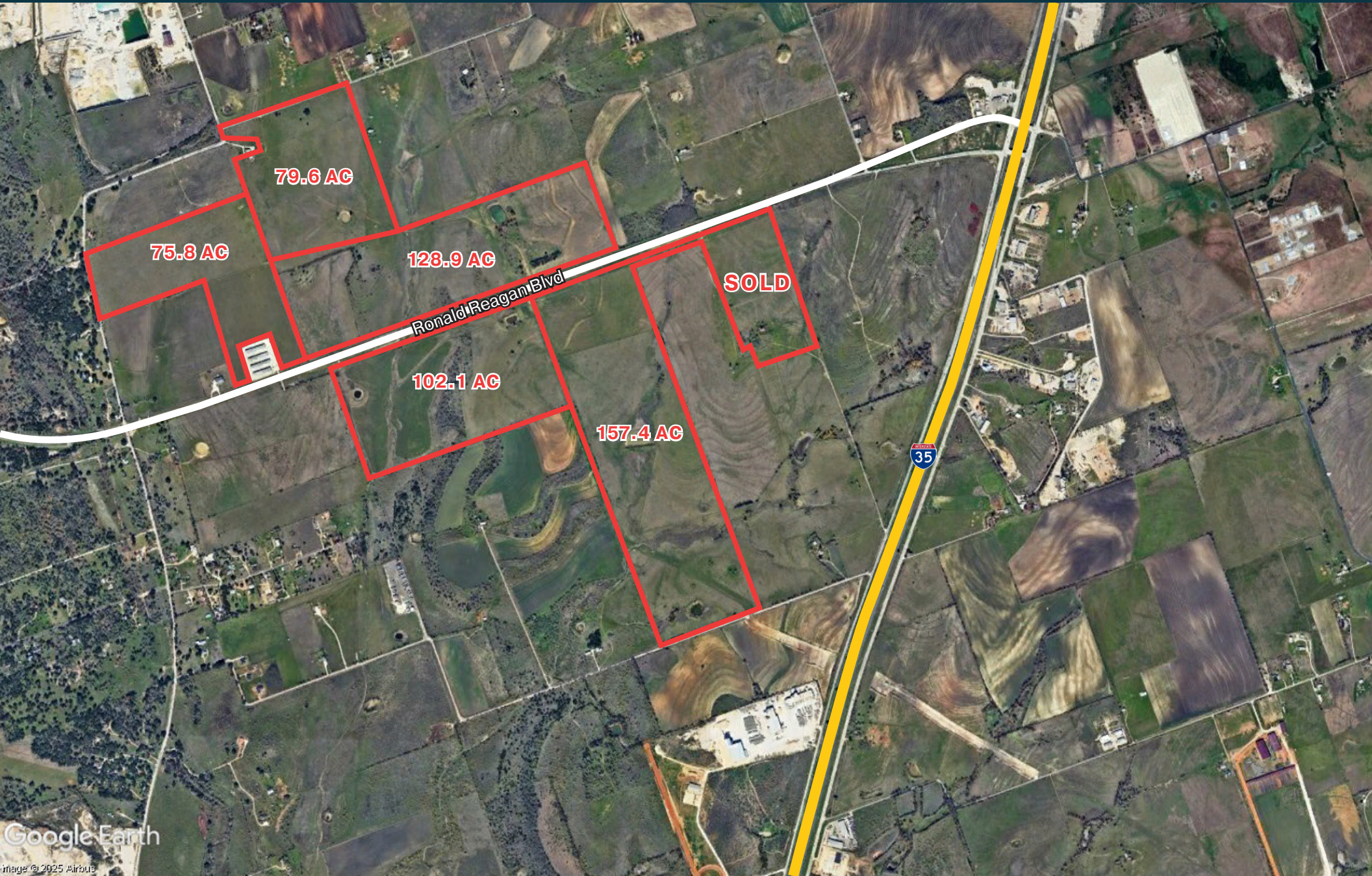


OFFERING MEMORANDUM

543.92 AC of Land for Sale

Ronald Reagan Blvd @ I-35, Georgetown, TX 78633

partners





PRIMARY CONTACT



Todd Mahler
Senior Vice President

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todd.mahler@partnersrealestate.com

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

EXECUTIVE SUMMARY

CONTACT BROKER

PRICE

543.923 AC

LOT SIZE

16" WATERLINE IN PROXIMITY

UTILITIES

JARRELL ETJ

ZONING

YES

AGRICULTURAL EXEMPT

NO

OPPORTUNITY ZONE

YES

DIVISIBLE

EXCELLENT OPPORTUNITY FOR DEVELOPMENT

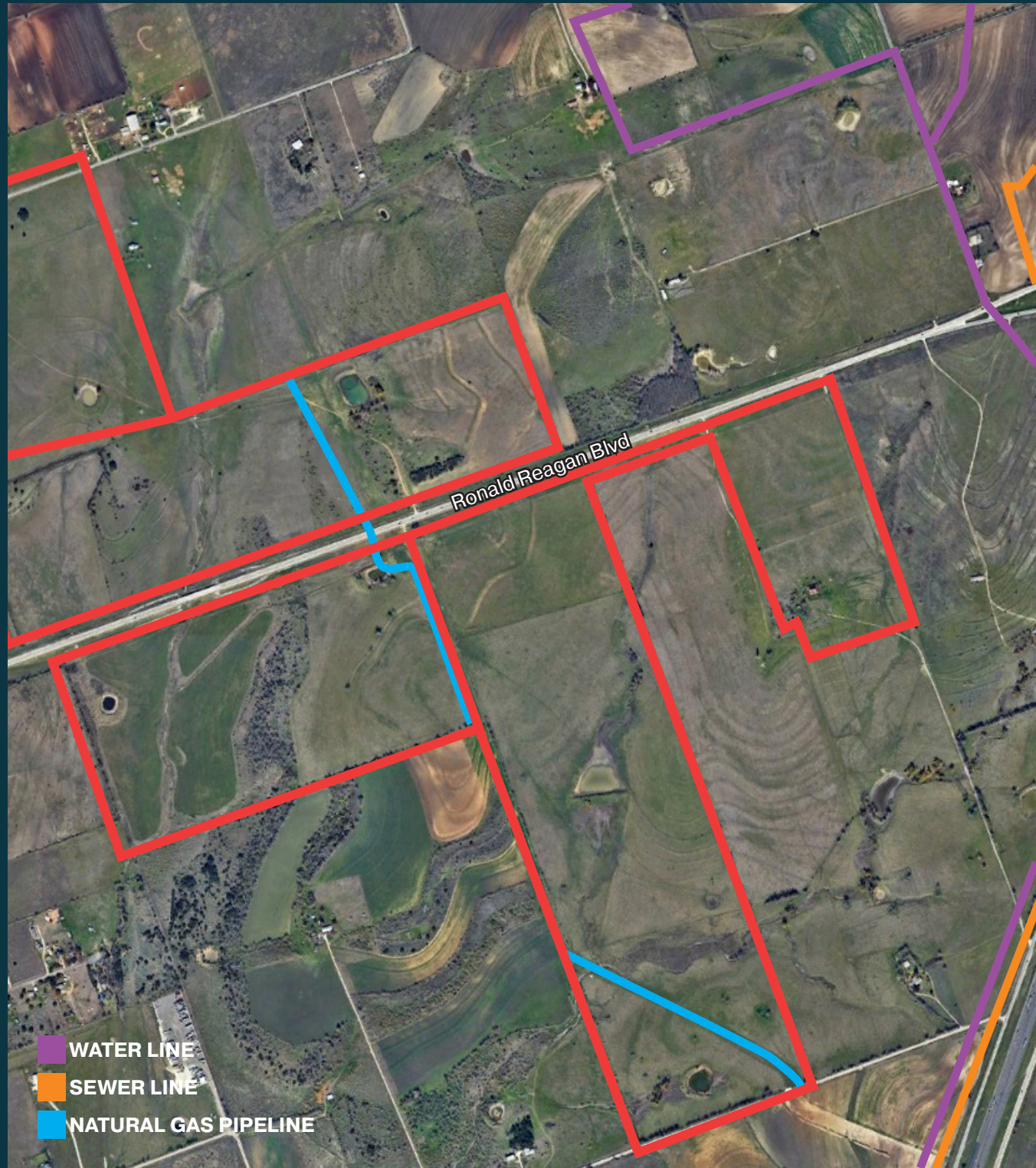
Just north of Austin and Zoned ETJ allows for many types of development. Easy access to I-35

IDEAL LOCATION

Major Ronald Reagan Frontage providing easy access to I-35

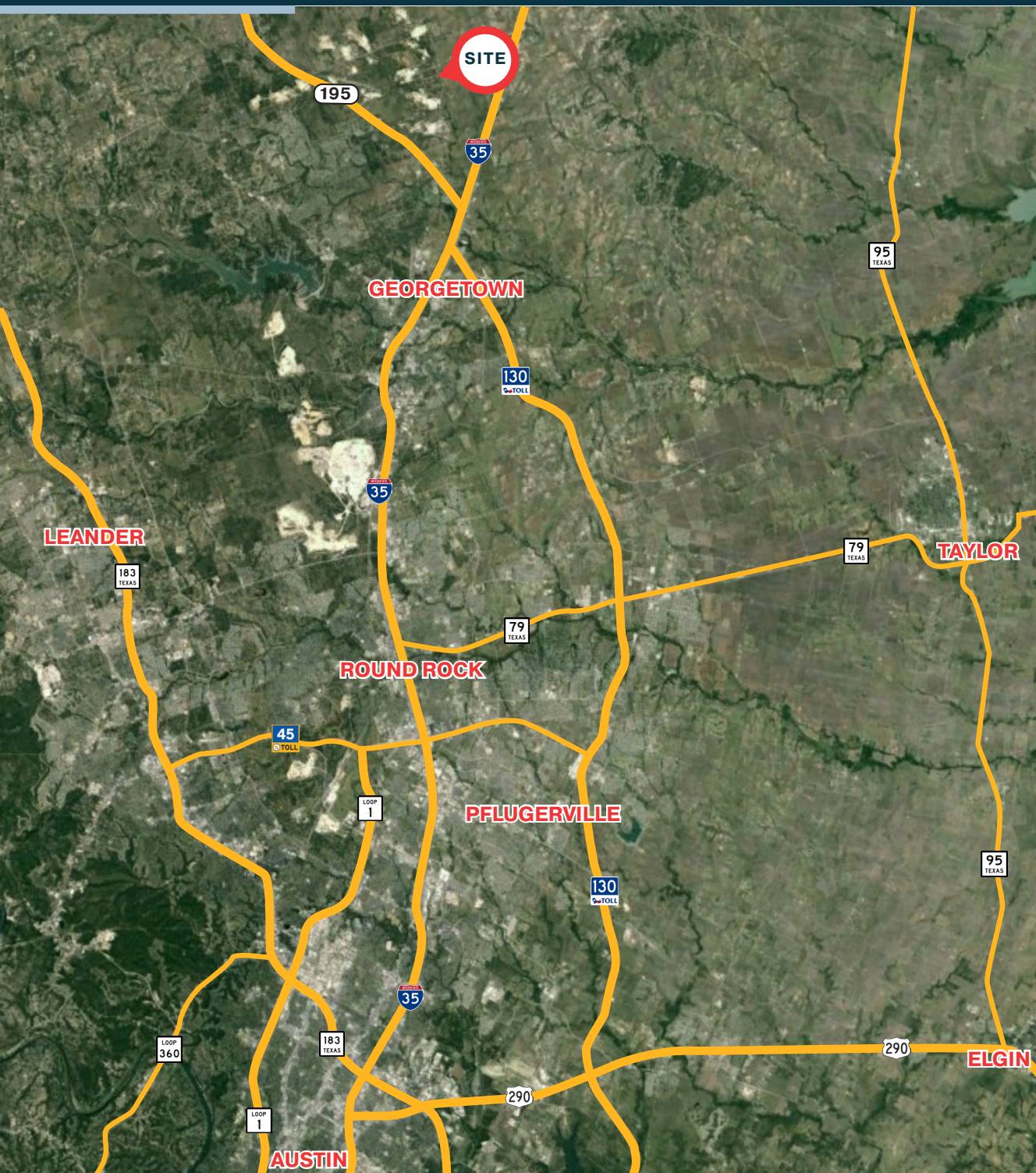
FAST GROWING MARKET

Located just north of Austin, in Georgetown, TX, two fast growing markets. Many new residential and industrial developments in the area.



■ WATER LINE
■ SEWER LINE
■ NATURAL GAS PIPELINE

PROPERTY LOCATION



DEMOGRAPHICS

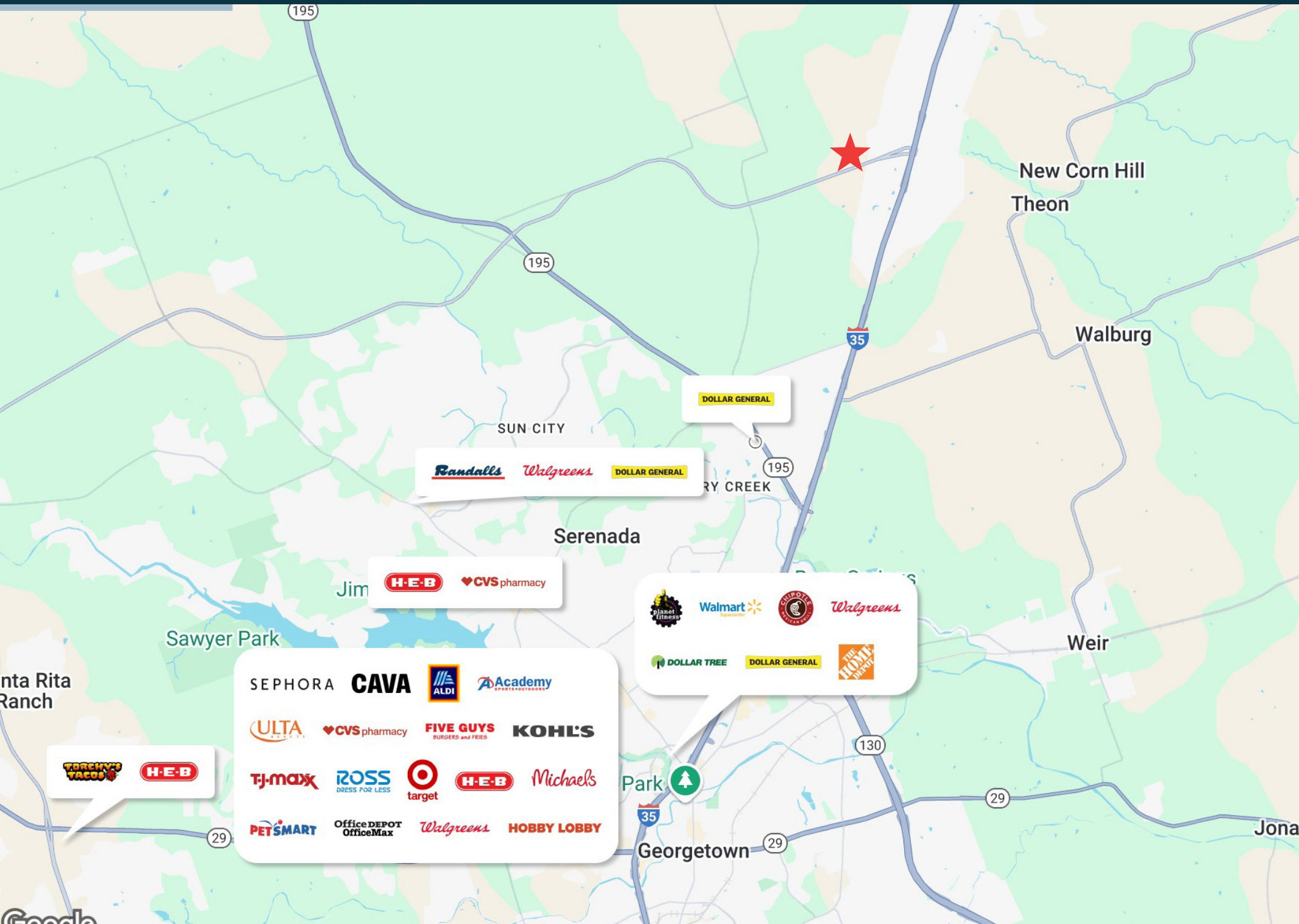
| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|--------------------------|---------|---------|----------|
| 2024 Population | 2,147 | 23,370 | 102,452 |
| 2029 Population Project. | 2,778 | 29,853 | 130,444 |

| HOUSEHOLDS | 3 MILES | 5 MILES | 10 MILES |
|--------------------------|---------|---------|----------|
| 2024 Household | 721 | 8,722 | 41,577 |
| 2029 Population Project. | 937 | 11,170 | 53,193 |

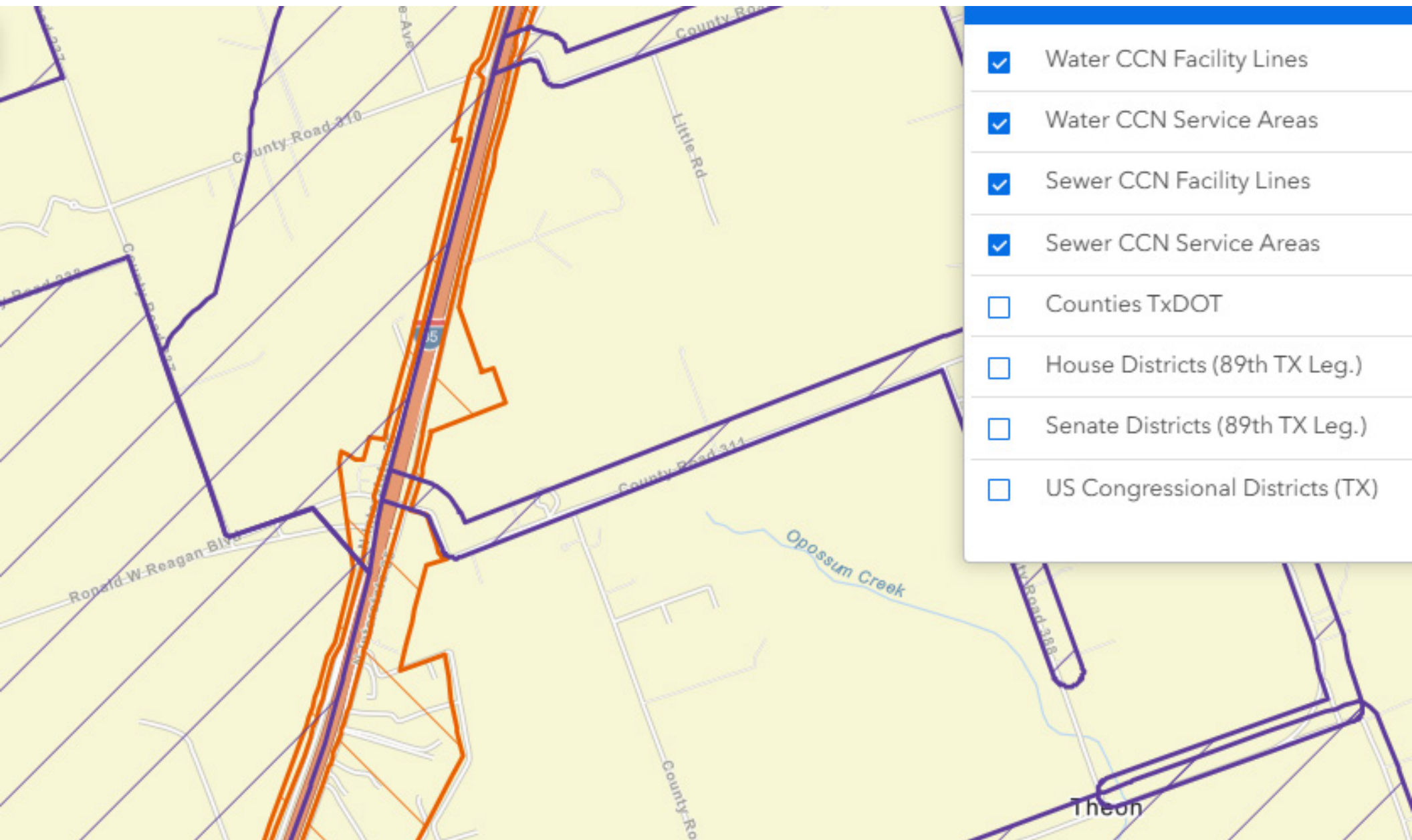
| HOUSEHOLD INCOME | 3 MILES | 5 MILES | 10 MILES |
|-----------------------|----------|-----------|-----------|
| Avg. Household Income | \$91,128 | \$100,842 | \$110,417 |

| DAYTIME EMLMT | 3 MILES | 5 MILES | 10 MILES |
|------------------|---------|---------|----------|
| Total Employees | 606 | 3,131 | 24,523 |
| Total Businesses | 71 | 426 | 3,739 |

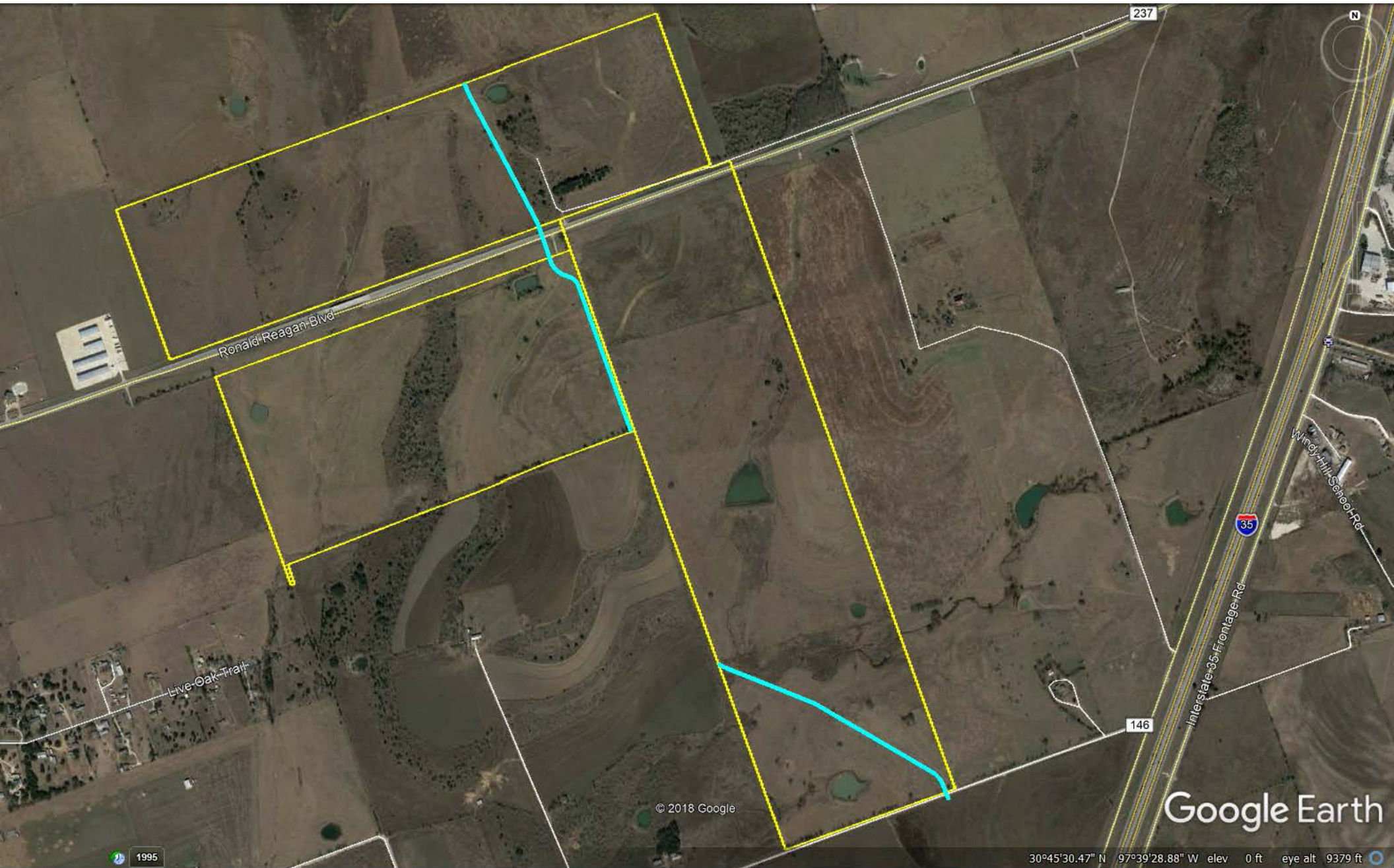
PROPERTY LOCATION



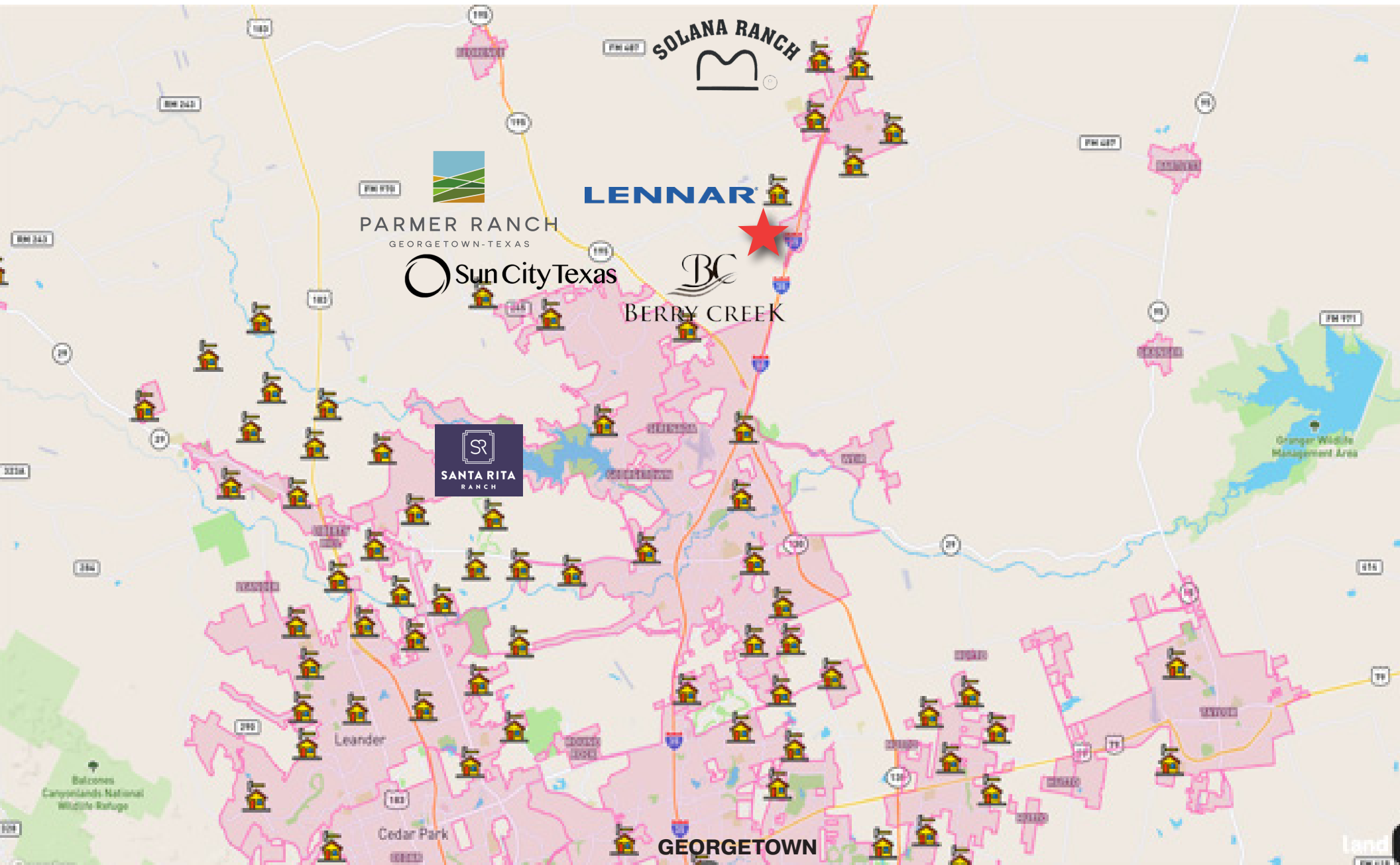
PUBLIC UTILITY COMMISSION OF TEXAS WATER & WW



PROPERTY PIPELINE MAP



MASTER PLANNED COMMUNITIES SINGLE FAMILY HOMES



ABOUT THE CITY

GEORGETOWN, TX

Georgetown, Texas, is a rapidly growing city located in central Texas, about 30 miles north of Austin. Known for its charming small-town feel combined with modern amenities, Georgetown has become a popular place for both residents and visitors.

Georgetown's downtown area is known for its well-preserved 19th-century architecture, which has earned it a place on the National Register of Historic Places. The downtown square features a variety of local shops, restaurants, and cafes, making it a popular destination for both locals and tourists.

Georgetown has seen significant population growth in recent years, driven by its affordable cost of living, proximity to Austin, and high quality of life. The city has become particularly popular with retirees and families seeking a quieter suburban lifestyle without straying too far from the amenities of a major metropolitan area.

The economy in Georgetown is diverse, with industries like healthcare, education, retail, and manufacturing contributing to its growth. The city is also becoming an attractive place for tech companies due to its proximity to Austin's tech hub.

Overall, Georgetown offers a blend of historical charm, scenic beauty, and modern conveniences, making it a desirable place to live and visit.



ABOUT THE COUNTY

WILLIAMSON COUNTY

Williamson County, Texas, is located in Central Texas, just north of Austin, and is part of the Austin metropolitan area. The county is known for its rapid growth, vibrant communities, and mix of suburban and rural areas. It includes a diverse range of cities, with Georgetown being the county seat and other notable cities like Round Rock, Cedar Park, and Leander also within its borders.

Williamson County is known for its strong economy, with key industries including technology, healthcare, and education, thanks to its proximity to Austin. The county offers a high quality of life with numerous parks, recreational areas, and family-friendly communities. Its schools, primarily served by multiple independent school districts, are well-regarded.

Williamson County also has a rich history, with many historical sites and museums, including the Williamson County Museum in Georgetown. As one of the fastest-growing counties in Texas, it provides a mix of rural charm and suburban convenience, attracting new residents for both its natural beauty and its expanding economy.





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PARTNERSREALESTATE.COM



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|---|-------------|--|--------------|
| PCR Brokerage Austin, LLC | 9003950 | melissa.kennedy@partnersrealestate.com | 713-620-0500 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Jon Silberman | 389162 | jon.silberman@partnersrealestate.com | 713-620-0500 |
| Designated Broker of Firm | License No. | Email | Phone |
| Ryan Kasten | 574089 | ryan.kasten@partnersrealestate.com | 512-580-6025 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Todd Mahler | 686323 | todd.mahler@partnersrealestate.com | 512-643-8071 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0