

Shop + Home For SALE

OFFERED AT:
\$950,000

5,000SF Warehouse | 2,300SF Renovated Residence | 2 Acres | Williamson County ETJ



County Road 248

COMPASS

Sale Package
501 CR 248 | Georgetown, Texas

THE OFFERING

A rare live-and-work asset for sale in one of Central Texas's fastest-growing corridors. 501 CR 248 pairs a brand-new 50' x 100' (5,000 SF) red-iron, clear-span warehouse with a comprehensively renovated 4-bed / 2-bath residence on 2 unrestricted acres — just 0.35 miles off Ronald Reagan Blvd. Own your shop, your yard, and your home on one deed, with immediate income potential and no landlord.

PROPERTY SUMMARY

Offered At	\$950,000
Warehouse Size	5,000 SF (50' x 100')
Residence	2,304 SF — 4 Bed / 2 Bath
Lot Size	2 Acres
Year Built (Warehouse)	2026 — New Construction
Year Built (Residence)	2000 / Renovated 2026
Jurisdiction	Williamson Co. ETJ
Utilities	Public water, septic, electric, internet
Included	40' insulated storage container
Available	Immediately
Also Available	For Lease — \$1.00/SF/mo + \$0.10 NNN



WHY BUY

Both structures are effectively new (2026), so a buyer inherits no deferred maintenance. The warehouse alone rents at market NNN, and adding the renovated residence lets an owner-operator consolidate shop rent and housing into a single asset — while sitting directly in the path of Georgetown's residential and commercial growth.

LOCATION SNAPSHOT CR 248 connects directly to Ronald Reagan Blvd — one turn, no back roads. ~0.5 mi to HEB Parmer Ranch, McDonald's, Chase & the Williams Dr corridor. Williamson County's \$53M Ronald Reagan expansion completes ~2027.

THE WAREHOUSE

5,000 SF of brand-new, insulated, clear-span workspace.



WAREHOUSE SPECIFICATIONS

Dimensions	50' × 100' (5,000 SF) Red-
Construction	iron, clear-span Fully
Insulation	Insulated walls + ceiling
Slab	Concrete slab on grade
Clear Height	16 feet
Doors	2 × Grade-Level (14'H × 12'W)
Electrical	125-amp panel
Status	New Construction 2026
Bonus	40' insulated storage container

THE RESIDENCE

4Bed/2Bath – comprehensively renovated, move-in ready.



COMPREHENSIVELY RENOVATED

All-new fixtures & lighting • Modernized cabinetry • Rebuilt decks • Re-leveled • New skirting • Fireplace

THE LOT — 2 ACRES

Warehouse, residence, and yard space outlined below.



* Lines are approximate *

2 ACRES • 5,000 SF WAREHOUSE • 2,304 SF RESIDENCE • ~ 420' FRONTAGE ON CR 248

MARKET & GROWTH

Georgetown — the fastest-growing city in America.

#1

Fastest-Growing U.S. City
3 years running

U.S. Census Bureau

114,687

City Population (2025)
+66% since 2020

U.S. Census, 2025 est.

\$186,455

Median Household Income

Census / Neilsberg 2025

TRADE AREA DEMOGRAPHICS

Radius from Site	3 Miles	5 Miles	7 Miles
Population (2025)	16,187	34,254	55,806
Projected Population (2030)	16,312	36,445	65,222
Avg. Household Income	\$186,455	\$176,944	\$165,218

Source: Esri / CoStar Business Analyst, 2025 — Ronald Reagan Blvd & Williams Dr trade area (immediately adjacent to site).

GROWTH IN THE CORRIDOR

Thousands of new homes are under way within a mile of the site — Heirloom (±3,000 homes), Nolina (1,550), Parmer Ranch (1,000+), plus a future Georgetown ISD high school on a 135-acre campus and a now-open HEB. Rooftops, traffic, and demand are all rising around 501 CR 248.



WHY THIS SITE

Ronald Reagan corridor — one of Central Texas's fastest-growing submarkets.

0.35 mi

to Ronald Reagan Blvd
HEB, McDonald's, Chase,
Whataburger

CR 248 direct access — one turn

\$53M

Williamson County
Ronald Reagan expansion
underway

Est. completion 2027

Sept 2025

HEB Parmer Ranch opened
Ronald Reagan & FM 2338

PlusChase, Wells Fargo open

\$11.96/SF

Williamson Co. industrial
avg NNN — comparable market

AQUILA, 2025

ETJ

No county zoning, no HOA
currently permitted
residential

Williamson County jurisdiction

2026

Brand-new red-iron warehouse
no deferred maintenance

New construction



PUBLIC INVESTMENT IN THE CORRIDOR

Williamson County's \$53M Ronald Reagan Blvd expansion is underway — projected completion 2027, sharply increasing corridor traffic capacity. ESD #8's acquisition of ~5 lots down CR 248 (Oct 2025) confirms the area's transition to higher-use activity.

WHO IT'S FOR

The buyer pool for a live-and-work property like this is unusually broad. Tradesmen and small-business owners— contractors, electricians, plumbers, HVAC operators, landscapers, and mobile mechanics — get a turn-key home and 5,000 SF of workspace on one 2-acre parcel, eliminating separate shop rent that runs \$3,000–\$6,000/mo in this submarket. Trucking and hot-shot operators get 16' clear height and grade-level doors. Families with equipment, boats, RVs, or trailers finally solve the storage problem permanently. And investors get a nearly-new asset with in-place lease potential directly on the path of Williamson County's fastest-growing corridor.

PROPERTY HIGHLIGHTS

- 5,000 SF brand-new red-iron clear-span warehouse (50' × 100') — 2026
 - 2,304 SF comprehensively renovated 4 bed / 2 bath residence
 - 2 acres — Williamson County ETJ, no HOA, ~420' frontage on CR 248
 - Insulated warehouse, 16' clear height, concrete slab on grade
 - Two 14' × 12' grade-level roll-up doors + 125-amp panel
 - Public water, septic (serviced 2026), electric, high-speed internet
 - 40' insulated storage container included
 - 0.35 mi to Ronald Reagan Blvd — one turn to the corridor
 - Also available for lease — \$1.00/SF/mo + \$0.10 NNN
-

Ailani Zapatero

Realtor—CompassRETexas, LLC
972.799.4111 · ailani.zapatero@compass.com

All information provided is deemed reliable but is not guaranteed and should be independently verified. Square footage, acreage, and boundary lines are approximate. Prospective buyers are encouraged to conduct their own due diligence, including verification of permitted use with Williamson County. This is not an offer to sell where prohibited. Compass RE Texas, LLC.

COMPASS



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. **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.

Compass RE Texas, LLC	9006927	keith.newman@compass.com	214-814-8100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith D. Newman	484652	keith.newman@compass.com	214-814-8100
Designated Broker of Firm	License No.	Email	Phone
Carol Delgado	598615	carol.delgado@compass.com	512.922.1605
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ailani Zapatero	837122	ailani.zapatero@compass.com	972.799.4111
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date