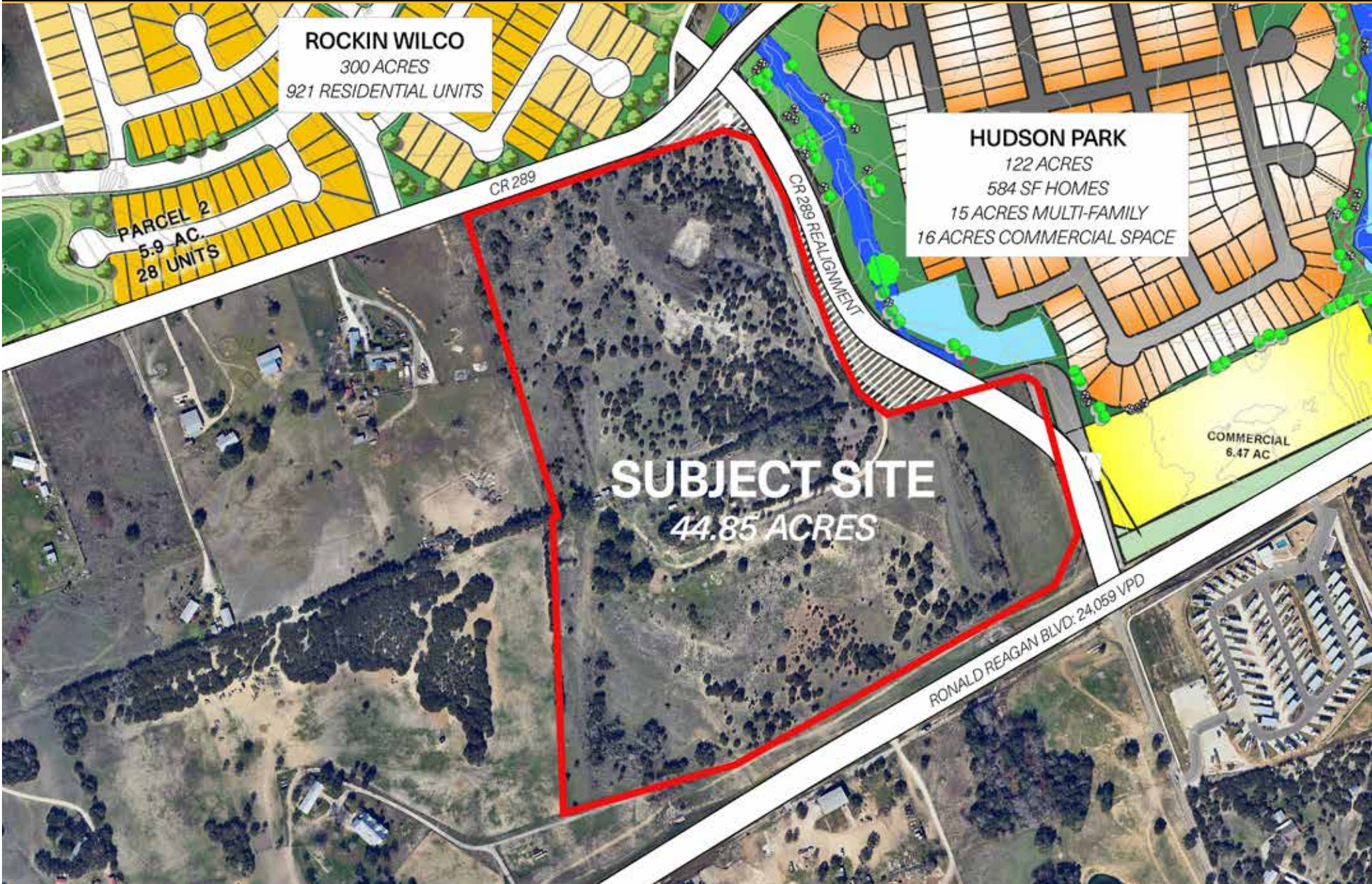


For Sale: 44.85 Acres in Georgetown



SELLER WILL SUBDIVIDE | 1200 CR 289, GEORGETOWN, TEXAS





GOLD TIER

EXCLUSIVELY LISTED BY

Colin Tierney

512.674.5727

colin@goldtier.net

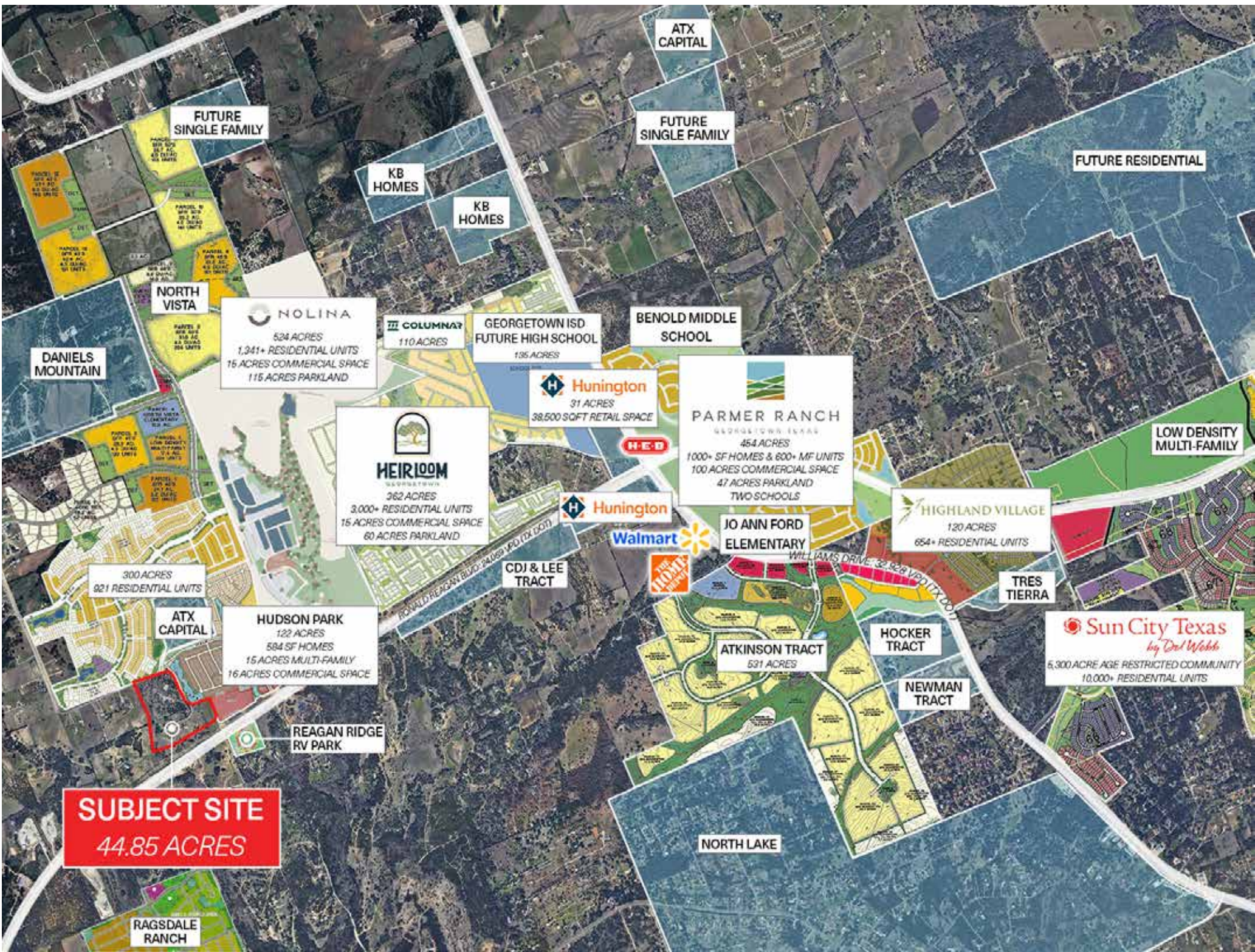
Taylor Golden

512.626.4424

taylor@goldtier.net

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Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



ATX CAPITAL

FUTURE SINGLE FAMILY

FUTURE SINGLE FAMILY

FUTURE RESIDENTIAL

KB HOMES

KB HOMES

NORTH VISTA

NOLINA
524 ACRES
1,341+ RESIDENTIAL UNITS
15 ACRES COMMERCIAL SPACE
115 ACRES PARKLAND

COLUMNAR
110 ACRES

GEORGETOWN ISD
FUTURE HIGH SCHOOL
135 ACRES

BENOLD MIDDLE SCHOOL

DANIELS MOUNTAIN

Hunington
31 ACRES
38,500 SQFT RETAIL SPACE

PARMER RANCH
GEORGETOWN, TEXAS
454 ACRES
1,000+ SF HOMES & 600+ MF UNITS
100 ACRES COMMERCIAL SPACE
47 ACRES PARKLAND
TWO SCHOOLS

LOW DENSITY MULTI-FAMILY

HEIRLOOM
GEORGETOWN
362 ACRES
3,000+ RESIDENTIAL UNITS
15 ACRES COMMERCIAL SPACE
60 ACRES PARKLAND

Hunington

JO ANN FORD ELEMENTARY

HIGHLAND VILLAGE
120 ACRES
654+ RESIDENTIAL UNITS

300 ACRES
921 RESIDENTIAL UNITS

CDJ & LEE TRACT

Walmart

TRES TIERRA

ATX CAPITAL

HUDSON PARK
122 ACRES
584 SF HOMES
15 ACRES MULTI-FAMILY
16 ACRES COMMERCIAL SPACE

ATKINSON TRACT
531 ACRES

HOCKER TRACT

Sun City Texas
by Dad Webb
6,300-ACRE AGE RESTRICTED COMMUNITY
10,000+ RESIDENTIAL UNITS

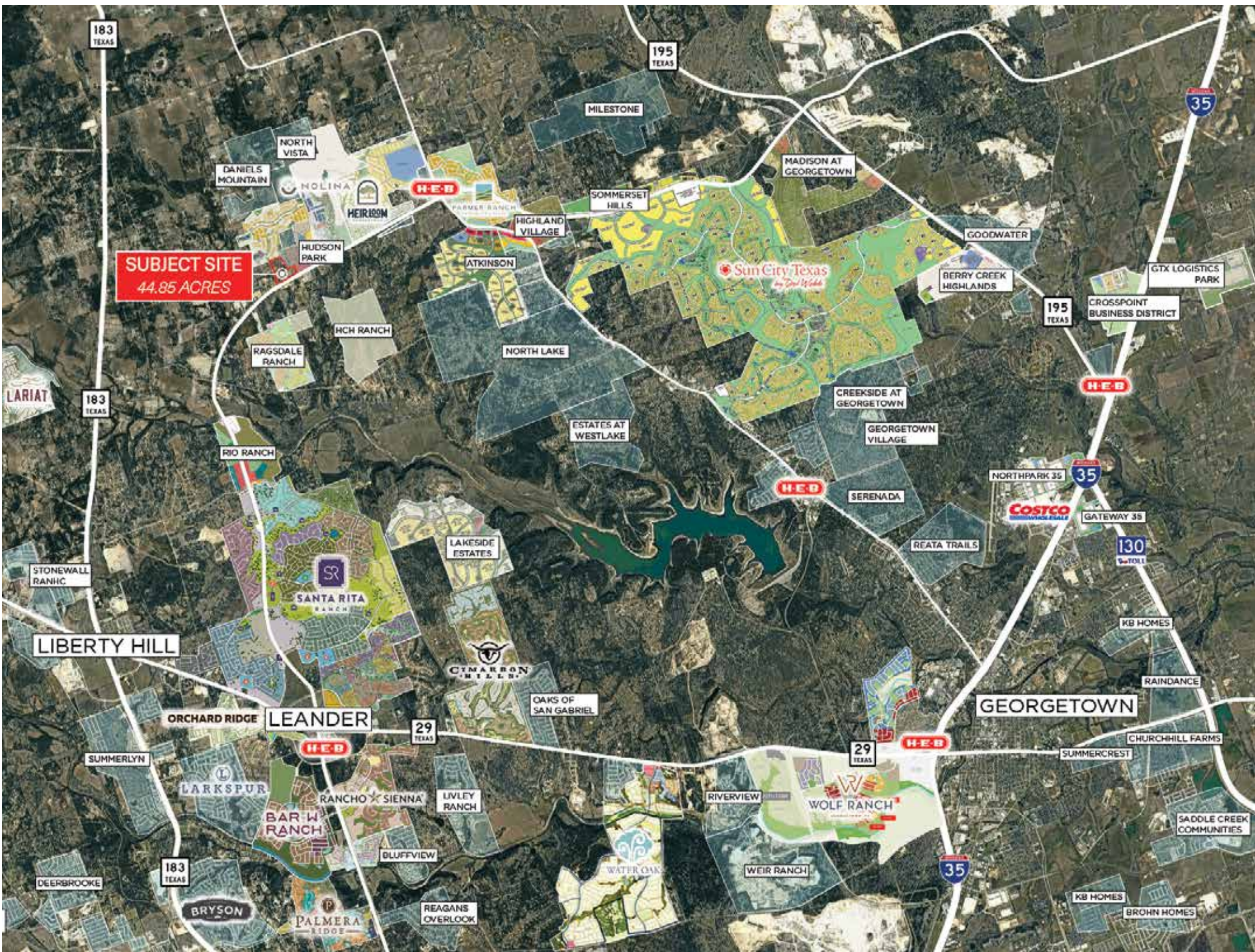
REAGAN RIDGE RV PARK

NEWMAN TRACT

SUBJECT SITE
44.85 ACRES

NORTH LAKE

RAGSDALE RANCH



SUBJECT SITE
44.85 ACRES

Sun City Texas
by David Weeks

SANTA RITA RANCH

WOLF RANCH

LEANDER

GEORGETOWN

ORCHARD RIDGE

RANCHO SIENNA

BAR W RANCH

WEIR RANCH

BRYSON

PALMERA RIDGE

REAGANS OVERLOOK

WATER OAK

RIVERVIEW

WEIR RANCH

KB HOMES

BROHN HOMES

SUMMERCREST

CHURCHILL FARMS

RAINDANCE

KB HOMES

GATEWAY 35

NORTH PARK 35

COSTCO

REATA TRAILS

SERENADA

GEORGETOWN VILLAGE

CREEKSIDE AT GEORGETOWN

CROSSPOINT BUSINESS DISTRICT

BERRY CREEK HIGHLANDS

GTX LOGISTICS PARK

GOODWATER

MADISON AT GEORGETOWN

SOMMERSET HILLS

HIGHLAND VILLAGE

ATKINSON

HUDSON PARK

RAGSDALE RANCH

HCH RANCH

RIO RANCH

NORTH LAKE

ESTATES AT WESTLAKE

LAKESIDE ESTATES

CYMARON MILLS

OAKS OF SAN GABRIEL

STONEWALL RANCH

LIBERTY HILL

SUMMERLYN

LARKSPUR

DEERBROOKE

BRYSON

183 TEXAS

183 TEXAS

195 TEXAS

35

195 TEXAS

35

130 TOLL

29 TEXAS

29 TEXAS

35

PROPERTY HIGHLIGHTS

ADDRESS: 1200 County Road 289, Georgetown, Texas

ACREAGE: 44.85 acres

PRICING: \$14,652,495 (\$7.50/SF)

JURISDICTION: Williamson County (no zoning)

UTILITIES:

- » 30" water line on Ronald Reagan Blvd
- » Electricity to site
- » Future wastewater line (ask agent)

FRONTAGE:

- » 1,000' + Ronald Reagan Blvd frontage
- » 2,000' + CR 289 frontage

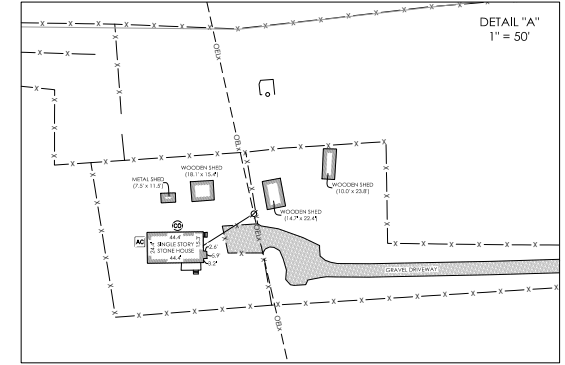
SCHOOL DISTRICT: Florence ISD

REMARKS:

- » Seller will subdivide
- » Abundant surrounding development
- » Major road improvements planned for CR 289 & Ronald Reagan Blvd



SURVEY



SURVEY SHOWING A 47.216 ACRE TRACT OF LAND, LOCATED IN NORTH CROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, MEDICAL SURVEY, ABSTRACT NO. 412, WILLIAMSON COUNTY, TEXAS, 47.216 ACRE TRACT, BEING ALL OF THAT CALLED 19.52 ACRE TRACT VOLUME 1808, PAGE 314, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND THE REMAINING PORTION OF THAT CALLED 22.024 ACRE TRACT RE VOLUME 927, PAGE 696, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND THE REMAINING PORTION OF THAT CALLED 8.00 ACRE TRACT VOLUME 2462, PAGE 873, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

- NOTES:
- 1) FIELD WORK PERFORMED ON: JULY 7, 2022
 - 2) BORROWER: TBD
 - 3) ADDRESS: 1200 CR 289, GEORGETOWN, TEXAS
 - 4) STATE OF BEARING: TEXAS STATE PLANE - CENTRAL ZONE, NAD83
 - 5) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48497, CD275E, EFFECTIVE DATE SEPTEMBER 26, 20X
 - 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
 - 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48497, CD275E, EFFECTIVE DATE SEPTEMBER 26, 20X, PROPERTY IS IN "ZONE X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 1% FLOOD, THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE BY ADMINISTRATORS OF THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY BE SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR FROM OTHER FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT IS THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING DAMAGE, THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AT WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE THE PART OF THE SURVEYOR.
 - 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO DETERMINE THE DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR REASONING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
 - 9) THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL, LOCATIVE PURPOSES ONLY AND HAVE BEEN FIELD VERIFIED.

SCHEDULE EXCEPTIONS:
 10) RECORDED IN VOLUME 938, PAGE 875, OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, WATER LINE EASEMENT CENTERED ON INSTALLED LINES.





HEIRLOOM
362 ACRES
3,000+ RESIDENTIAL UNITS
15 ACRES COMMERCIAL SPACE
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NOLINA
524 ACRES
1,341+ RESIDENTIAL UNITS
15 ACRES COMMERCIAL SPACE
115 ACRES PARKLAND

SUBJECT SITE
44.85 ACRES

RONALD REAGAN BLVD. (24,058 VPD)

SUBJECT SITE
44.85 ACRES

ROCKIN WILCO
300 ACRES
921 RESIDENTIAL UNITS

NOLINA
524 ACRES
1,341+ RESIDENTIAL UNITS
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16 ACRES COMMERCIAL SPACE

CR 289

RONALD REAGAN BLVD: 24,059 VPD



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.

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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date