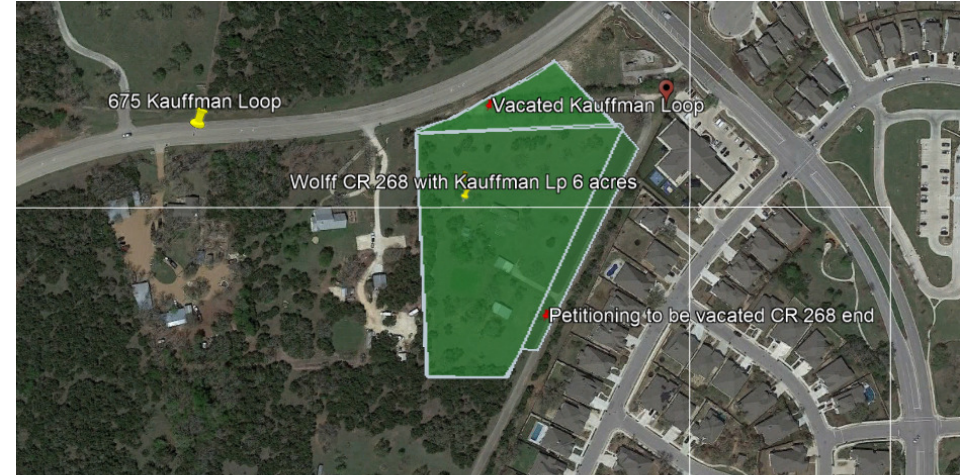
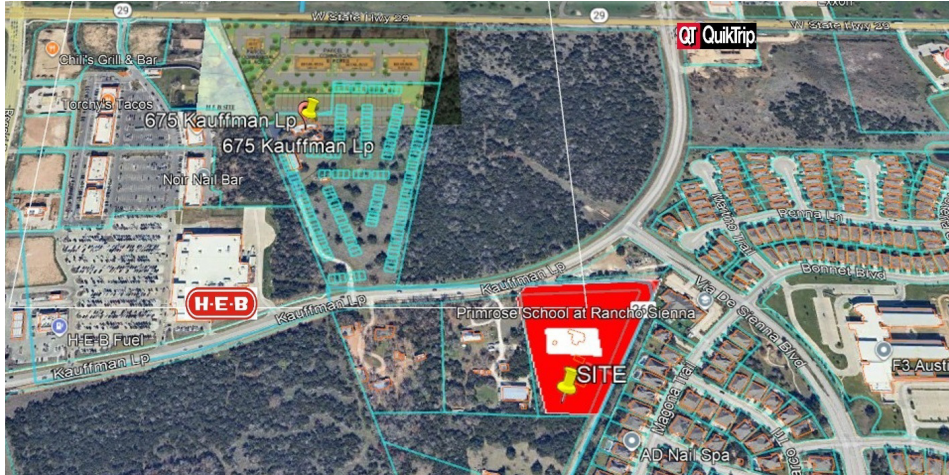


LAND FOR SALE

KAUFFMAN LOOP

860 CR 268, Georgetown, TX 78628



PROPERTY DESCRIPTION

Located within the SE quadrant of SH 29 and Ronald Reagan, 1000 ft. east of the HEB on Kauffman Loop, this site gets over 10,000 vehicles per day as west-bound traffic going to HEB uses Kauffman Loop.

The owner is obtaining abandoned ROW from CR268 from the City of Leander/Williamson County. This provides about 100 feet of frontage on Kauffman Loop. The owner is developing the site, but will consider a sale of the entire tract.

A new city zoning overlay anticipates an active community. The new TWELVE Oaks Commercial development across the street on the North Side of SH 29 will provide access to a Veloway that will connect to Kauffman Loop.

The property includes a 1994-built home with an on-site septic system. The house is

OFFERING SUMMARY

Sale Price: Subject To Offer
Lot Size: 4.71 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	163	5,763	55,898
Total Population	438	16,665	157,628
Average HH Income	\$100,129	\$89,035	\$88,332

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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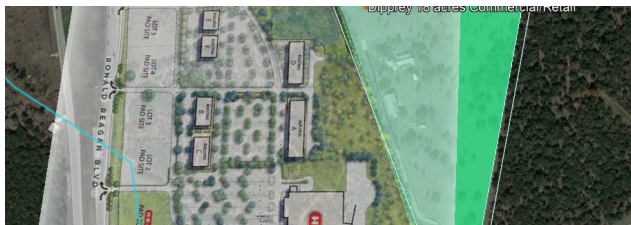
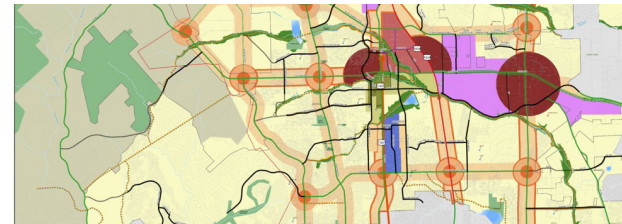
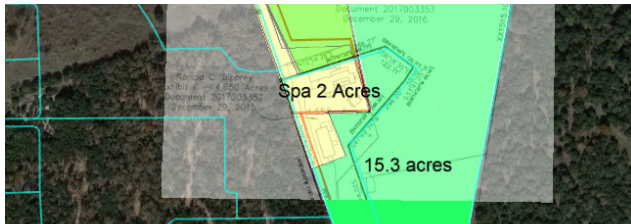
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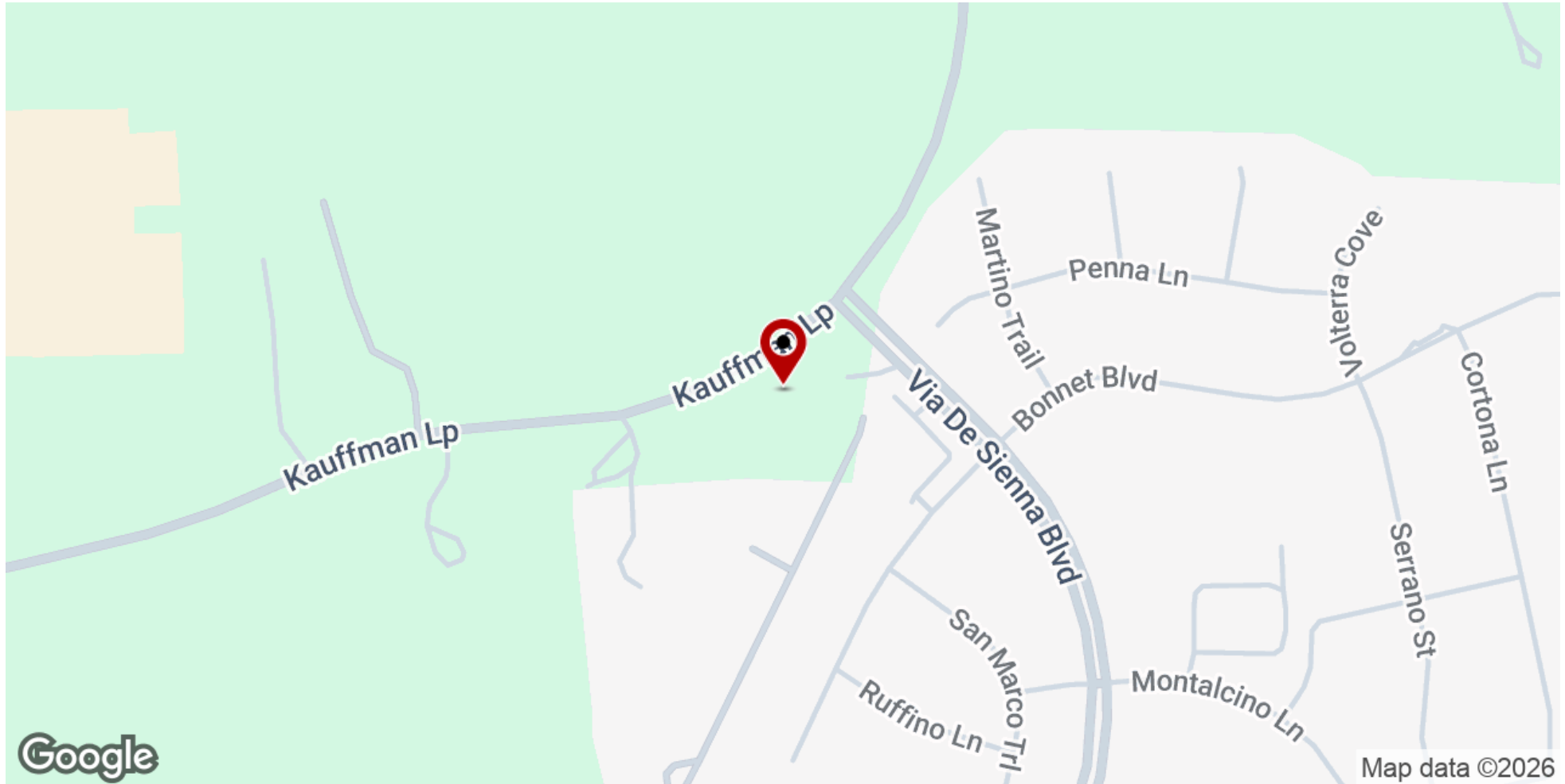
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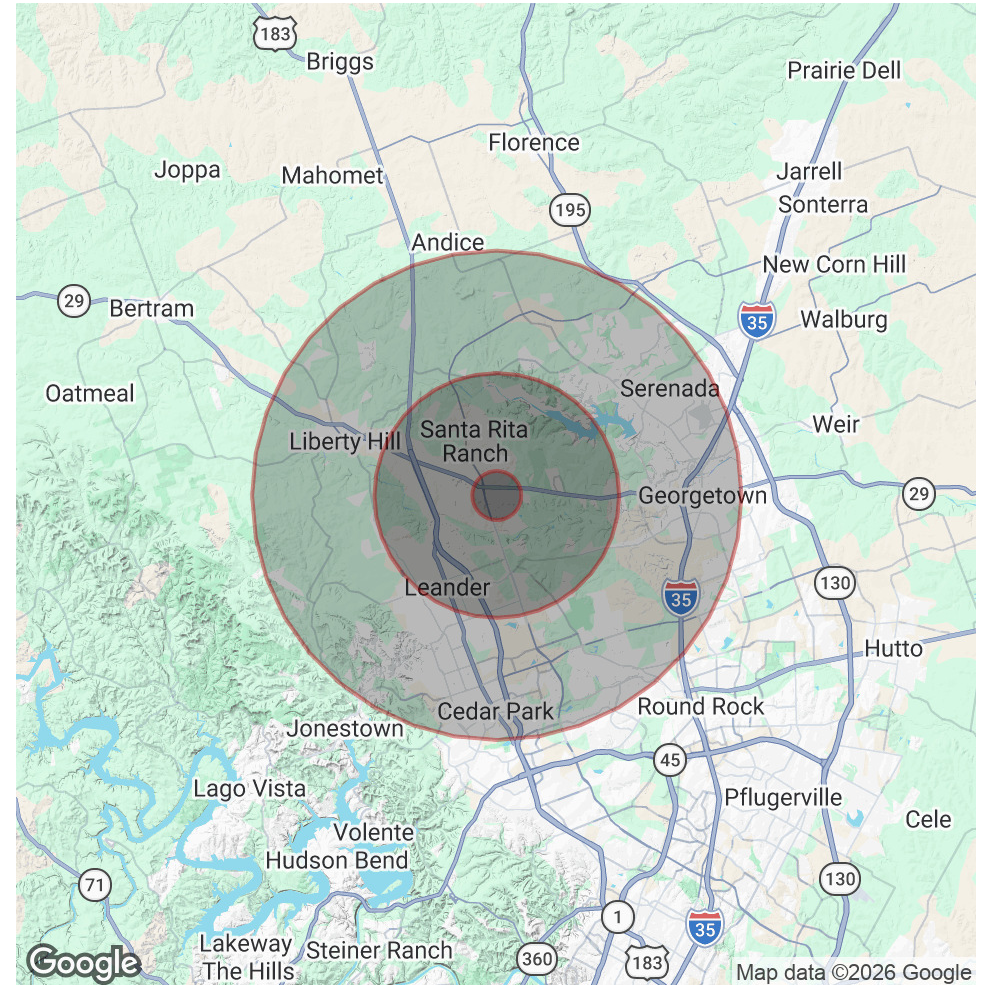
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	438	16,665	157,628
Average Age	43.3	37.7	36.7
Average Age (Male)	43.8	37.2	36.5
Average Age (Female)	41.3	38.2	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	163	5,763	55,898
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$100,129	\$89,035	\$88,332
Average House Value	\$282,956	\$237,216	\$220,336

2020 American Community Survey (ACS)



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