

Nolina

Multifamily/BTR Land



Subject Property
18.24 Acres



FOR SALE

**18.24 acre
development opportunity
in Georgetown, TX**

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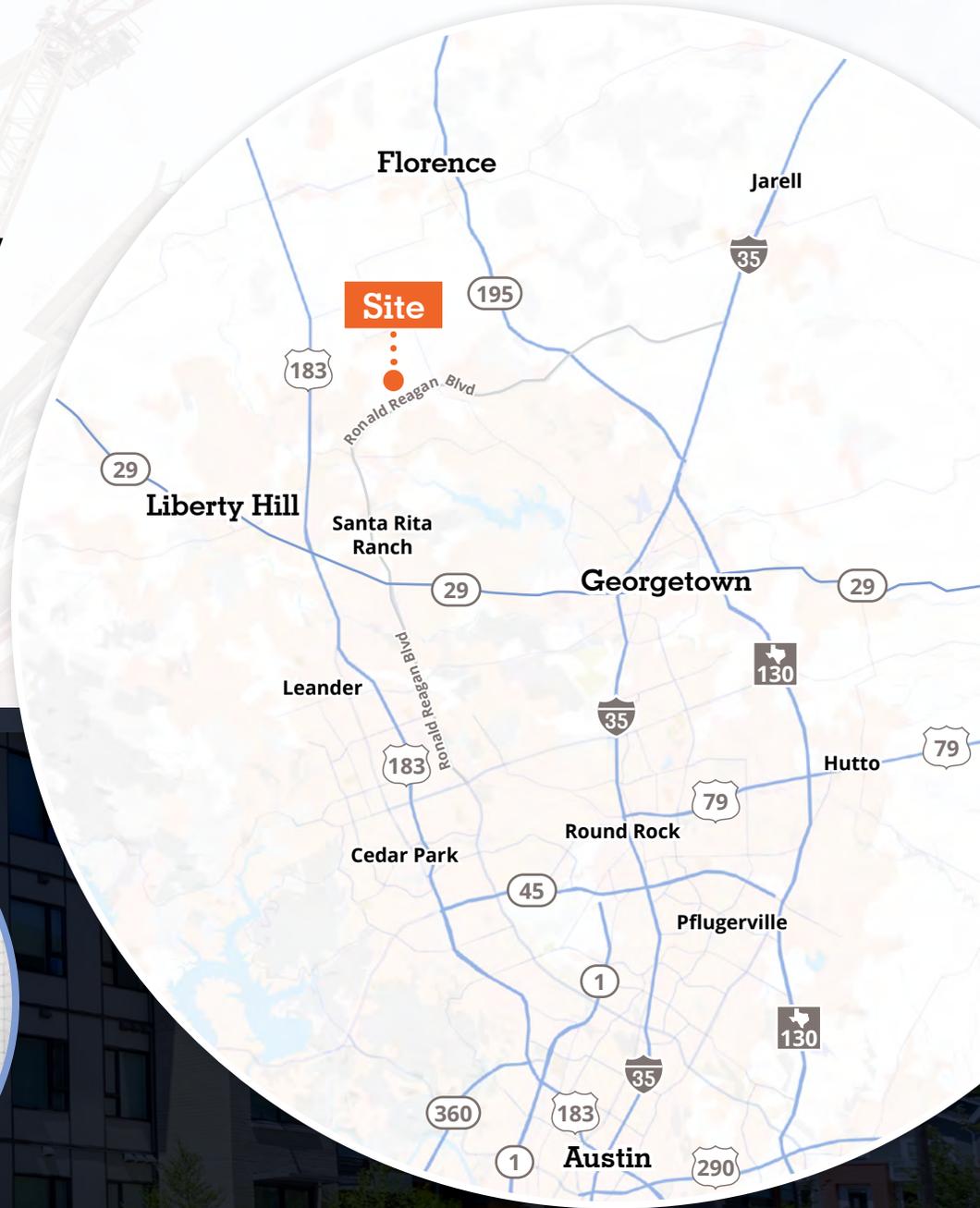
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**AVISON
YOUNG**

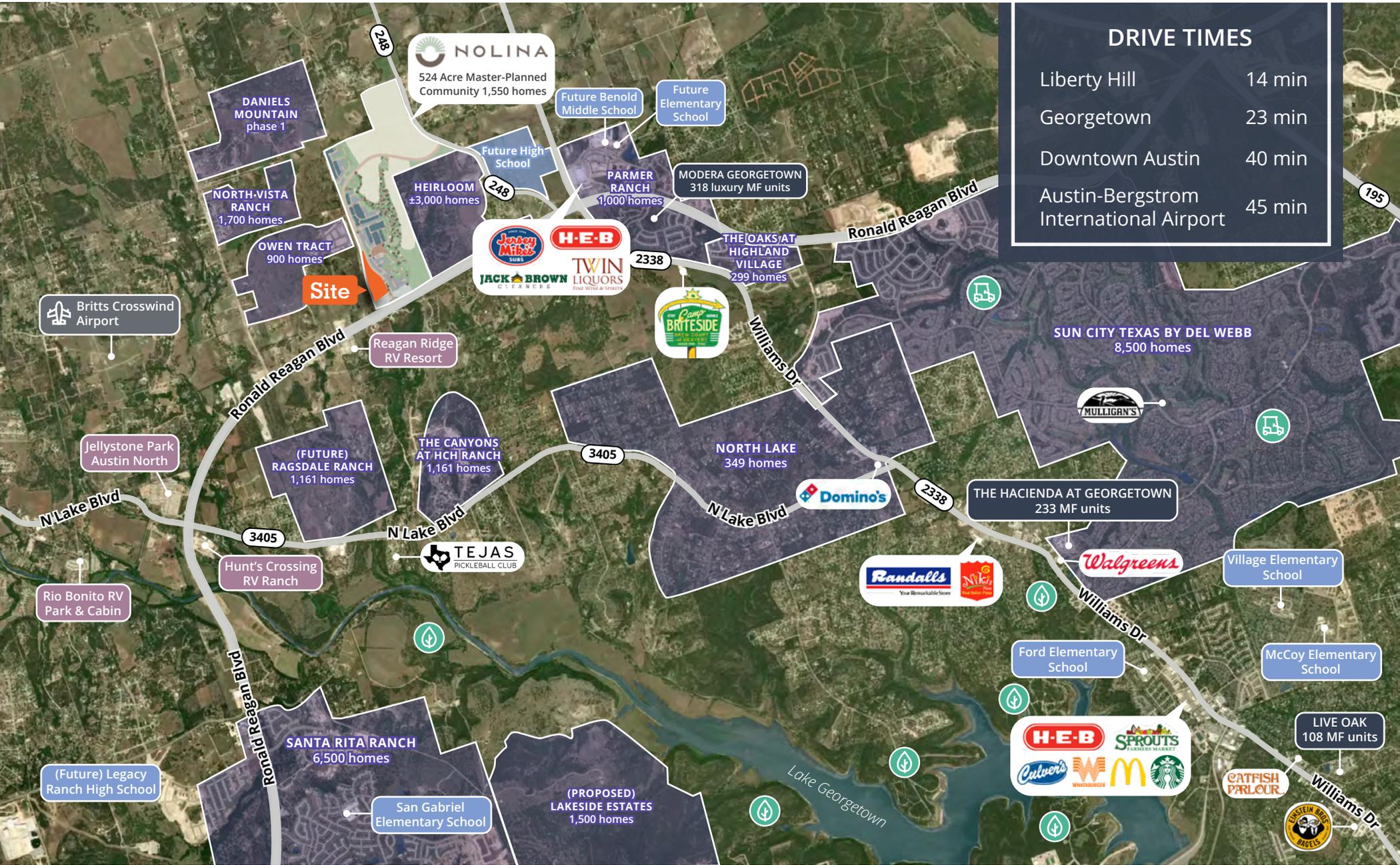
Offering summary

Avison Young is pleased to offer the **18.24-acre Nolina Multifamily/BTR Parcel**, an exceptional development opportunity in the thriving **Nolina master-planned community of Georgetown, Texas**. The community of Nolina will feature neighborhood retail, along with **1,550 single family homes** with an **average sale price of \$506,305**, providing the Site with the benefit of immediate integration into a vibrant, fast-growing residential environment.

The parcel lies within a **MUD** and is **fully platted**, enabling an accelerated development timeline with **utilities already extended to the property boundary**. Entitled for **up to 20 units per acre**, creating capacity for roughly **352 multifamily or build-to-rent units**, giving developers the flexibility to pursue a variety of product types and design approaches.



Area amenities

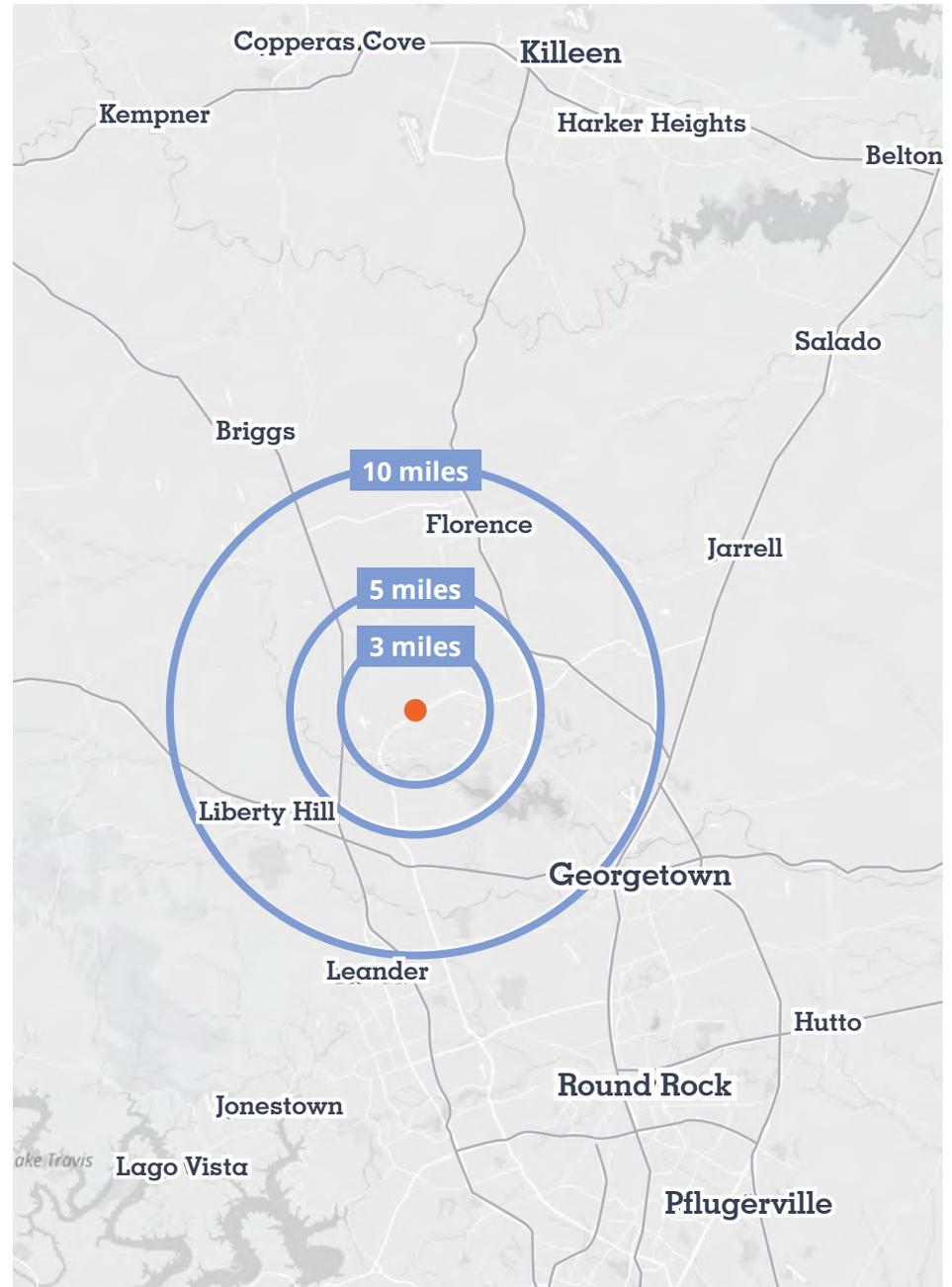


Community overview



Demographics (2025)

POPULATION	3 MILE	5 MILE	10 MILE
Total population	6,536	17,199	126,341
Median pop. (female)	3,367	8,802	64,452
Median pop. (male)	3,169	8,397	61,889
Median age	56.7	50.6	42.3
INCOME			
Average income	\$186,665	\$165,094	\$161,208
Median income	\$139,319	\$125,260	\$128,227
HOUSEHOLDS			
Total households	2,571	6,827	48,560
# of persons per HH	2.90	2.89	2.98
Average home value	\$701,585	\$630,139	\$622,749
Median home value	\$649,914	\$595,278	\$547,742





SUBJECT PROPERTY
18.24 Acres

GET MORE INFORMATION

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