



A V A I L A B L E F O R S A L E

8+ AC | 9600 HWY 29 GEORGETOWN, TX 78628

Commercial site is available in Georgetown, strategically positioned on Highway 29 between US-183 and Ronald Reagan Boulevard. The property features approximately 730 feet of direct highway frontage at the signalized intersection of Highway 29 and Orchard Ridge Parkway, capturing exposure to approximately 25,000 vehicles per day.

Directly across from Orchard Ridge and adjacent to Santa Rita Ranch, the site serves a booming trade area with over 20,000 households within a 5-mile radius. Positioned in one of Williamson County's fastest-growing corridors, this tract offers high-visibility commercial positioning backed by rapid residential expansion.

PROPERTY DETAILS

- 8.07 ACRES
- \$3,691,000 | \$10.50 psf
- No Floodplain
- Liberty Hill ETJ

UTILITY DETAILS

- Georgetown Water CCN
- Liberty Hill Sewer CCN
- PEC Electric

TURNER COMMERCIAL
P R O P E R T I E S

CONTACT

MASON TURNER
512-630-9673
MASON@TURNERPROP.COM

8.07 ACRES

9600 HIGHWAY 29
GEORGETOWN, TEXAS

TURNER
COMMERCIAL
PROPERTIES



- Liberty Hill ETJ
- 730'+ Highway Frontage
- 20" Water line to Site
- 4-Way Stoplight
- 24,283 VPD (TX Dot 2025)
- No Floodplain
- Adjacent to Santa Rita Ranch with over 10,000 Homesites planned.

8.07 ACRES

9600 HIGHWAY 29
GEORGETOWN, TEXAS

TURNER
COMMERCIAL
PROPERTIES

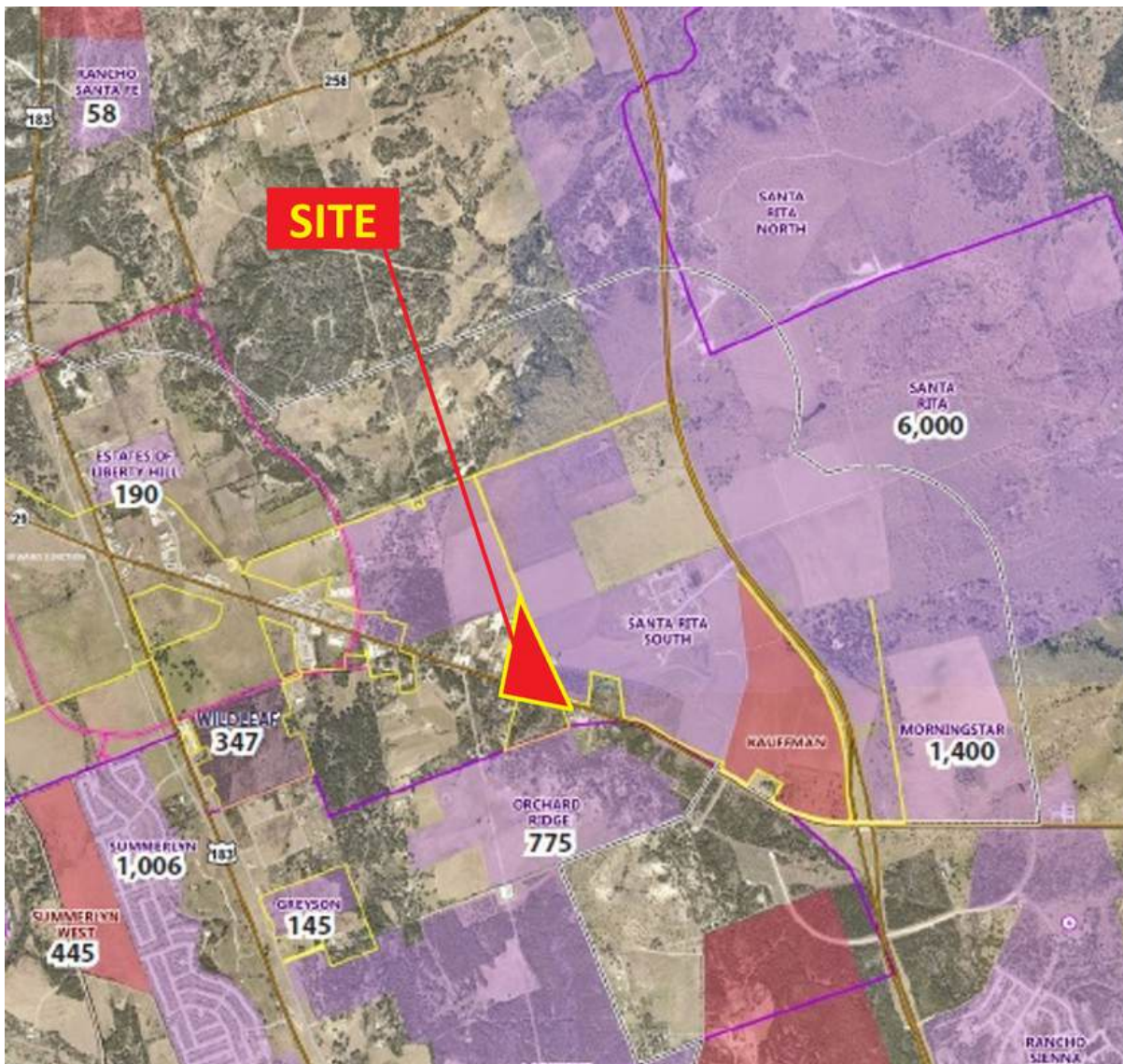


LOCATION

9600 HIGHWAY 29
GEORGETOWN, TEXAS 78628

Property location provides quick accessibility to major thoroughfares in Williamson County including HWY 29, HWY 183A & Ronald Reagan Blvd.

Located less than 1 ½ miles west of Ronald Reagan Blvd.
Located approximately 1 ½ miles east of HWY 183A.



8.07 ACRES | CONCEPT PLAN

9600 HIGHWAY 29
GEOGETOWN, TEXAS 78628



AERIAL VICINITY MAP



LEGEND:

- 1 SW STATE HW 29
- 2 5,000 +/- SQ. FT. RESTAURANT - 1.4 +/- ACRES
- 3 10,000 +/- SQ. FT. TLE DAYCARE WITH 5,000 SQ. FT. PLAYGROUND - 1.15 +/- ACRES
- 4 3,000 +/- SQ. FT. RESTAURANT WITH DRIVE-THRU - 1.0 +/- ACRES
- 5 CLUBHOUSE/SMALL LEASING OFFICE
- 6 MULTI-FAMILY, 3 STORY APARTMENTS, 48 UNITS, WITH 129 PARKING SPOTS
- 7 POTENTIAL RETENTION / DETENTION POND AREA
- 8 RIGHT-OF-WAY DEDICATION AREA - 2.1 ACRES
- 9 PROPOSED EGRESS DRIVEWAY
- 10 CROSS ACCESS AGREEMENT
- 11 EXISTING ADJACENT DRIVEWAY
- 12 ADJACENT PARCEL ACCESS



183

29
TEXAS

8.07 AC



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COMMERCIAL
PROPERTIES

CONTACT



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THIS PROPERTY IS BEING OFFERED FOR SALE IN ITS "AS IS, WHERE IS" CONDITION. THE BROKER IS SUBMITTING THE ATTACHED INFORMATION IN ITS CAPACITY AS A REPRESENTATIVE OF THE OWNER. THE MATERIAL CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE. TURNER COMMERCIAL PROPERTIES, LLC MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ALL PRESENTED INFORMATION SUBMITTED IS SUBJECT TO CHANGE WITHOUT NOTICE AS REGARDS PRICE, TERMS OR AVAILABILITY. NOTHING CONTAINED HEREIN SHOULD BE RELIED UPON AS A PROMISE OR REPRESENTATION AS TO THE FUTURE. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION AND ANALYSIS OF THE TRANSACTION DESCRIBED HEREIN.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

Turner Commercial Properties, LLC	9014779	info@turnerprop.com	(512)930-2800
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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 Date

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