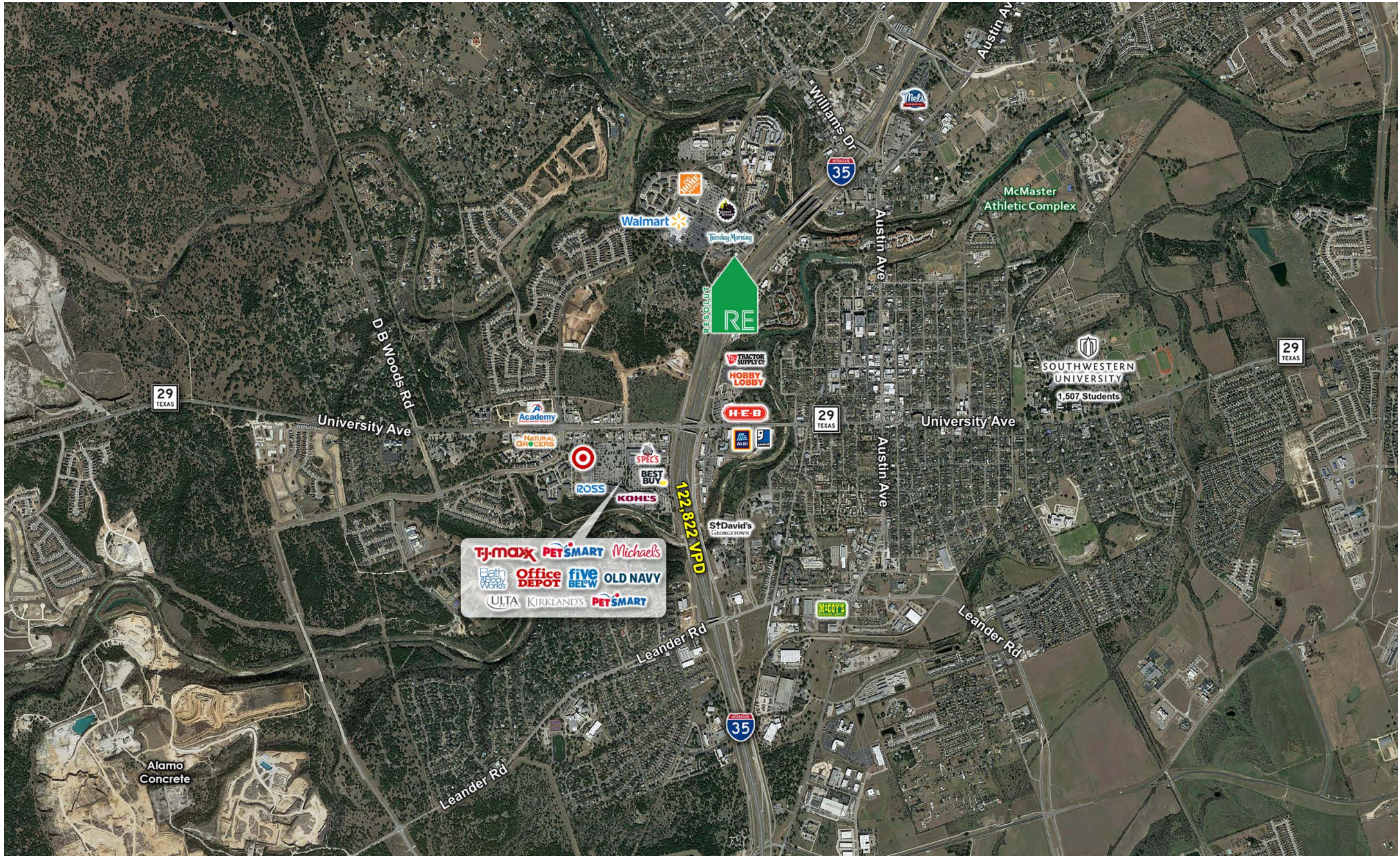
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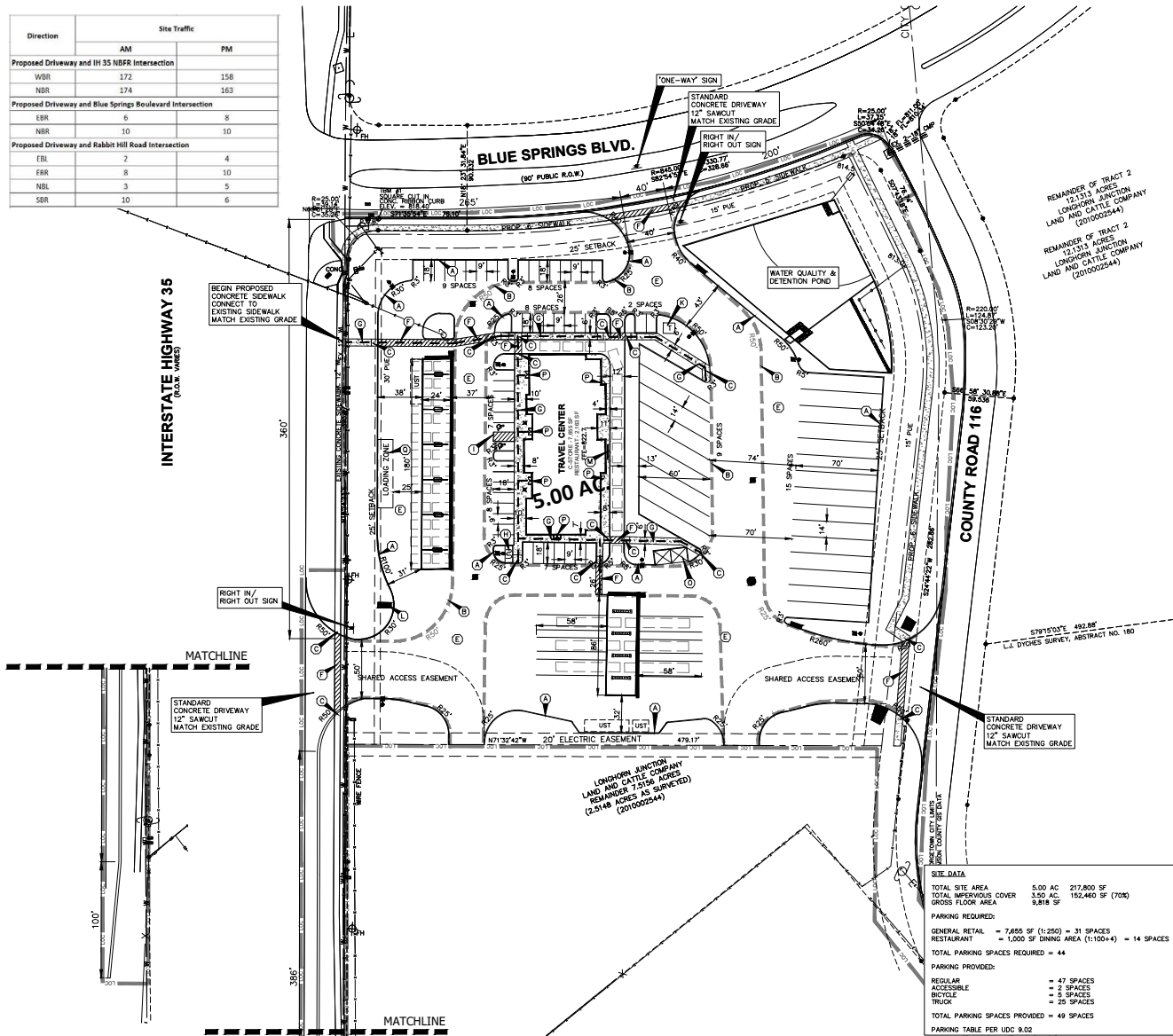
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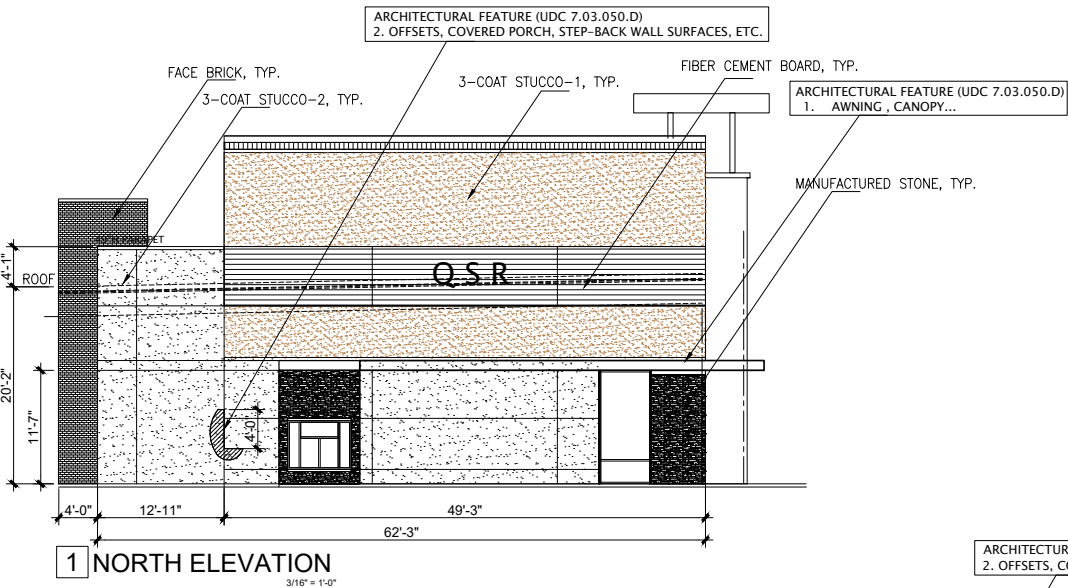
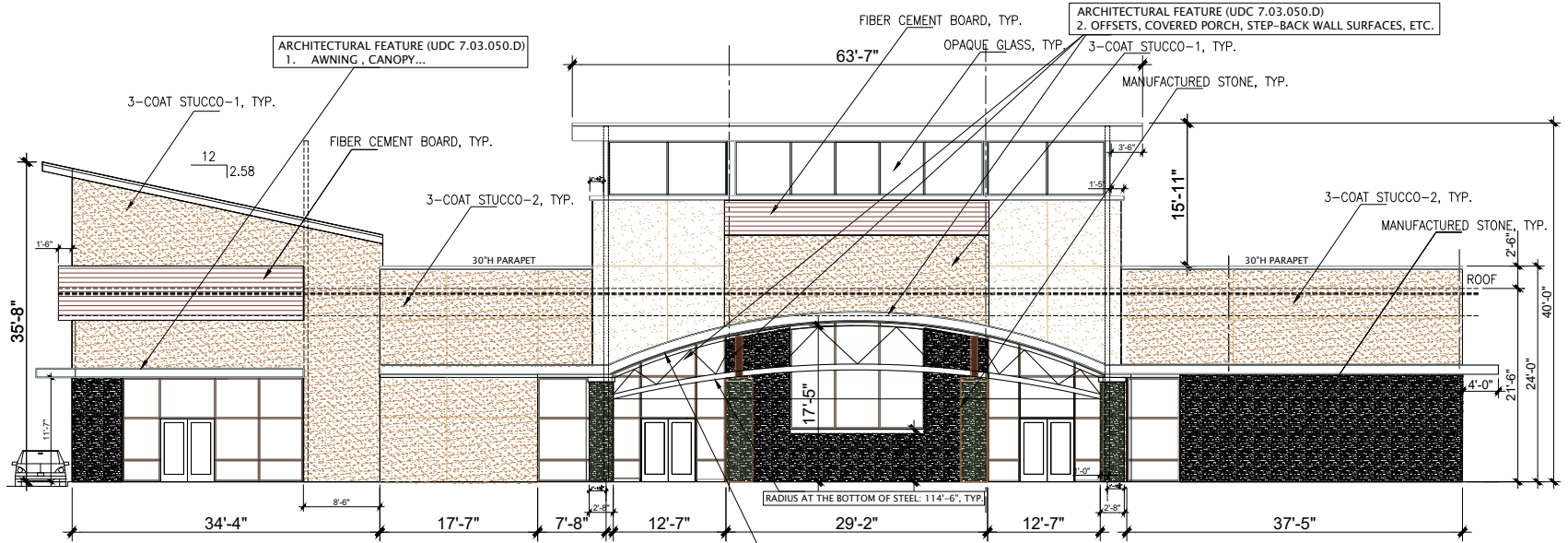
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PER DESIGN STANDARDS OF UDC, CHAPTER 7.

ARTICULATION TABLE

A. HORIZONTAL ARTICULATION FOR FOOTPRINT:
 AVERAGE BUILDING HEIGHT: 32 FT X 9 = 96 FT. MAXIMUM DISTANCE WITHOUT PERPENDICULAR OFFSET.
 AVERAGE BUILDING HEIGHT: 32 FT X 25% = 8 FT. MINIMUM DEPTH OF PERPENDICULAR OFFSET.
 AVERAGE BUILDING HEIGHT: 32 FT X 75% = 24 FT. MINIMUM SPAN OF PERPENDICULAR OFFSET.

B. VERTICAL ARTICULATION FOR ELEVATIONS:
 AVERAGE BUILDING HEIGHT: 32 FT X 9 = 96 FT. MAXIMUM DISTANCE WITHOUT VERTICAL ELEVATION CHANGE.
 AVERAGE BUILDING HEIGHT: 32 FT X 25% = 8 FT. MINIMUM HEIGHT OF VERTICAL ELEVATION CHANGE.
 AVERAGE BUILDING HEIGHT: 32 FT X 75% = 24 FT. MINIMUM LATERAL ELEVATION CHANGE.

ARCHITECTURAL PLAN NOTES:

- ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE BUILDING INSPECTIONS DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
- COLOR SELECTION IS NOT APPROVED WITH THE SITE DEVELOPMENT PLAN AND MAY BE COUNTED TOWARD THE SIGNAGE CALCULATION IF IT IS CONSIDERED SIGNAGE ACCORDING TO THE DEFINITION OF SIGNAGE IN THE UDC.
- THIS SITE DEVELOPMENT PLAN SHALL MEET ALL DESIGN STANDARDS FOR ARTICULATION, BUILDING DESIGN, ELEMENTS AND ARCHITECTURAL FEATURES OF SECTION 7.03 OF THE UDC.
- ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED USING THE FOLLOWING METHODS: PROVIDED PARAPET WALLS RANGING FROM 30" ABOVE ROOF AT THE FRONT TO 40" ABOVE THE ROOF ON THE BACK SIDE. THIS WILL SCREEN THE ROOF TOP EQUIPMENT.

BUILDING MATERIAL TABULATION

WALLS	MATERIALS				TOTAL WALL AREAS	PERCENTAGE
	NORTH	EAST	SOUTH	WEST		
3-COAT STUCCO	1,491 SF	2,098 SF	1,109 SF	1,966 SF	6,932 SF	52 %
STONE VENEER	160 SF	1,950 SF	598 SF	735 SF	3,443 SF	26 %
BRICK VENEER	142 SF	- SF	142 SF	- SF	284 SF	2 %
GLASS	93 SF	- SF	74 SF	1,471 SF	1,638 SF	12 %
FIBER CEMENT SIDING	299 SF	245 SF	- SF	279 SF	823 SF	6 %
AWNING	28 SF	- SF	52 SF	186 SF	266 SF	1 %

1 NORTH ELEVATION
3/16" = 1'-0"

ARCHITECTURAL FEATURE (UDC 7.03.050.D)
1. ... VARIATION IN BUILDING WALL MATERIALS...
2. OFFSETS, COVERED PORCH, STEP-BACK WALL SURFACES, ETC.



THE FASTEST-GROWING CITY IN AMERICA IS ONE YOU'VE PROBABLY NEVER HEARD OF

The nation's fastest-growing cities are nearly all in the South. For the second year in a row, Georgetown, TX, a suburb about 30 miles north of Austin, experienced the most growth. Its population ballooned by about 14.4%, according to a recent U.S. Census Bureau report. The bureau looked at population growth between July 1, 2021, and July 1, 2022, in cities with at least 50,000 residents to come up with its list.

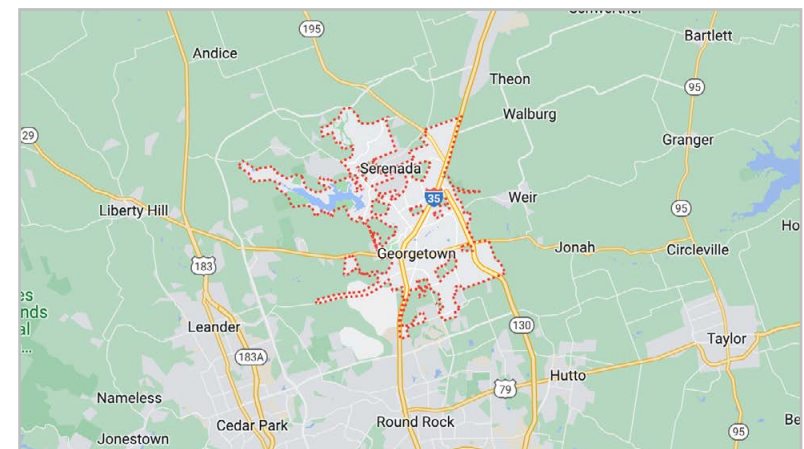
The median home list price in Georgetown was \$525,000 in April, according to Realtor.com® data. That's about \$175,000 less than the \$700,000 price tag in Austin. Plus, there are homes available in Georgetown. More than half of the homes in the suburb listed on Realtor.com are new construction. The city is known as the "Red Poppy" capital of Texas for the flowers planted all over the city and hosts a red poppy festival every April to celebrate its nickname. It is also home to Southwestern University.

"Austin got so much more expensive that people flocked to the suburbs because they were somewhat less expensive," says Gary Maler, executive director of the Texas Real Estate Research Center at Texas A&M University in College Station, TX. "There is just a lot of construction. ... We haven't been able to build it fast enough."

Eight of the 10 fastest-growing cities were in the South: four in Texas (three suburbs of Austin and one outside of Dallas), three cities in Florida, and one in Arizona about 45 minutes east of Phoenix. All of the cities, except Santa Cruz, CA, boast significant numbers of newly constructed homes. That additional housing is likely to have helped many of these places attract new residents.

"Jobs in Texas outpace many other states. There's a pro-business attitude in Texas. There's a variety of cultures and sceneries in Texas. We have relatively lower costs than other states, although we're starting to lose that," says Maler. However, the fastest-growing cities weren't the largest. New York City with its 8.3 million residents, Los Angeles with nearly 4 million residents, and Chicago with about 2.7 million residents were the largest cities in the nation.

<https://www.realtor.com/news/trends/the-fastest-growing-city-in-america-is-one-youve-probably-never-heard-of/>





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.

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 _____