

OFFERING MEMORANDUM

partners

701 County Road 247

Georgetown, Texas 78633



RONALD REAGAN BLVD

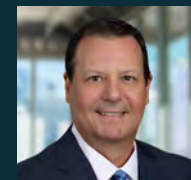
COUNTY ROAD 247

INDIAN SPRINGS RD



partners

PRIMARY CONTACT



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SENIOR VICE PRESIDENT

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners . All rights reserved.

OFFER MEMORANDUM
701 County Road 247



LightBox Vision Map



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701 County Road 247

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PRICE
\$11,300,000

LOT SIZE
50.23 AC

UTILITIES
ALL IN PROXIMITY

FLOODPLAIN
NONE

TOPOGRAPHY
VIRTUALLY NONE

ZONING
NO RESTRICTIONS

MARKET
AUSTIN MSA

SUBMARKET
GEORGETOWN

EXCELLENT SINGLE FAMILY,
MULTI FAMILY, INDUSTRIAL,
DEVELOPMENT OPPORTUNITY
IN HIGH GROWTH CORRIDOR
ALONG RONALD REAGAN,
GEORGETOWN, TX



PROPERTY HIGHLIGHTS

PRIME LOCATION WITH GROWTH POTENTIAL

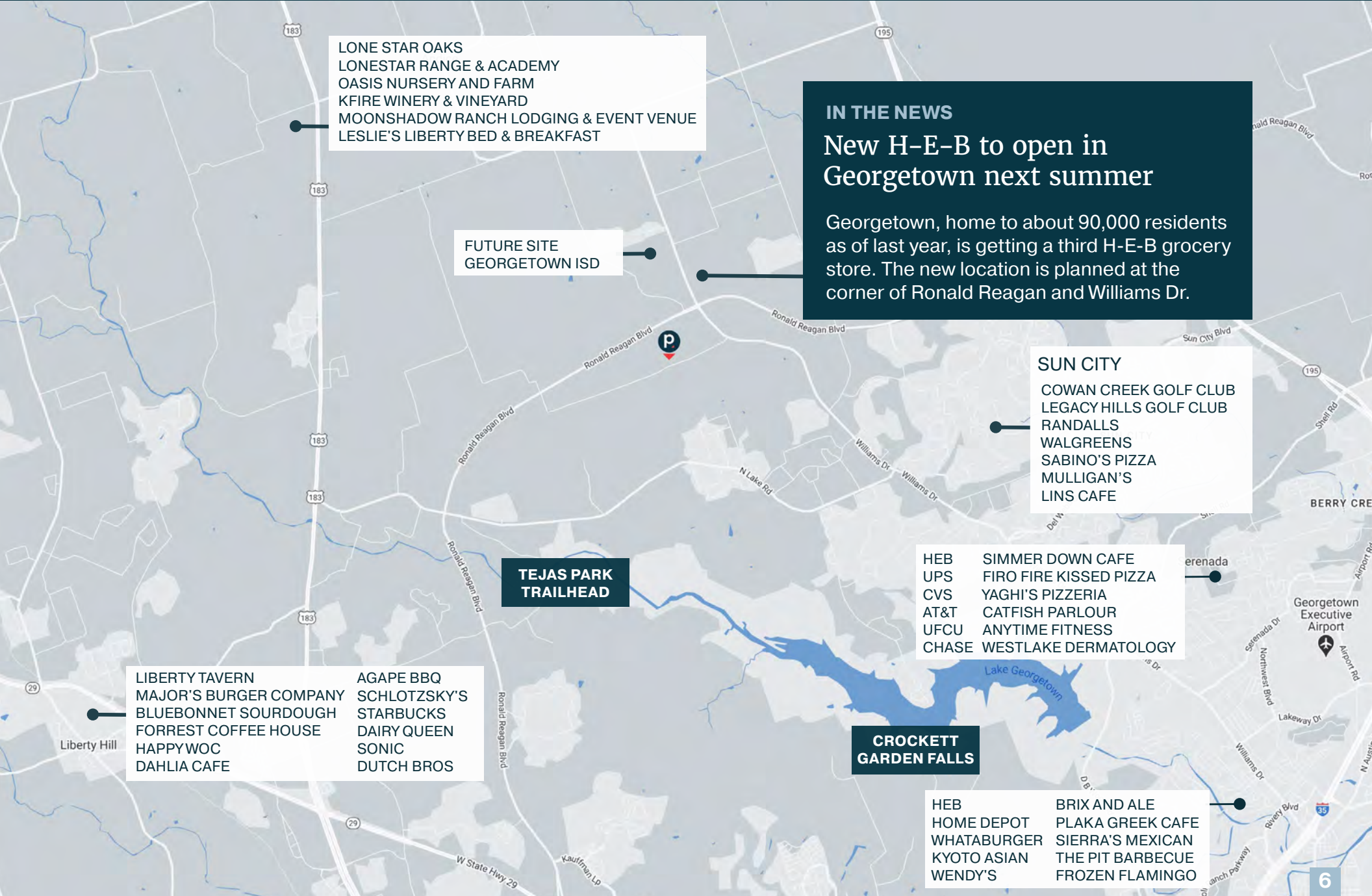
Situated in Georgetown, one of the fastest-growing cities in Texas, this property is strategically positioned near major highways and urban centers. Its location offers excellent visibility and accessibility, making it ideal for a wide range of commercial developments.

STRONG LOCAL ECONOMY AND COMMUNITY

Georgetown boasts a robust local economy with a diverse mix of industries, contributing to a stable and prosperous business environment. The community is supportive of development projects that enhance the area, making this property a promising investment for those looking to capitalize on a growing market.

AMPLE LAND FOR DEVELOPMENT

With its expansive acreage, this property provides ample space for versatile development opportunities, from retail complexes to mixed-use projects. The generous land size allows for creative planning and the possibility of accommodating large-scale ventures.



LONE STAR OAKS
 LONESTAR RANGE & ACADEMY
 OASIS NURSERY AND FARM
 KFIRE WINERY & VINEYARD
 MOONSHADOW RANCH LODGING & EVENT VENUE
 LESLIE'S LIBERTY BED & BREAKFAST

FUTURE SITE
 GEORGETOWN ISD

IN THE NEWS
New H-E-B to open in Georgetown next summer
 Georgetown, home to about 90,000 residents as of last year, is getting a third H-E-B grocery store. The new location is planned at the corner of Ronald Reagan and Williams Dr.

SUN CITY
 COWAN CREEK GOLF CLUB
 LEGACY HILLS GOLF CLUB
 RANDALLS
 WALGREENS
 SABINO'S PIZZA
 MULLIGAN'S
 LINS CAFE

TEJAS PARK TRAILHEAD

HEB
 UPS
 CVS
 AT&T
 UFCU
 CHASE
 SIMMER DOWN CAFE
 FIRO FIRE KISSED PIZZA
 YAGHI'S PIZZERIA
 CATFISH PARLOUR
 ANYTIME FITNESS
 WESTLAKE DERMATOLOGY

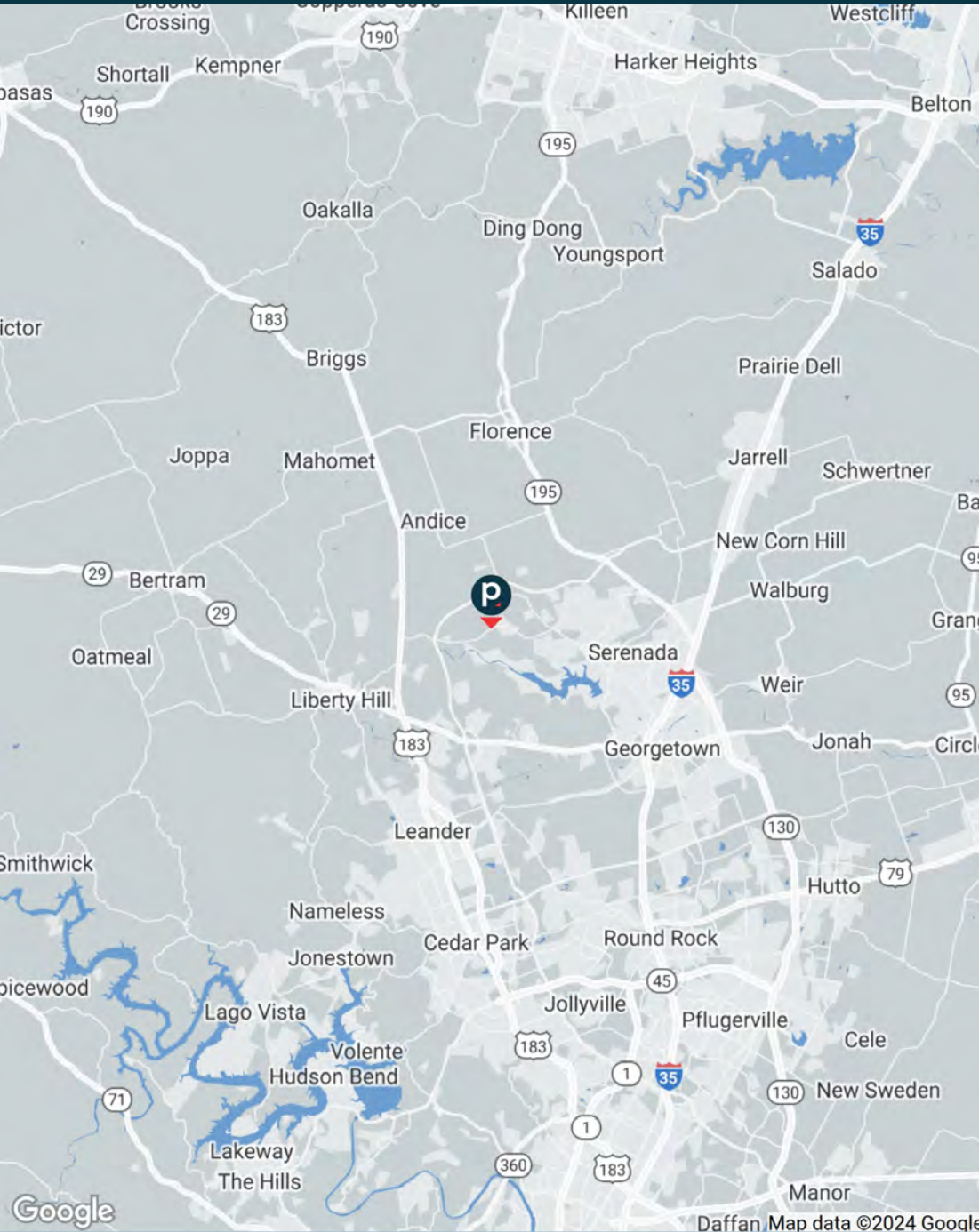
LIBERTY TAVERN
 MAJOR'S BURGER COMPANY
 BLUEBONNET SOURDOUGH
 FORREST COFFEE HOUSE
 HAPPYWOC
 DAHLIA CAFE
 AGAPE BBQ
 SCHLOTZSKY'S
 STARBUCKS
 DAIRY QUEEN
 SONIC
 DUTCH BROS

CROCKETT GARDEN FALLS

HEB
 HOME DEPOT
 WHATABURGER
 KYOTO ASIAN
 WENDY'S
 BRIX AND ALE
 PLAKA GREEK CAFE
 SIERRA'S MEXICAN
 THE PIT BARBECUE
 FROZEN FLAMINGO

OFFERING MEMORANDUM

701 County Road 247



POPULATION

	1 MILE	5 MILES	10 MILES
2010 Population	200	10,096	53,788
2023 Population	247	18,399	114,554
2028 Population Projection	271	20,738	130,098
Annual Growth 2010-2023	1.8%	6.3%	8.7%

HOUSEHOLD

2010 Households	67	4,044	21,520
2023 Households	85	7,645	44,734
2028 Household Projection	93	8,644	50,806
Annual Growth 2010-2023	2.3%	7.3%	8.9%
Avg Household Income	\$141,524	\$135,351	\$129,337
Median Household Income	\$119,230	\$106,078	\$102,695
Avg Household Size	2.9	2.4	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$3.8M	\$318.5M	\$1.8B

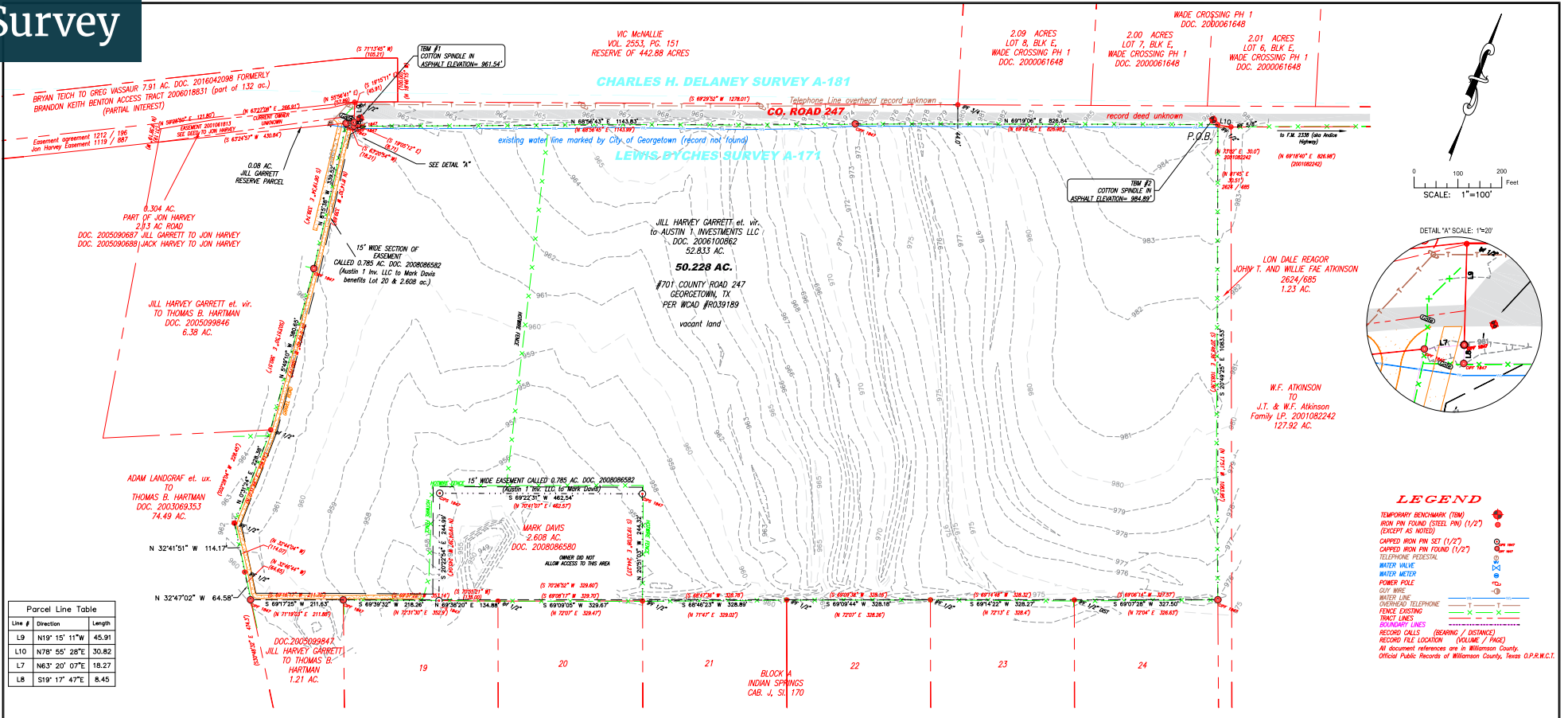
Source: Costar

OFFERING MEMORANDUM

701 County Road 247



Survey

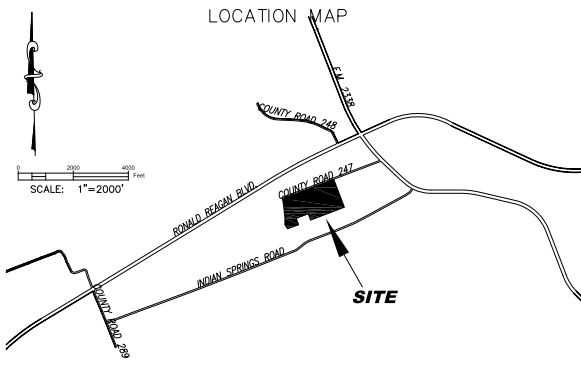


Line #	Direction	Length
L9	N19° 15' 11" W	45.91
L10	N78° 55' 28" E	30.82
L7	N63° 20' 07" E	18.27
L8	S19° 17' 47" E	8.45

ALTA / NSPS LAND TITLE SURVEY
AUSTIN 1 INVESTMENTS, LLC
 50.228 AC.
 PART OF 52.833 AC., DOC. 2006100862
 SITUATED IN THE
 LEWIS B. DYCHES SURVEY A-171
 IN WILLIAMSON COUNTY, TEXAS

AUSTIN 1 INVESTMENTS, LLC

Forest Surveying & Mapping Company
 1002 Ash St. Georgetown, Texas
 phone: 512-930-5927
 www.forestsurveying.com
 TBPLS FIRM NO. 10002000



The property described herein is not within a special flood hazard area as identified by the Federal Emergency Management Agency, flood hazard boundary map revised as per Map Number 4848102275E, effective date Sept. 29, 2008. A Flood Hazard study to identify additional areas of flood hazard is not included in this survey. Approximate flood limits of the waterway crossing this site have not been identified.

Survey for: Austin 1 Investments, LLC
Legal Description from the Title Commitment: 53.27 ac., 50.227 ac. this survey
 It is noted that the 2.608 ac. tract that was conveyed to Mark Davis in Doc. 2008086580 was conveyed out of this site as shown hereon after the date of the title commitment used for this survey. Ownership is shown according to tax records. No markings observed for wetland delineation. Restrictive covenants and record easements have been listed hereon as identified for this survey by Commitment GP 06061213 24, effective date October 6, 2006, provided by Georgetown Title Company as shown hereon (may apply if extending to site). An updated title commitment has not been provided. The legal description in the title commitment and record documents varies from this survey as shown hereon. Ownership research and adjacent property owner research is not available from the Title Company and has been provided by the surveyor as shown hereon. The ownership documentation for the adjacent roadway has not been provided to the surveyor and is unknown. Tree location was not requested. Existing fences are shown that are on or near the property lines as noted. The fencing related to the 2.608 acre tract of Mark Davis departs from the record boundary as noted hereon. No markings for wetlands delineation were observed hereon. Record matters known to the surveyor and adjacent ownership as researched in tax records are detailed hereon in agreement with the request of the agent of the owner as follows:
 A) Liens, leases, mineral rights and other matters that have not been requested have not been reviewed as a part of this survey.
 B-1) Restrictive covenants have not been researched - no restrictions were listed by the title commitment
 B-12) Road access maintenance agreement as set out in 1212 / 196 (OPRWTC) - relates to Jack A. Harvey and Jon Harvey et. al., property at date of instrument July 11, 1985. Easement agreement is a general type agreement related to gravel roads within the Harvey property existing as that date. The roadways are not described. Various private roadways that were formerly owned by the Harveys exist West of this property and do not extend to this site.
 B-13) Doc. 2001061813 - Access easement agreement to benefit Adam and Kelly Landgraf property - included 0.3 AC. part of Jill Garrett property Doc. 2005074506, deeded to Jon Harvey in Doc. 2005090687 and 2005090688 - Westward extension of County Road 247, does not extend to this site.
 C) A record easement (0.785 ac.) set out in Doc. 2008086582, exists as shown hereon within this site (extending from the West end of County Road 247 to serve the property of Mark Davis 2.608 Ac. Doc. 2008086580).
 D) Subdivision regulations relating to development restrictions for Williamson County and the City of Georgetown have not been provided for as a part of this survey. This parcel lies within the ETJ of the City of Georgetown.

NOTICE:
 The bearing basis for this survey is the state Plane Coordinate System/Texas Central Zone (4203) NAD83 control point H4878 ET GRAVE Datum: Geoid3 NAVD83, NAD83 CONVERGENCE: 1.39961328 Combined scale factor: 0.99955065

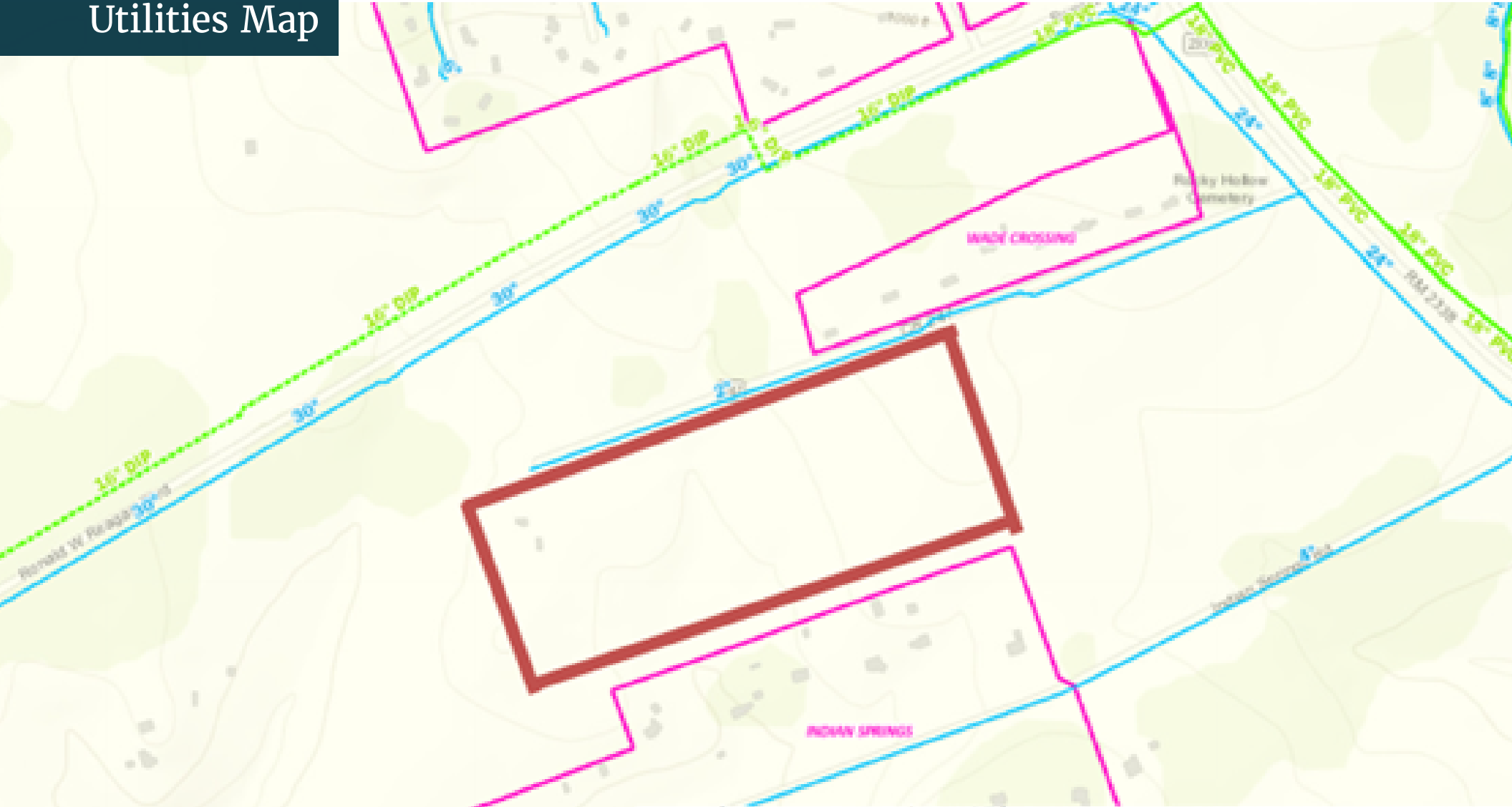
MAP AND DESCRIPTION DATED JANUARY 29, 2018

William F. Forest, Jr., R.P.L.S., 1847

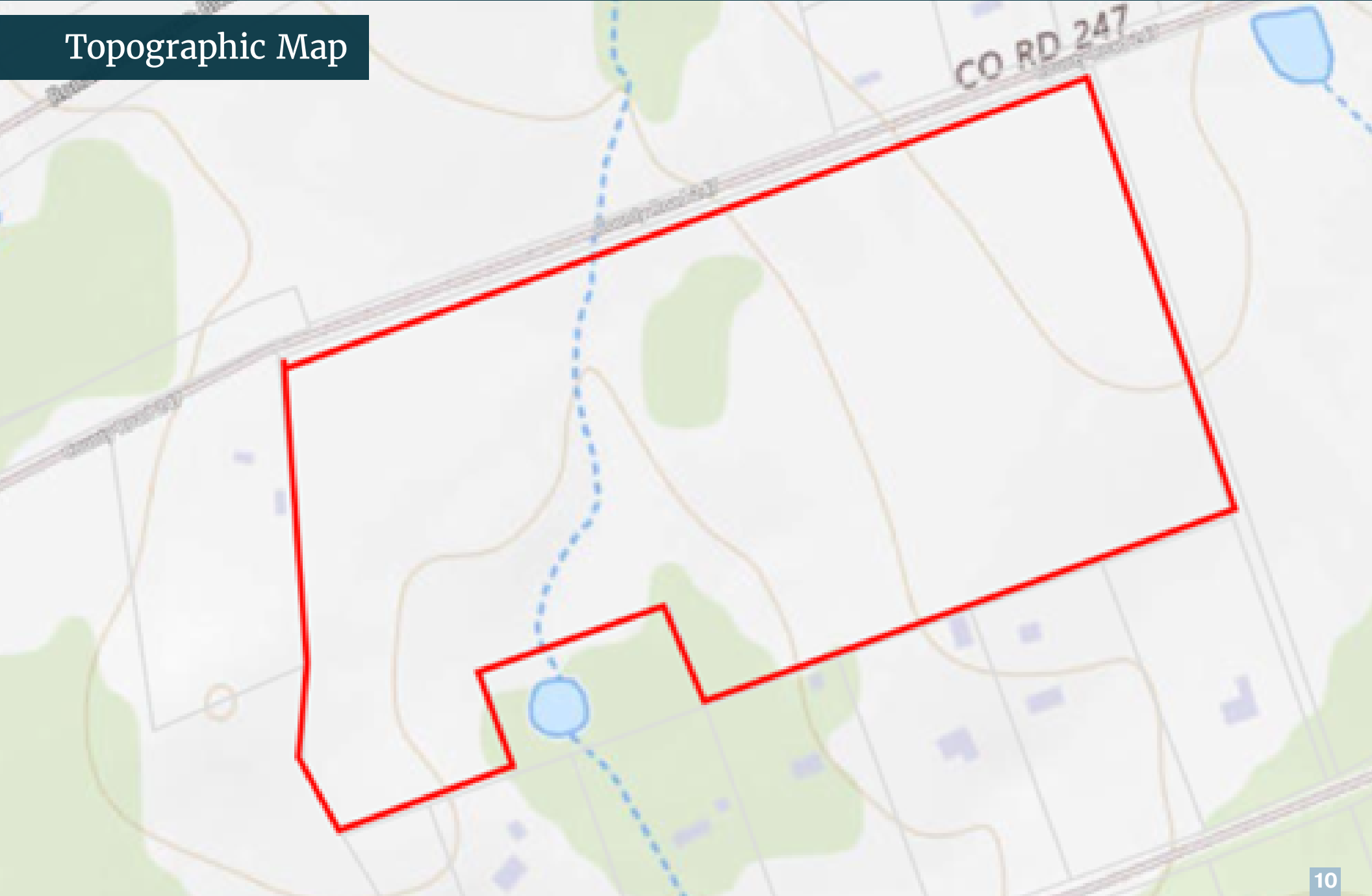
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DATE: January 29, 2018
 PROJECT : Kund2018
 Dwg: Austin 1 Investments.dwg
 Sheet One

Utilities Map



Topographic Map



partners

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PARTNERSREALESTATE.COM



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.

11-2-2015



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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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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