

# FOR SALE

11.28 Acres

1500 Texas 195, Georgetown, TX 78633



Headwater Commercial Realty, LLC

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# Property Details:

**Utilities:** Wastewater nearby; 8" water line on-site

**Zoning:** Currently zoned Agricultural; future land use designated as Employment Center

**Development Potential:** Prime opportunity for commercial or employment-based development

**Location:** Highway 195 frontage with excellent visibility

**Traffic Counts:** Approximately 40,000 AADT

**Jurisdiction:** Located within city limits

***\*Approximately 820' +/- of HWY 195 Frontage\****

# LOCATION



Sun City Texas

195  
TEXAS



Shell Road  
Business Park

35

195  
TEXAS



Berry Creek

CrossPoint  
Business Park

35

GTX Logistics Park

~5 Miles from Georgetown  
Executive Airport

195  
TEXAS



# DEMOGRAPHICS



**106.9K**

Population



**43%**

Growth Rate



**\$91,857**

Avg. Household Income



**44.3**

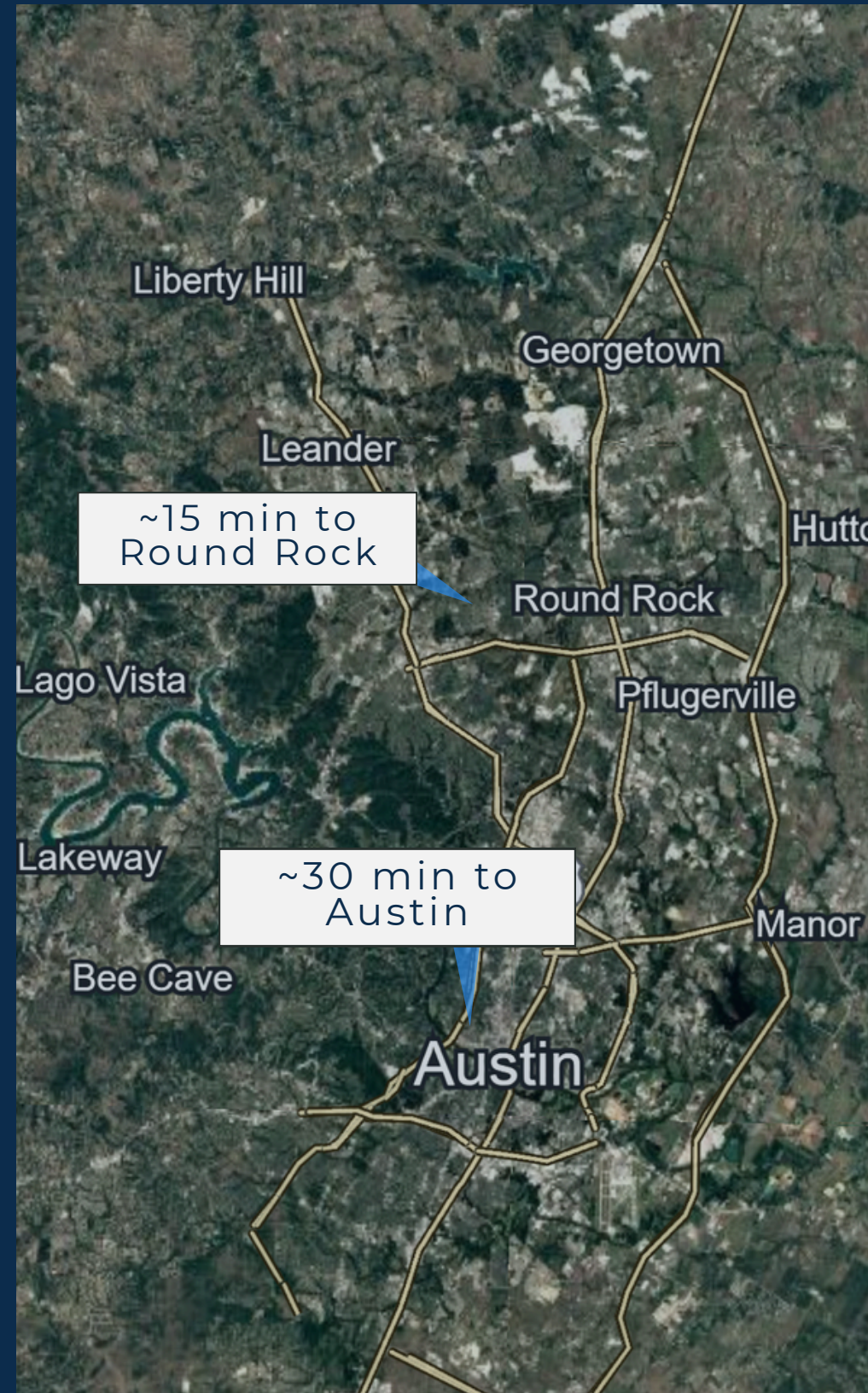
Median Age

*32 people move to Georgetown per day*

*Sales tax revenue up 50% since 2020*

*Employment up 20% in 5 years*

*Low property tax rate: \$0.353 per \$100*



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