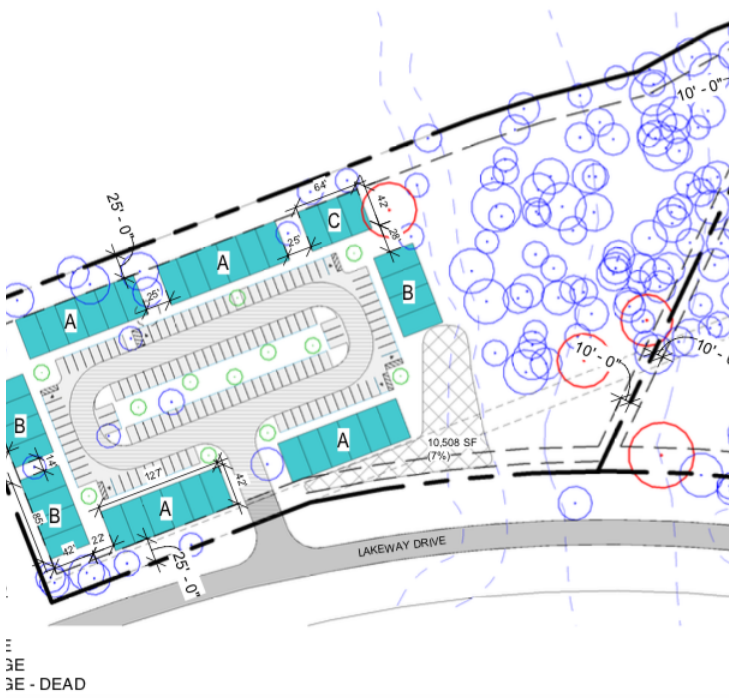


C-1 Zoned Section - Lakeway Project



OFFERING SUMMARY

Sale Price: \$984,456

Lot Size: 5.65 Acres

Price / Foot : \$4

Zoning: C-1

PROPERTY OVERVIEW

Perfect location for either an owner/user or an office/retail developer looking for an opportunity in Georgetown, Texas or Williamson County.

PROPERTY HIGHLIGHTS

- CLEAN PHASE 1 AND ENDANGERED SPECIES STUDY
- TREE SURVEY AVAILABLE
- ARCHITECTURAL PROPOSAL COMPLETE
- WILL BE DELIVERED PLATTED AS A NEW 5.65 ACRE LOT.

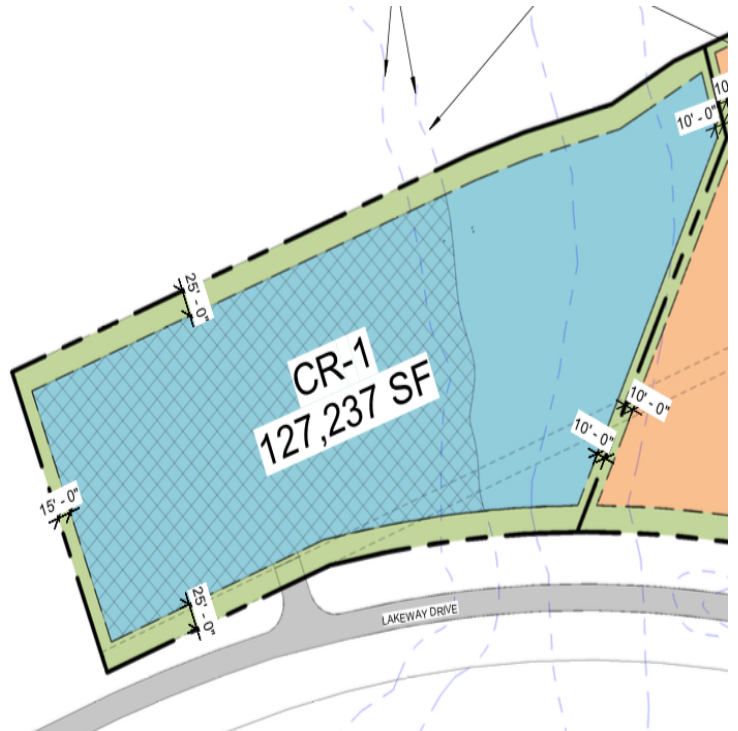
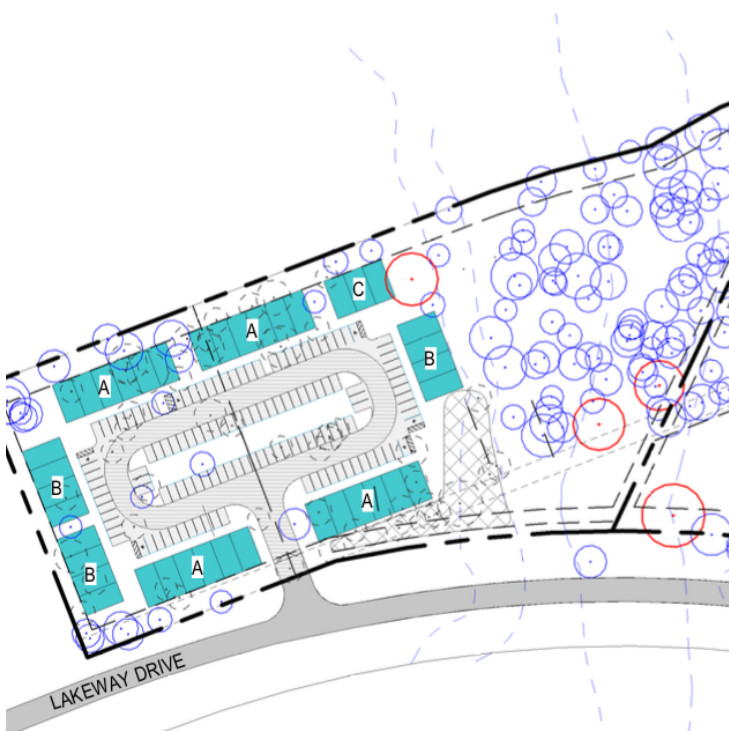
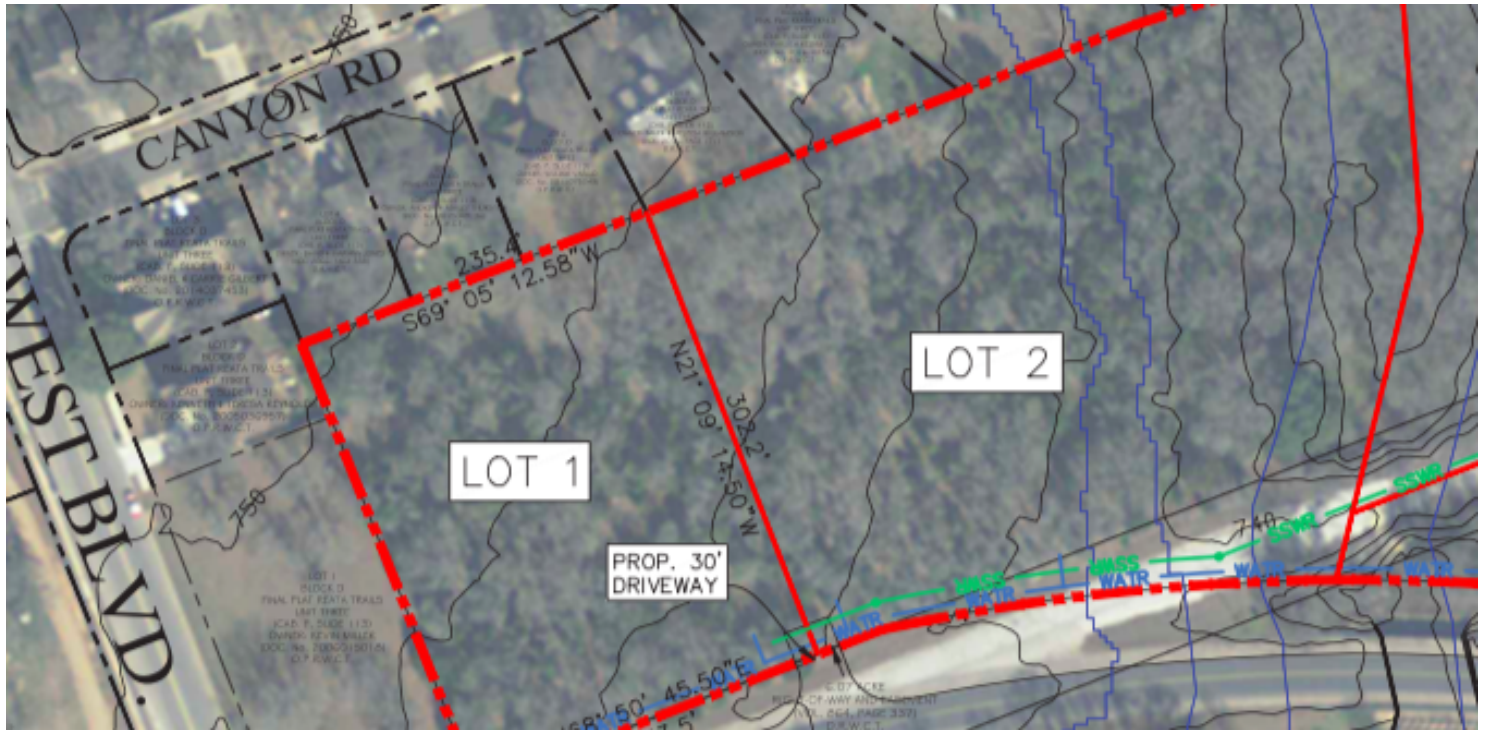
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,156	9,542	17,531
Total Population	5,871	26,022	46,746
Average HH Income	\$69,479	\$73,785	\$77,045

Nick Boyd

512.447.2222 x106

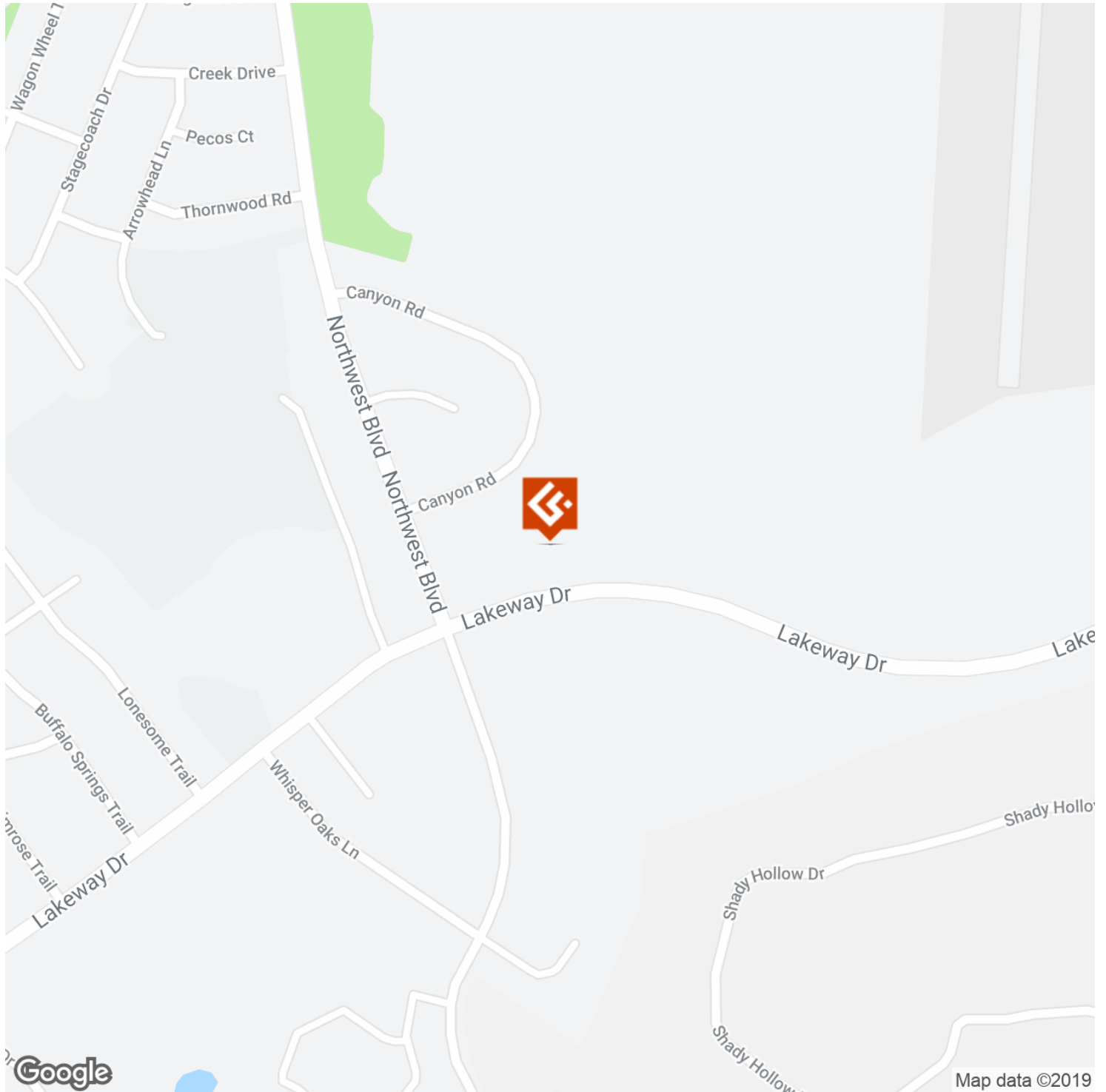
nick@csarealtygroup.com

C-1 Zoned Section - Lakeway Project



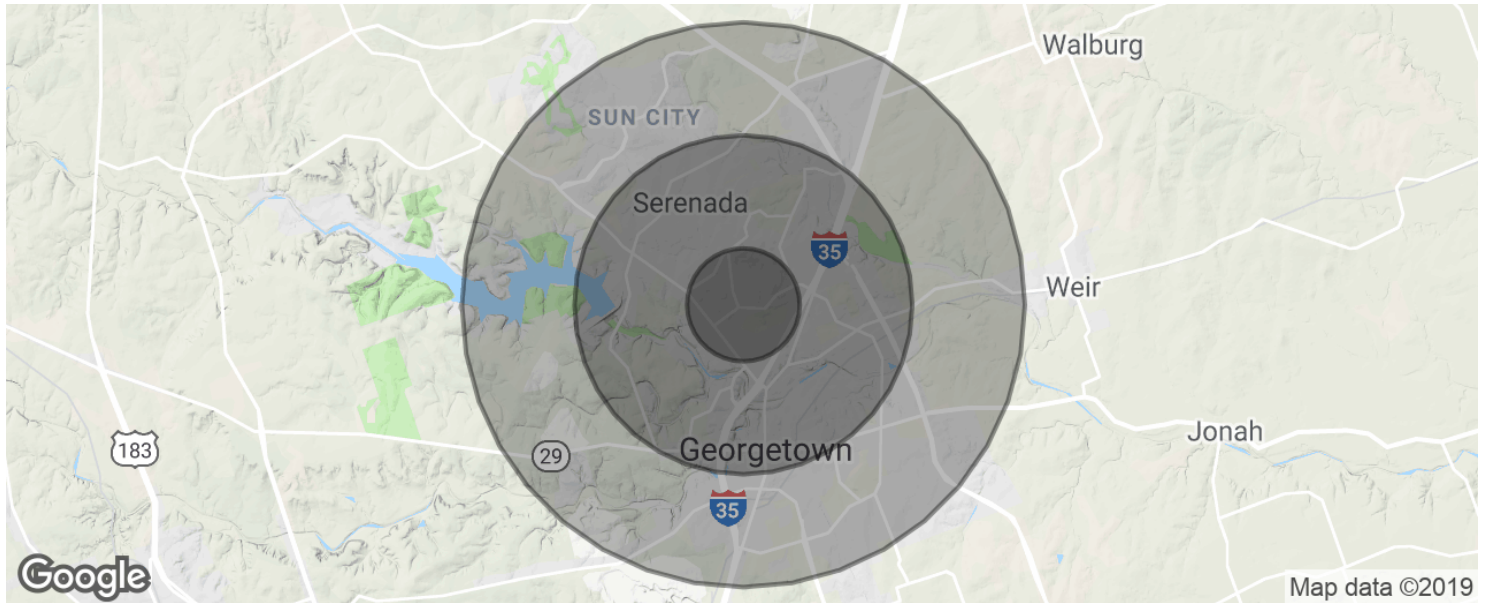
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C-1 Zoned Section - Lakeway Project



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,871	26,022	46,746
Median age	36.3	38.9	40.7
Median age (Male)	32.8	36.6	38.7
Median age (Female)	37.0	40.4	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,156	9,542	17,531
# of persons per HH	2.7	2.7	2.7
Average HH income	\$69,479	\$73,785	\$77,045
Average house value	\$175,422	\$199,424	\$224,460

* Demographic data derived from 2010 US Census

