



Josh Cook, Broker | Owner

(512) 656-2964 • www.CCRETX.com

2550 W FM 972, Georgetown, TX 78626

Pricing – \$2,750,000

City – City of Georgetown area, outside city limits, and no ETJ. The City of Georgetown is one of the fastest-growing markets in the U.S. with strong proximity to Austin-area employment hubs.

Total Site Area – ±10.01 acres

Existing Units – 15 mobile home units (tenant-occupied)

Expansion Capacity – ~10 additional units (subject to approvals)

Commercial Use Potential – If no additional units are added, this tract offers an additional +/- 3 acres suitable for future commercial development with FM 972 frontage.

Road Infrastructure – Includes 100% ownership of the private internal road, ensuring operational control, secure access, and long-term flexibility.

Access – Direct frontage on FM 972, providing high visibility and accessibility in a key growth corridor.

Zoning Type – None.

Utilities – Existing infrastructure in place to support current units; capacity for expansion to be verified. Jonah Water is currently serving 15 taps, one tap is available.

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Market Demand – Located in a high-growth region with strong and increasing demand for affordable workforce housing.

Area – Georgetown continues to rank among the fastest-growing cities in the United States, driven by its proximity to Austin, business-friendly environment, and high quality of life. The region has seen sustained population and job growth, fueling demand for affordable housing alternatives such as manufactured home communities.

Ideal Buyer Profile

- Commercial developer/user looking for +/- 10 acre site with utilities for an alternative commercial use.
- Manufactured housing community investors
- Value-add and yield-focused investors
- Developers seeking phased expansion opportunities
- 1031 exchange buyers looking for income with upside

Additional Notes

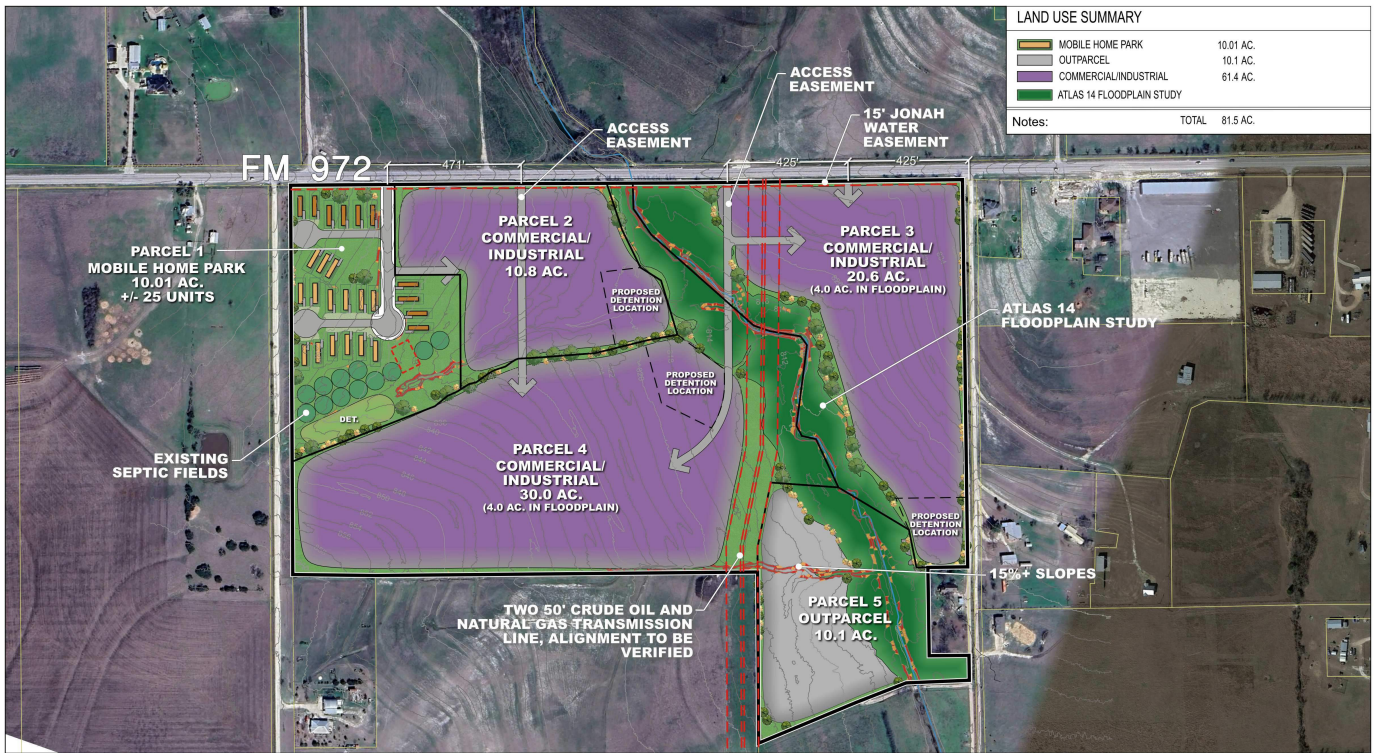
- Buyer to verify zoning, utility capacity, and expansion feasibility
- Financials, rent roll, and site plans available upon request
- Potential for further assemblage or expansion within the surrounding acreage

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MAP



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±10.01-ACRE LOT LAYOUT



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 coincidental 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.

<u>Cook Commercial Real Estate, LLC</u>	<u>9004236</u>	<u>josh@ccretx.com</u>	<u>(512)656-2964</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Josh Cook</u>	<u>0421924</u>	<u>josh@ccretx.com</u>	<u>(512)656-2964</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<u>Josh Cook</u>	_____	_____	_____
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



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