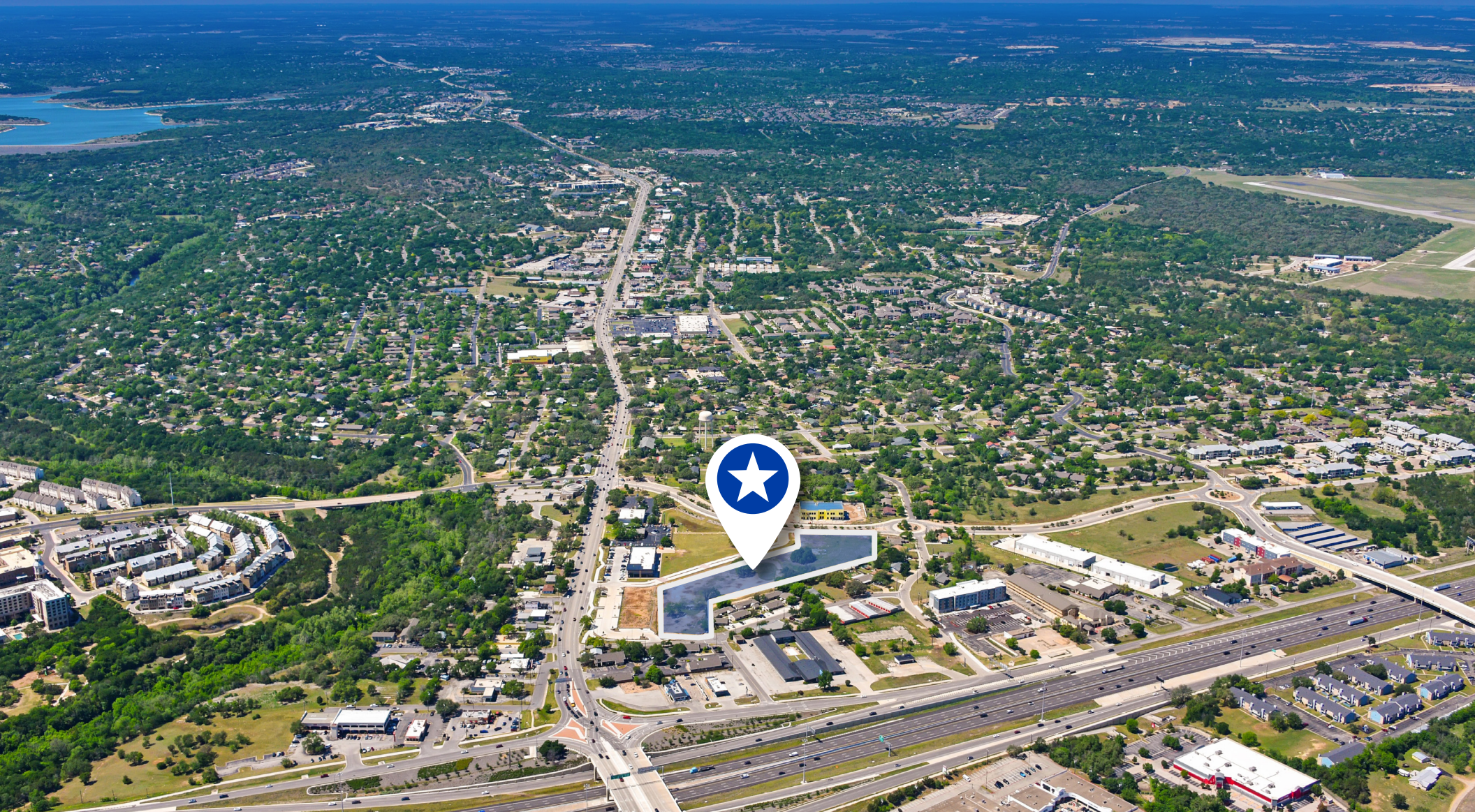


OFFERING MEMORANDUM

Rivery Residential Site

1900 Rivery Blvd | Georgetown, TX 78628

A ±5.996-ACRE DEVELOPMENT OPPORTUNITY IN GEORGETOWN, TX





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EXECUTIVE SUMMARY



Executive Summary

Rivory Residential Site

Northmarq is pleased to present **Rivory Residential Site**, a ±5.996-acre development opportunity located at 1900 Rivory Blvd in Georgetown, Texas. The Site is well suited for a range of residential uses, including assisted living, active adult (55+), townhome, or multifamily development. Few remaining infill sites in this location offer this level of access to I-35 and Georgetown’s core amenities.

The property is conveniently located just off I-35, approximately 30 miles north of downtown Austin, providing direct access to one of the fastest-growing metropolitan areas in the country. Surrounded by retail, healthcare, and employment drivers, including Wolf Ranch Town Center and St. David’s Georgetown Hospital, the Site is positioned to capitalize on strong population growth and sustained residential demand in the Georgetown market.



±5.996 AC
Total Acreage



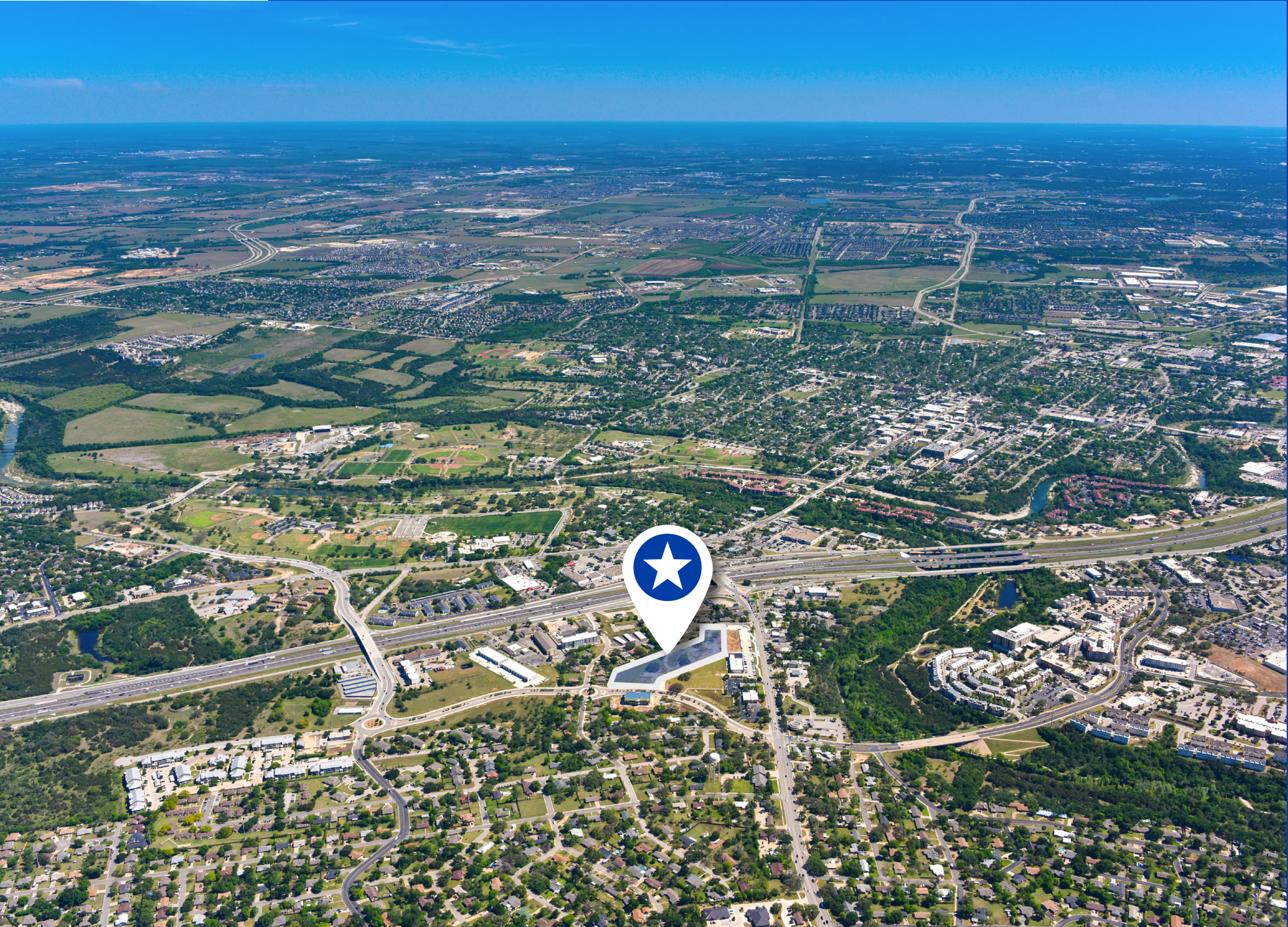
**Assisted Living or
Residential Development**
Projected Site Use



PUD
Zoning



Williamson
County



02

INVESTMENT HIGHLIGHTS



Rivory Residential Site

Site Description

PROPERTY SUMMARY	
ADDRESS	1900 Rivory Blvd, Georgetown, TX 78628
ACREAGE	±5.996 AC
PARCEL ID NUMBER	R648703
TAX RATE	1.819099
COUNTY	Williamson County
SUBMARKET	Georgetown
CURRENT USE	Vacant Land
PROJECTED SITE USE	Assisted Living or Residential Development
ZONING	PUD

UTILITIES	PROVIDER	LOCATION
WATER / WASTEWATER	City of Georgetown Utilities	To the site
ELECTRIC	City of Georgetown Utilities	To the site

TAX GRID	
CITY OF GEORGETOWN	0.364700
WILLIAMSON CO	0.355670
WMSN CO FM/RD	0.044329
GEORGETOWN ISD	1.054400
TOTAL TAX RATE	1.819099



Georgetown, Texas *Demographics*



 Data suggests the population of Williamson County is estimated to be 1.6 million by 2050.

 A notable 47.8% of residents age 25+ hold a bachelor's degree or higher, and 93.4% are high school graduates or higher.

 As of 2025, Georgetown has surpassed a population of 100,000. This represents a nearly 50% increase in population since 2020.

Georgetown, Texas *Market Statistics*



Georgetown sits just 30 minutes north of Austin, allowing residents to access Austin major employers like Dell, Apple, and Samsung while benefiting from lower housing costs. The companies listed previously are within 30-40 min drive of the subject property.



The city was one of the first cities in the United States to power its municipal electric utility with 100% renewable energy through long-term wind and solar contracts, purchasing sufficient renewable energy to match the city's total electricity demand on an annual basis.

WORKFORCE



TRAFFIC COUNTS



03

LOCATION OVERVIEW



Williamson County

Georgetown, TX

Georgetown is located approximately 30 miles north of downtown Austin along the I-35 corridor and serves as the county seat of Williamson County. The city is part of the Austin–Round Rock–Georgetown MSA, which has a population over 2.4 million and is one of the fastest-growing regions in the country. Georgetown itself has grown rapidly over the past decade, with a current population of over 100,000, driven by strong in-migration from the broader Austin market.

Georgetown’s town square brings character to the city, with a mix of local shops, dining, and a walkable layout. Residents also benefit from a wide range of amenities and an active outdoor lifestyle, including over 20 miles of hike and bike trails along the San Gabriel River, as well as boating and fishing at Lake Georgetown. With its proximity to Austin, strong population growth, and favorable housing fundamentals, Georgetown continues to attract both residents and developers seeking opportunities in one of Central Texas’ most active growth corridors.

The local economy is heavily influenced by Austin’s employment base, with major employers including Dell, Apple, Samsung, Tesla, and IBM all within a short commute. In addition, Williamson County has seen significant growth in advanced manufacturing and logistics, with companies such as Cellink and AirBorn expanding in the area. Georgetown is also home to Southwestern University and benefits from a strong healthcare presence, including St. David’s Georgetown Hospital and nearby Baylor Scott & White facilities. This combination of job growth and regional accessibility continues to support a strong demand for multifamily in Georgetown.

Georgetown’s absorption story is being driven by more than headline population growth. The city has added nearly 50% more residents since 2020. Georgetown’s own housing element projects a need for roughly 14,000 additional housing units by 2030, and Williamson County is expected to grow from roughly 728,000 residents to about 1.6 million by 2050. At the same time, new employment investment continues to move north through the corridor, including major advanced manufacturing expansions such as ZT Systems’ planned 1,500-job facility in Georgetown, which should continue to deepen the local renter and for-sale buyer pool over time.



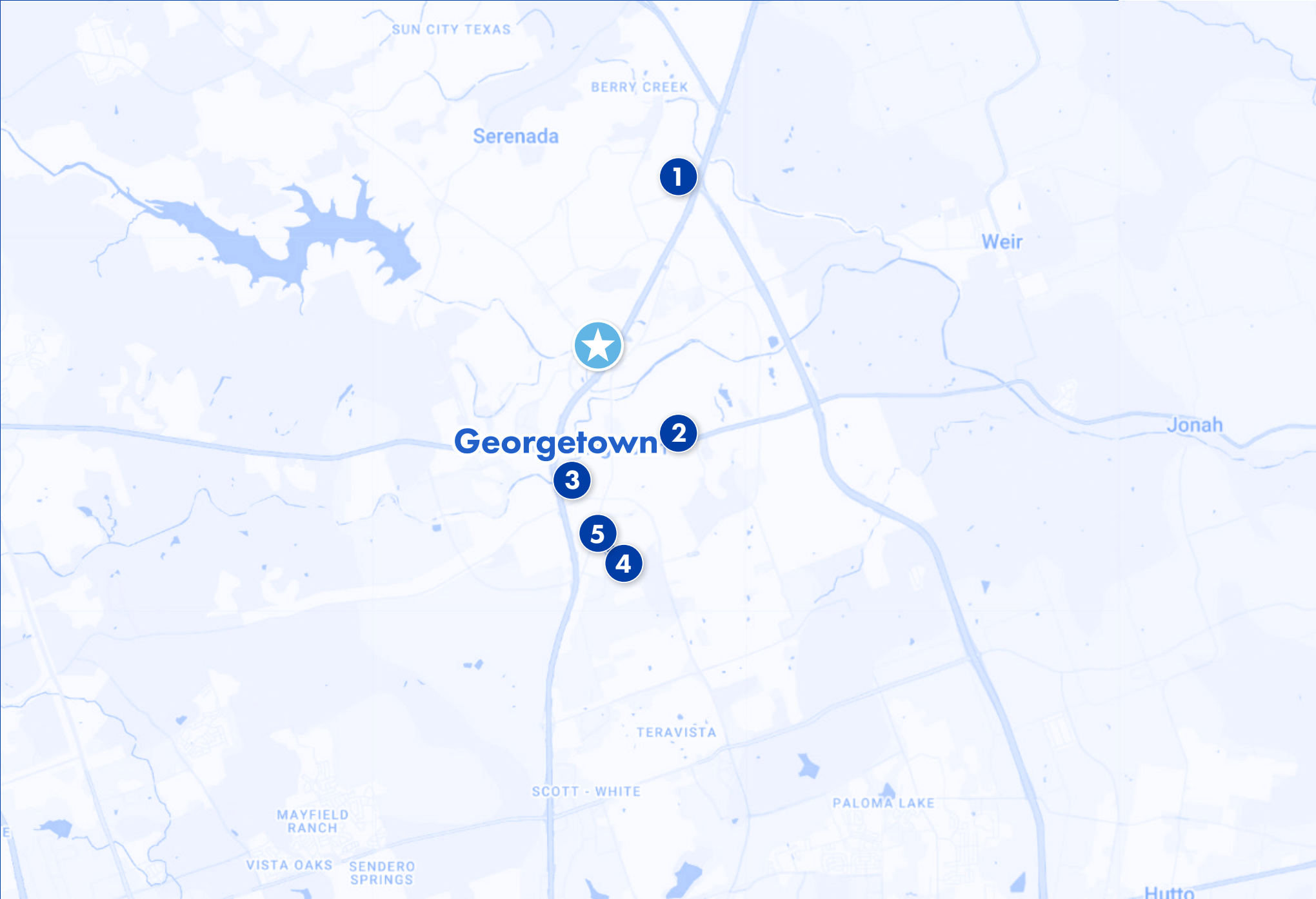
04 MAJOR EMPLOYERS



Major Employers

Georgetown, TX

#	EMPLOYER	EMPLOYEES	DRIVE TIME
1	ZT Systems	1,500	35 min
2	St David's Hospital - Georgetown	750+	8 min
3	Southwestern University	450+	7 min
4	AirBorn	575	12 min
5	Georgetown Behavioral Health Institute	350+	11 min



ZT Systems | 1,500 Employees



St David's Hospital - Georgetown | 750+ Employees

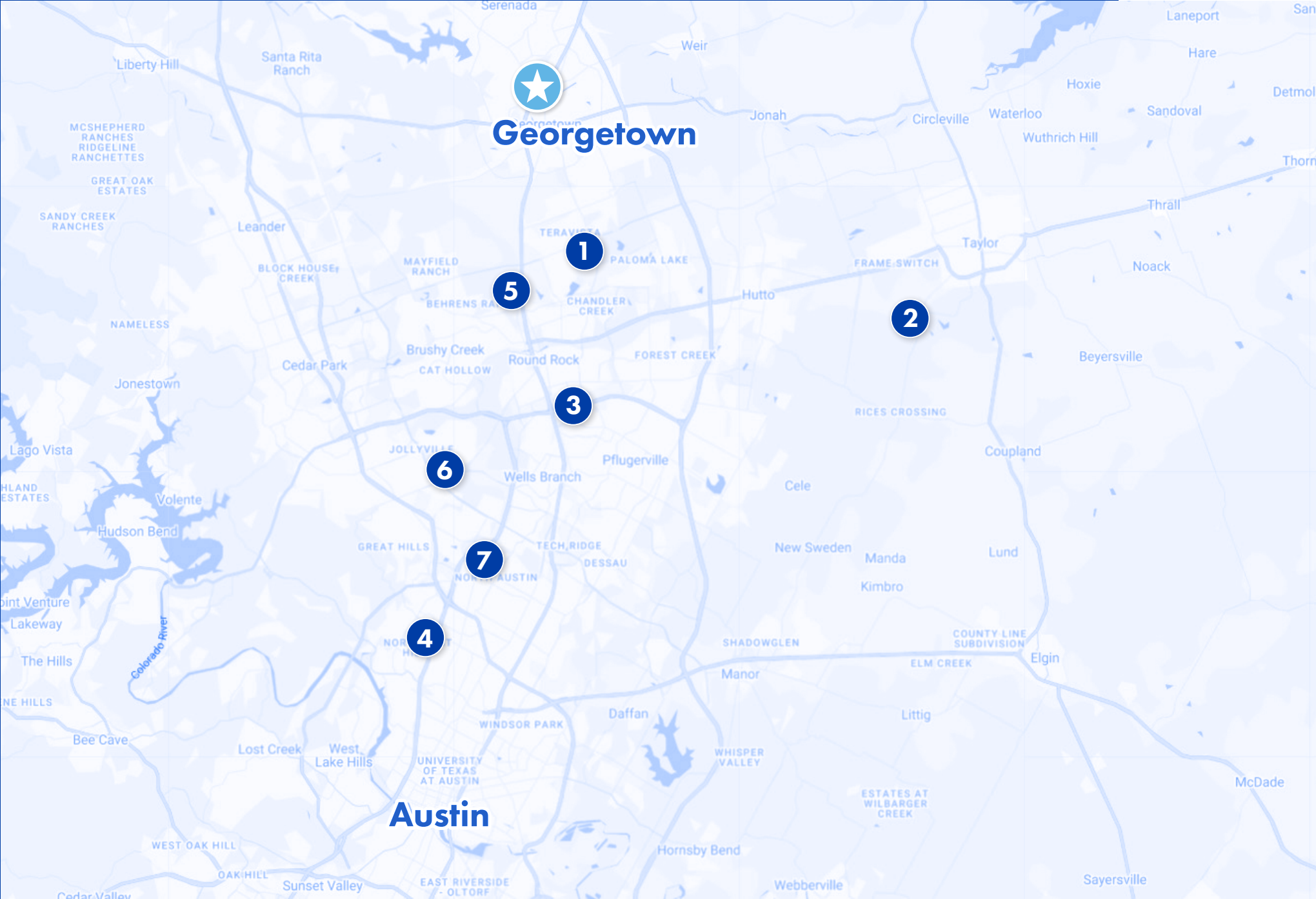


Southwestern University | 450+ Employees

Major Employers

Williamson County | Travis County

#	EMPLOYER	EMPLOYEES	DRIVE TIME
1	Ascension Seton	14,842	Various Locations
2	Samsung	14,000	28 min
3	Dell	12,000	17 min
4	St. David's Healthcare	11,484	Various Locations
5	Amazon	11,000	Various Locations
6	Apple	10,000	25 min
7	IBM Corp.	8,000	22 min



Georgetown Employers Making An Impact

ZT Systems

ZT Systems is a rapidly growing advanced manufacturing company with a major facility in Georgetown, Texas. The company recently expanded its local operations and presence, leading to one of the largest recent job investments in the Georgetown market. This reinforces the area's emergence as a hub for advanced manufacturing and technology-driven production.



St. David's Georgetown Hospital

Samsung's advanced semiconductor campus employs more than 14,000 workers in North Austin. The company continues to invest heavily in local production, attracting skilled professionals and support staff. This expanding workforce helps drive consistent need for nearby multifamily housing.



Southwestern University

Southwestern University, located in Georgetown, is a major educational institution and long-standing economic anchor for the city. The university employs approximately 450+ faculty and staff and contributes to the local economy through student enrollment, employment, and community engagement. As the oldest university in Texas, Southwestern adds to the area's stability and supports ongoing residential demand.



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EXCLUSIVE REPRESENTATION

Northmarq is exclusively representing the seller in the disposition of **Rivery Residential Site**.

OFFERING STRUCTURE

Rivery Residential Site is going to market with an unlisted purchase price and the Property shall be subject to bid or offer.

ALL OFFERS SHOULD INCLUDE:

- Proposed purchase price
- Amount of earnest money, amount non-refundable
- Summary of closed transactions with references
- Timing for inspection period and closing
- Source of funds for the acquisition
- Development plans

COMMUNICATION

All communications, inquiries and requests should be addressed to the Northmarq Team, as representatives of The Landowner. The Landowner at the property should not be directly contacted. The Landowner reserves the right to remove property from the market. The Landowner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any given time or to extend the deadlines set forth in the time schedule.

DISCLAIMER

This Offering Memorandum has been prepared solely for informational purposes to assist prospective investors in evaluating a potential real estate investment opportunity. Northmarq makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, completeness, accuracy, reliability, and fitness for any particular purpose. This document does not constitute an offer to sell or a solicitation of an offer to buy any securities, nor shall it be construed as investment, legal, or tax advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their financial, legal, and tax advisors before making any investment decisions. The projections, assumptions, and forward-looking statements included in this memorandum are for illustrative purposes only and are subject to significant uncertainties and risks. Actual results may differ materially from those expressed or implied. Past performance is not indicative of future results. By accepting this memorandum, the recipient agrees to keep its contents confidential and not to disclose or reproduce it, in whole or in part, without prior written consent. Neither the property owner nor any of its affiliates shall be liable for any loss or damage arising from reliance on the information contained herein. ANY RELIANCE ON THE CONTENT OF THIS OFFERING MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date

