



LAND FOR SALE

CALL FOR PRICING - 87.49 ACRES



1150 CR 155, GEORGETOWN, TX 78626

Jerry Seay - 512-917-8558 - JerrySeay@me.com

Angela Dean - 512-354-6899 - Sold@AngelaDeanTX.com

Darren Siegel - 512-964-3656 - TexasCRE@outlook.com

Broker License# 9015054

Property Information

UTILITIES:

- Water: Jonah
- Well: Existing on property
- Septic: Existing
- Sewer: None
- Power: Bartlett Electric

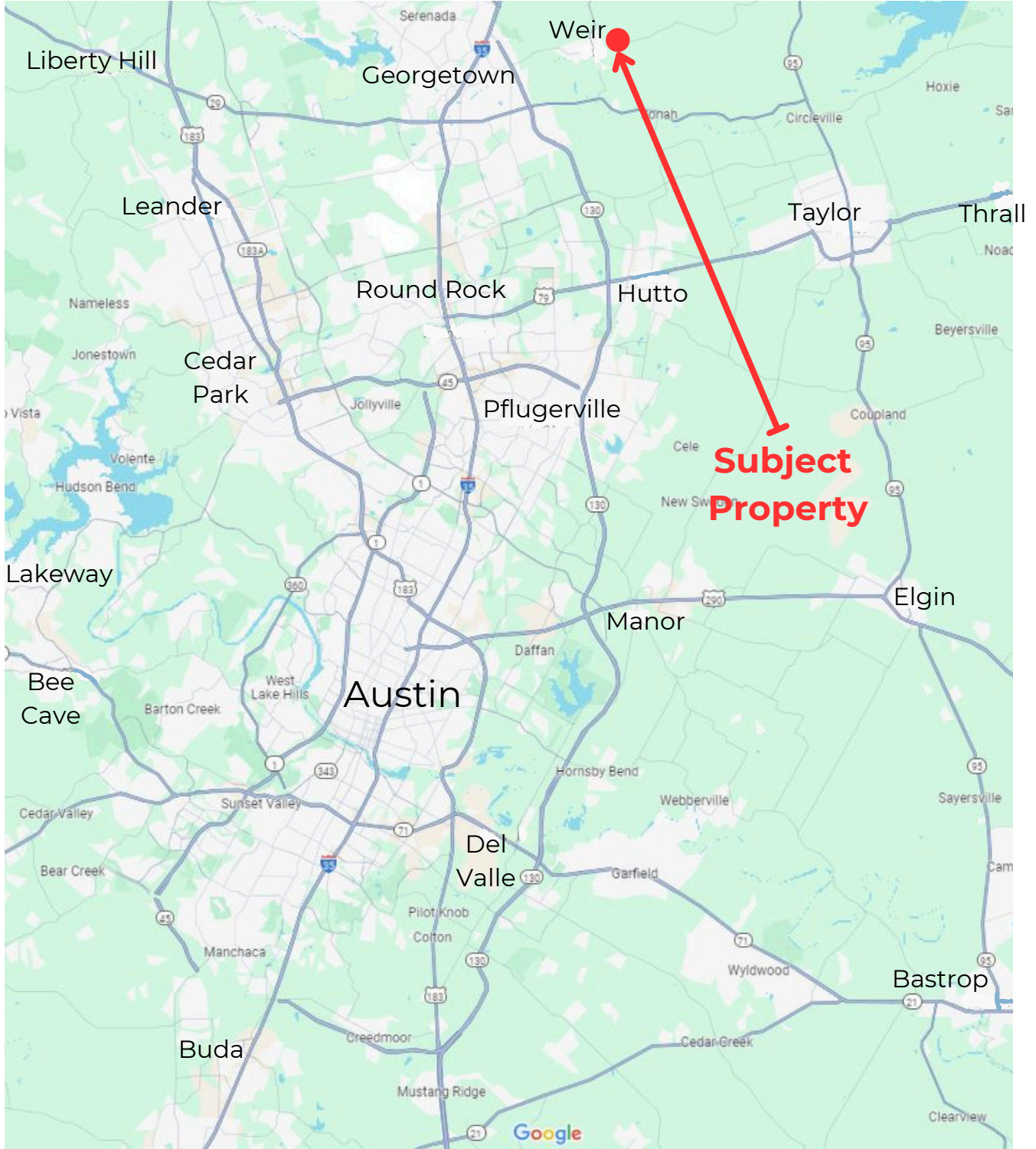
GENERAL INFORMATION:

- Georgetown ETJ
- 16.5 + 70.99 (87.49 total) Acre Parcel
- Improvements: Multiple warehouses with office, living quarters, and large open areas totaling 12,416 sf total enclosed space. Additional partially enclosed building +/-4,000 sf
- +/- 1,214 linear feet of frontage on CR 155
- Location: East side of Weir, North of FM 971
- WCAD ID(s): R040157, R311223
- Legal Description(s): AW0481 AW0481 - Nimmo, S. Sur., ACRES 70.994, {R311223/CWE}, AW0481 - Nimmo, S. Sur., ACRES 16.5, {R040157/NON-CWE}
- 100 yr Flood Plain: Some
- Easements: Electrical
- Restrictions: None
- Opportunity Zone: In a Qualified Opportunity Zone
- Ag Exemption: Currently in Ag Exemption
- SAMSUNG: Close proximity to the new Samsung plant
- Traffic Count: 1,682 Avg Daily Volume on FM 971 in 2022
- Additional acreage: Additional acreage may be available

FOR ADDITIONAL INFORMATION CONTACT:

Texas RealEstate Team 2021, LLC - Broker Lic# 517166


Map Area Overview



Driving Distances from Subject Property:

- Samsung/ Taylor: 19 mi
- Round Rock: 19.8 mi
- Temple: 39.9 mi
- Austin: 37.8 mi
- Highway 95: 8.8 mi
- SH 130: 5.7 mi
- IH 35: 7.2 mi
- Georgetown: 9 mi

Demographics

FM 971, Georgetown, TX 78626					
Building Type: Land	Total Available: 0 SF				
Class: -	% Leased: 0%				
RBA: -	Rent/SF/Yr: -				
Typical Floor: -					
Radius	1 Mile	3 Mile	5 Mile		
Population					
2028 Projection	305	2,996	18,755		
2023 Estimate	278	2,711	16,758		
2010 Census	226	2,030	10,404		
Growth 2023 - 2028	9.71%	10.51%	11.92%		
Growth 2010 - 2023	23.01%	33.55%	61.07%		
2023 Population by Hispanic Origin	119	1,043	5,448		
2023 Population	278	2,711	16,758		
White	258 92.81%	2,502 92.29%	15,138 90.33%		
Black	6 2.16%	71 2.62%	651 3.88%		
Am. Indian & Alaskan	3 1.08%	23 0.85%	159 0.95%		
Asian	5 1.80%	52 1.92%	352 2.10%		
Hawaiian & Pacific Island	0 0.00%	2 0.07%	16 0.10%		
Other	6 2.16%	62 2.29%	442 2.64%		
U.S. Armed Forces	0	2	39		
Households					
2028 Projection	102	1,027	6,449		
2023 Estimate	92	925	5,741		
2010 Census	72	667	3,433		
Growth 2023 - 2028	10.87%	11.03%	12.33%		
Growth 2010 - 2023	27.78%	38.68%	67.23%		
Owner Occupied	71 77.17%	724 78.27%	4,585 79.86%		
Renter Occupied	22 23.91%	201 21.73%	1,156 20.14%		
2023 Households by HH Income					
Income: <\$25,000	13 13.98%	109 11.77%	504 8.78%		
Income: \$25,000 - \$50,000	13 13.98%	181 19.55%	974 16.97%		
Income: \$50,000 - \$75,000	18 19.35%	169 18.25%	1,137 19.81%		
Income: \$75,000 - \$100,000	15 16.13%	139 15.01%	1,020 17.77%		
Income: \$100,000 - \$125,000	16 17.20%	154 16.63%	782 13.62%		
Income: \$125,000 - \$150,000	9 9.68%	68 7.34%	497 8.66%		
Income: \$150,000 - \$200,000	8 8.60%	77 8.32%	496 8.64%		
Income: \$200,000+	1 1.08%	29 3.13%	330 5.75%		
2023 Avg Household Income	\$84,742	\$86,854	\$96,054		
2023 Med Household Income	\$79,167	\$75,719	\$81,250		

Data Source: CoStar Group 2024; licensed to Texas RealEstate Team

Site Plan / Points of Interest

12,416 sf
Enclosed, +/- 4,000
Semi- Enclosed
Warehouse Buildings

Apex. Flood
Plain Area

Apex. 1,214 linear feet
of frontage on CR 155



Pond

Apex. 1,855 linear feet
to FM 971

1150 CR 155, GEORGETOWN, TX 78626

Jerry Seay - 512-917-8558 - JerrySeay@me.com

Angela Dean - 512-354-6899 - Sold@AngelaDeanTX.com

Darren Siegel - 512-964-3656 - TexasCRE@outlook.com

Broker License# 9015054

Improvements



- 1. Front Office + Warehouse: 7,446 sf
- 2. Middle Warehouse: 4,172 sf
- 3. Covered Partially Enclosed Area: +/- 4,000 sf
- 4. Back Building: 798 sf

1150 CR 155, GEORGETOWN, TX 78626

Jerry Seay - 512-917-8558 - JerrySeay@me.com

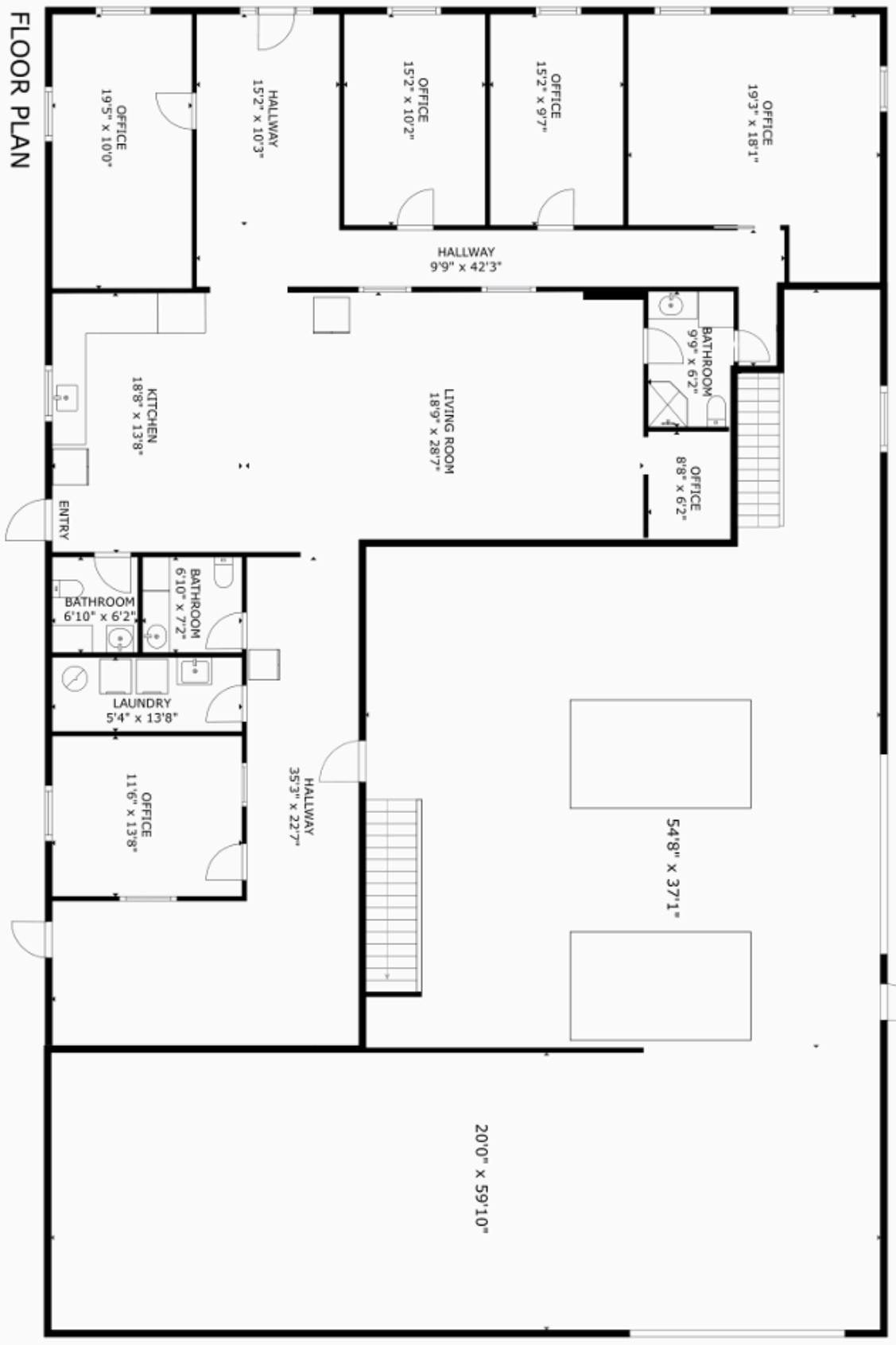
Angela Dean - 512-354-6899 - Sold@AngelaDeanTX.com

Darren Siegel - 512-964-3656 - TexasCRE@outlook.com

Broker License# 9015054

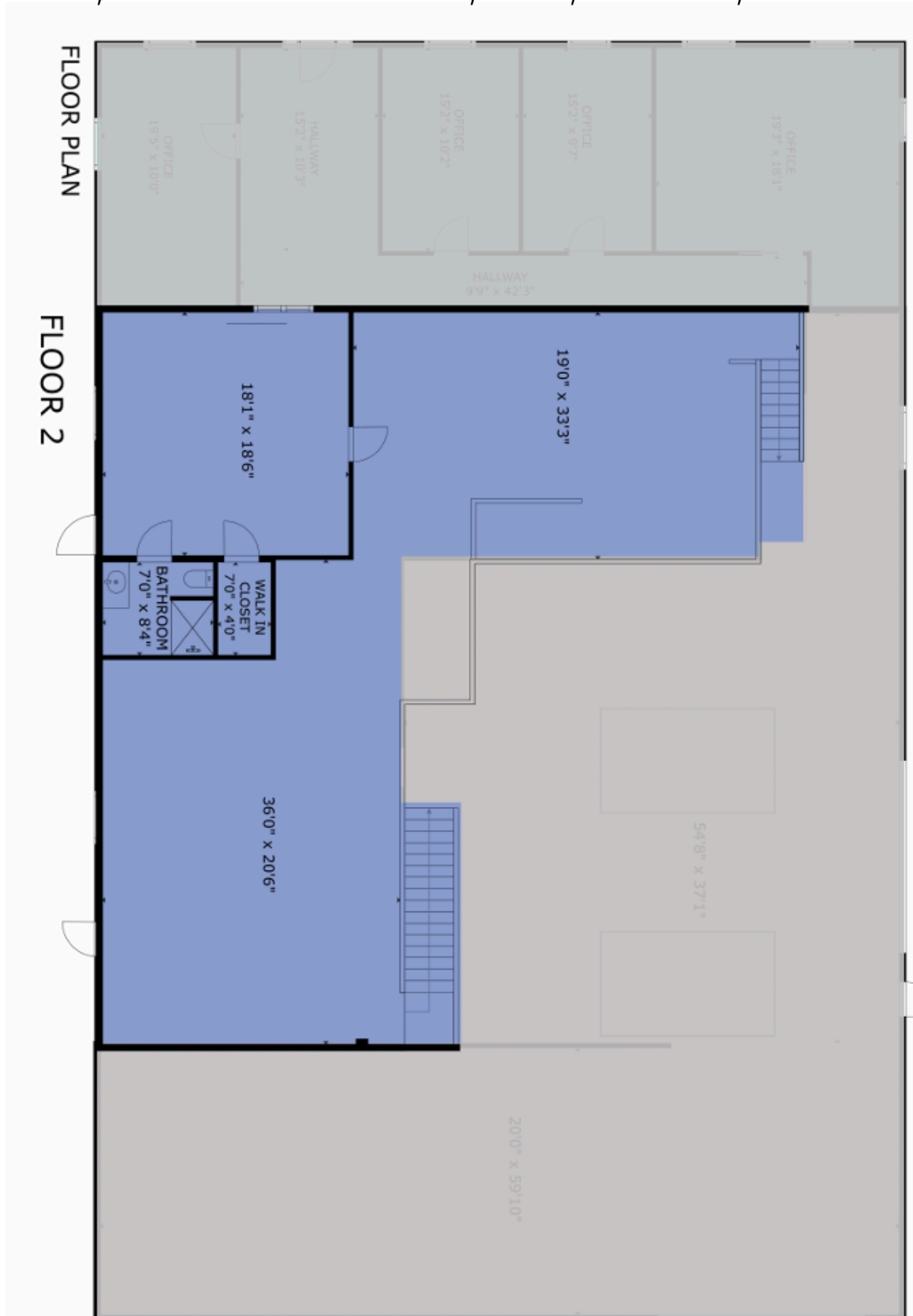
Warehouse 1 Floor Plan

7,446 sf total Floor 1: 5,651 sf, Floor 2: 1,795 sf



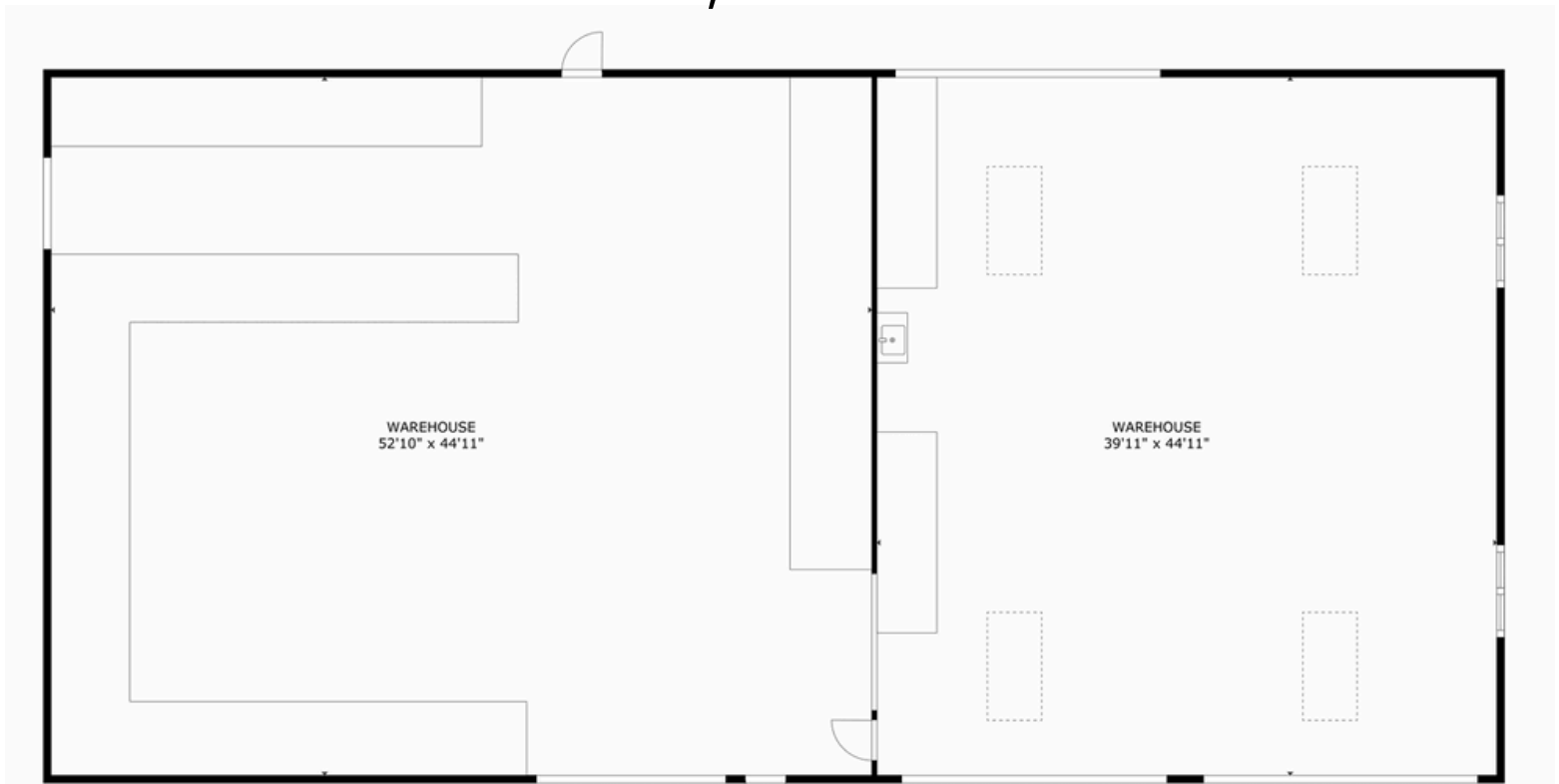
Warehouse 1 Floor Plan

7,446 sf total Floor 1: 5,651 sf, Floor 2: 1,795 sf



Warehouse 2 Floor Plan

4,172 sf



Building 4

798 sf







Information About Brokerage Services

Texas law requires all real estate licensees 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.

Texas Realestate Team 2021, LLC	9015054	jerryseay@me.com	(512)917-8558
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jerry Seay	517166	jerryseay@me.com	(512)917-8558
Designated Broker of Firm	License No.	Email	Phone
Jerry Seay	517166	jerryseay@me.com	(512)917-8558
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Angela Dean	820399	sold@angeladeantx.com	(512)354-6899
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

TXR-2501

IABS 1-0 Date

Texas RealEstate Team, 129 Clear Spring Georgetown TX 78628
Jerry Seay

Phone: 512-917-8558 Fax: www.lwolf.com
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Boatwright