

FOR SALE

\$8,500,000

LOCATION

- Property located at the corner of IH35 feeder and Lakeway Drive
- Easy access to three major highways IH35, SH195 and SH130

LOT DESCRIPTION

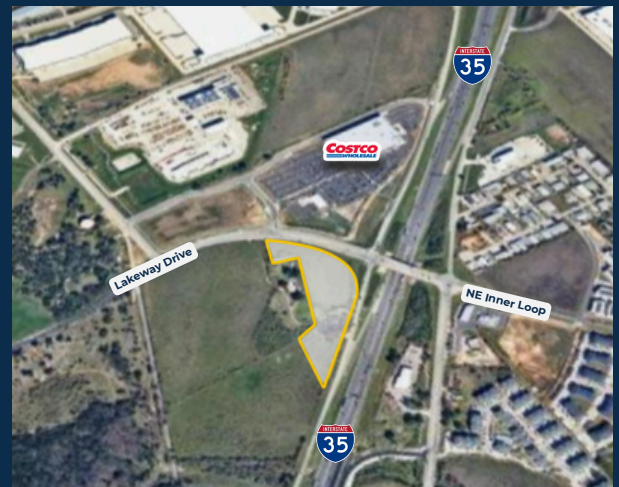
- Entire 7.2 acres includes house
- Mostly zoned C3 Commercial, and is agriculturally exempt
- Slightly sloping and mostly cleared

SALES PRICE

- \$8,500,000 for 7.2 acres

IMPROVEMENTS AND SPECS

- City of Georgetown utilities available
- Great location 8 miles from Sun City and 3 miles from downtown Georgetown with IH35 frontage
- House and IH35 frontage access included
- Ask about the availability of adjacent connected properties for sale, local development trends, and any deed restrictions.
- Perfect for neighborhood commercial



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Demographics and Important Recognition

GEORGETOWN, TEXAS

- ~**32** people per day moving to Georgetown each day
- Crime rate is well below the Texas average, making it a safe community.
- **#4** Most Caring Small City in America by Movoto in 2014.
- Total assessed value of property in the city has grown by more than **25%** to exceed **\$5.2 billion** in **2015**.
- Georgetown's sales tax revenue increased nearly **50%** since 2020, while property tax rate remains one of the region's lowest at **\$0.353** per **\$100** valuation.

HISTORICAL

- Georgetown is a National Main Street community.
- Historic Downtown Georgetown was named a Great Neighborhood by the American Planning Association.
- Georgetown won the 2025 Texas Downtown President's Award for "Best Texas Downtown (Over 50K)."
- The Red Poppy Festival won statewide awards in 2025, including Gold for Best Event Video Promotion and Best Commemorative Poster.
- The Two Step Inn Music Festival won Best Small/Mid Market Music Festival at the 2025 Texas Travel Awards

BUSINESS

- Texas ranked **#1** Workforce
- Texas ranked **#2** in Economy and in Technology & Innovation
- The Texas economy estimated at **\$2.7 trillion**, making it one of the largest in the world
- Texas won the **2025 Prosperity Cup** for attracting business investments

PARKS

- Georgetown has **19.63 miles** of hike-and-bike trails, **7.1 miles** are multi-use trails along the San Gabriel River
- Georgetown has **1,148 acres** of developed parkland

RETIREMENT

- TheTravel.com named Georgetown the **#1** hidden-gem retirement destination in the U.S. for 2025
- Easy access to healthcare at St. David's Hospital and nearby Austin medical centers.

GERORGETOWN LIVING

- America's Best Small Towns according to CNNMoney.com — Ranked **#45**
- America's Recession-Proof Cities according to Forbes.com — Austin/Round Rock/Georgetown area ranked **#3**
- **#18** on MoveBuddha's list of most desirable U.S. suburbs in 2025
- **#1** among the "Best Performing Cities" in **2024** by the Milken Institute.
- In 2013 Georgetown was ranked **#3** on the top ten list of America's Best Suburbs.



101,344

Population



42.7%

2019-2024
Growth Rate



\$91,857

Median
Household Income



44.3

Median Age