

FOR SALE

Windmill Hill

1201 Westinghouse Road | Georgetown, Texas 78626



Future Commerce Blvd

Blue Ridge Drive

Westinghouse Road

**DON
QUICK**
& Associates, Inc.

1000 N Interstate 35, Round Rock, Texas 78681 | 512.255.3000 | www.donquick.com

Westinghouse 35 Logistics
Class A Logistics Facility
230,945 SF

Westinghouse Business Park
Class A Industrial Flex Development
184,400 SF

Sold
Business Park

Sold
Industrial

Sold
Multifamily

25.941 AC
C-3 General
Commercial

Sold
Medical

Sold
C-Store

MAA Windmill Hill
350 Apartment Units

PROPERTY DETAILS

Located along Westinghouse Rd near the border of Georgetown and Round Rock.

The site has great access to the Round Rock Outlets, HEB, IKEA, and the hospital systems located on University Dr. This parcel is surrounded on two sides by the large Teravista community and adjacent to 350 units of apartments.

Approx. 1,800 ft of frontage along Westinghouse Rd.

LOT BREAKDOWN

Office/Retail
Industrial
Multifamily
Business Park

25.941 AC
18.425 AC
20 AC
14.869 AC

C-3 General Commercial
IN Industrial
MF Multifamily
BP Business Park

PRICING

Please contact for pricing

Westinghouse35 Logistics Class A Logistics Center

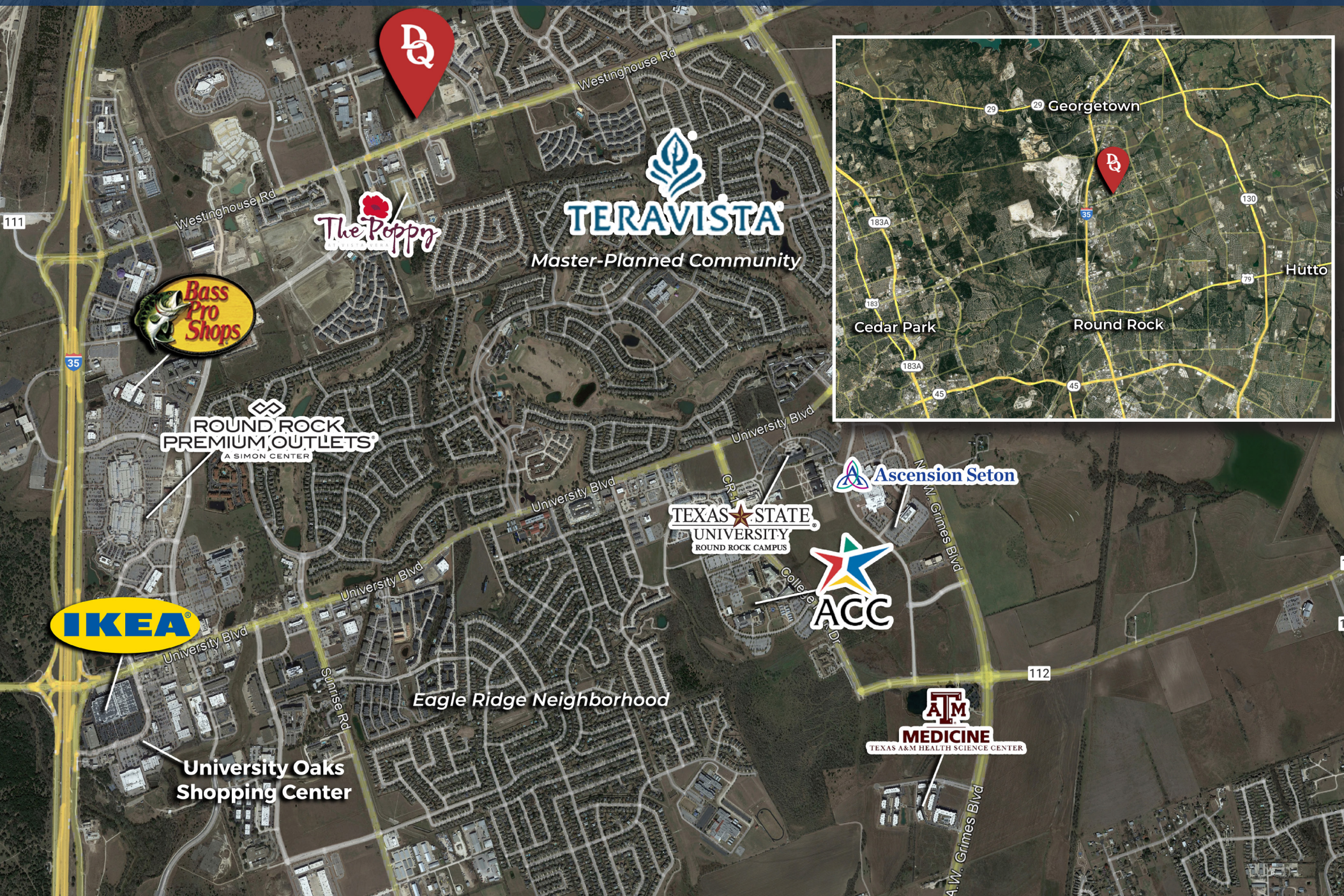
Medical Plaza
at Georgetown

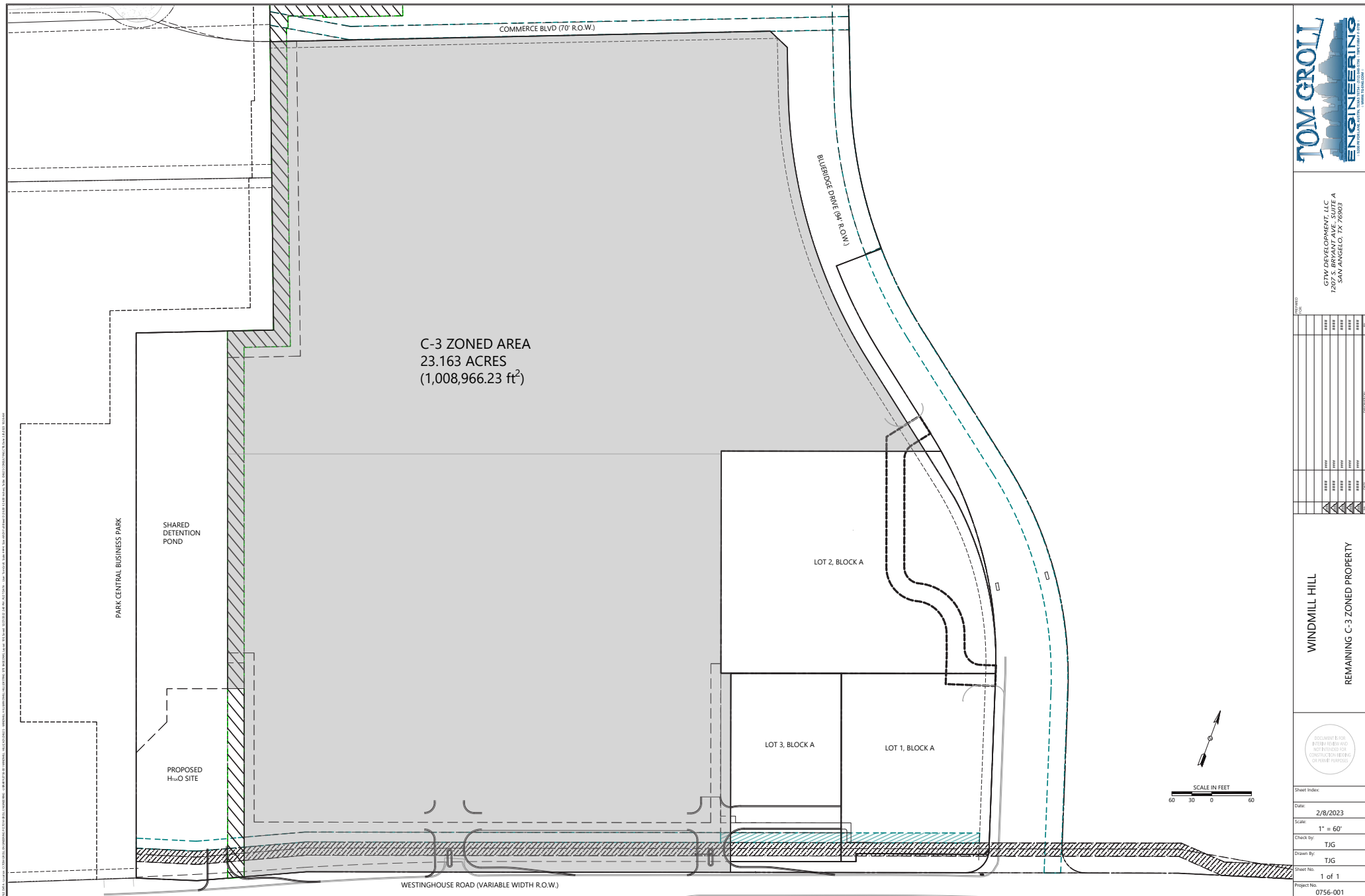
Future C-Store

Westinghouse Road

Blue Ridge Drive







GTW DEVELOPMENT, LLC
1202 S. BRYANT AVE., SUITE A
SAN ANGELO, TX 76901

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WINDMILL HILL
REMAINING C-3 ZONED PROPERTY



Sheet Index:	
Date:	2/8/2023
Scale:	1" = 60'
Check by:	TJG
Drawn by:	TJG
Sheet No.:	1 of 1
Project No.:	0756-001



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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:

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

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Charles Harvey	524308	charles@donquick.com	(512) 255-3000	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date