



REPRESENTATIVE IMAGE

FOR LEASE

**BUILD-TO-SUIT OPPORTUNITY | 116+ AC**

ABILITY TO DEMISE TO 5+ AC TRACTS

GEORGETOWN, TEXAS





This exciting opportunity to build-to-suit on 116 acres in Georgetown, Texas offers a prime location just one mile off I-35 in one of the fastest-growing cities in the nation. With direct access to Austin's booming metro area and proximity to SH-130, the property sits at the center of regional growth fueled by major employers, rapid population expansion, and robust infrastructure investment. Georgetown's pro-business environment, strong household growth, and competitive tax climate create a compelling foundation for long-term value.

The site is well-suited for a variety of uses, with several build-to-suit options available. Its size provides scale for a master-planned vision while the ability to demise maintains flexibility to meet market-driven needs. Thanks to the city's continued population surge and Williamson County's expanding job base anchored by projects like Samsung's Taylor semiconductor facility, this property offers a rare opportunity to deliver transformative product in one of Central Texas's most dynamic growth corridors.

#### KEY DETAILS

- **Flexible Build-to-Suit Opportunities** — Ideal for industrial, warehouse, storage, and more
- **Lots Starting at 5 Acres** — Scalable options to meet your business needs
- **Planned 6-Lane Connector Road** — Direct access from I-35 to CR 234 through the property
- **Prime Location Near Growth** — Proximity to upcoming Heirloom Georgetown Masterplanned Community and other thriving area developments



## POTENTIAL USES

INDUSTRIAL



WAREHOUSE



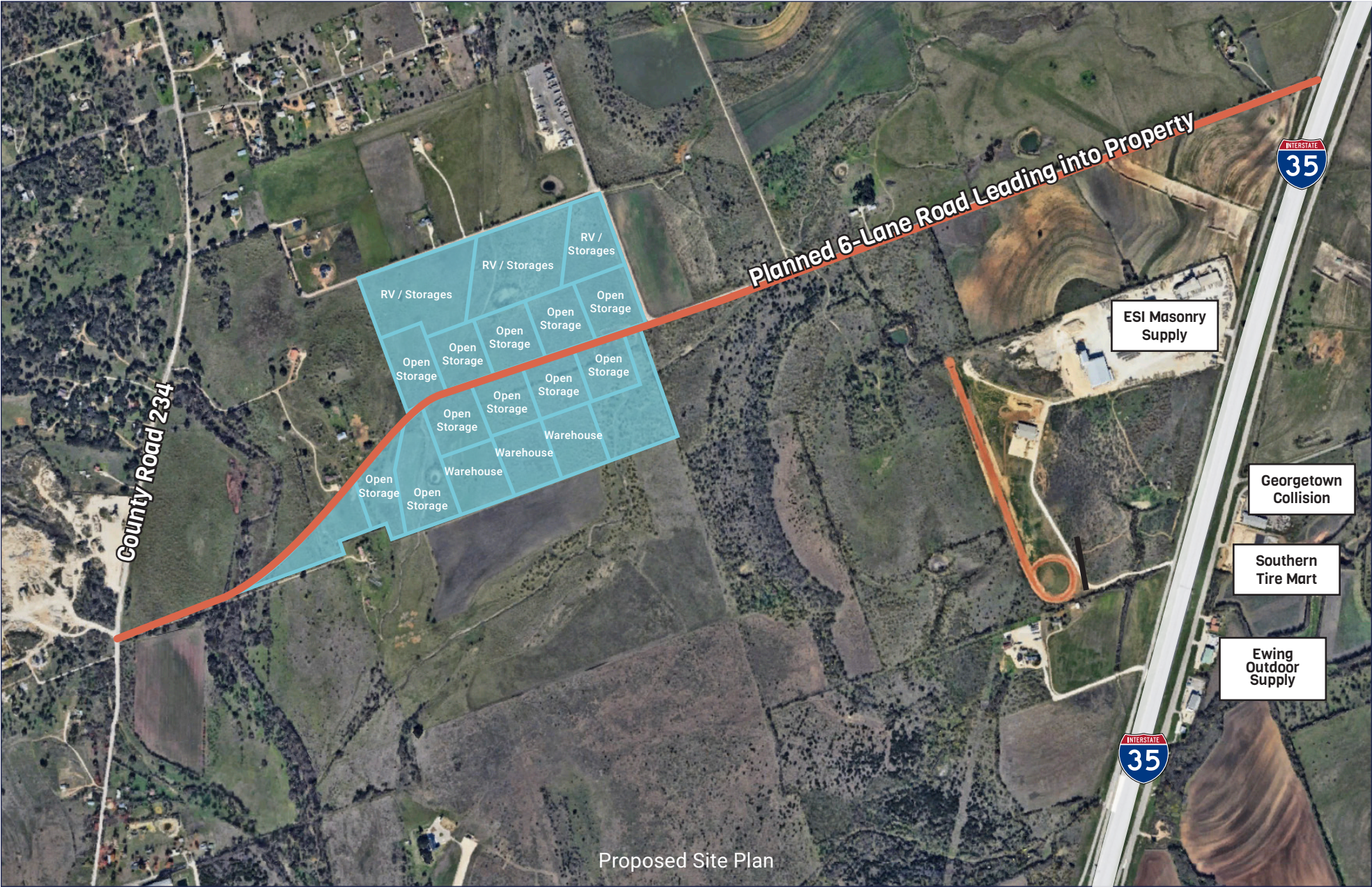
BOAT & RV STORAGE



OPEN STORAGE

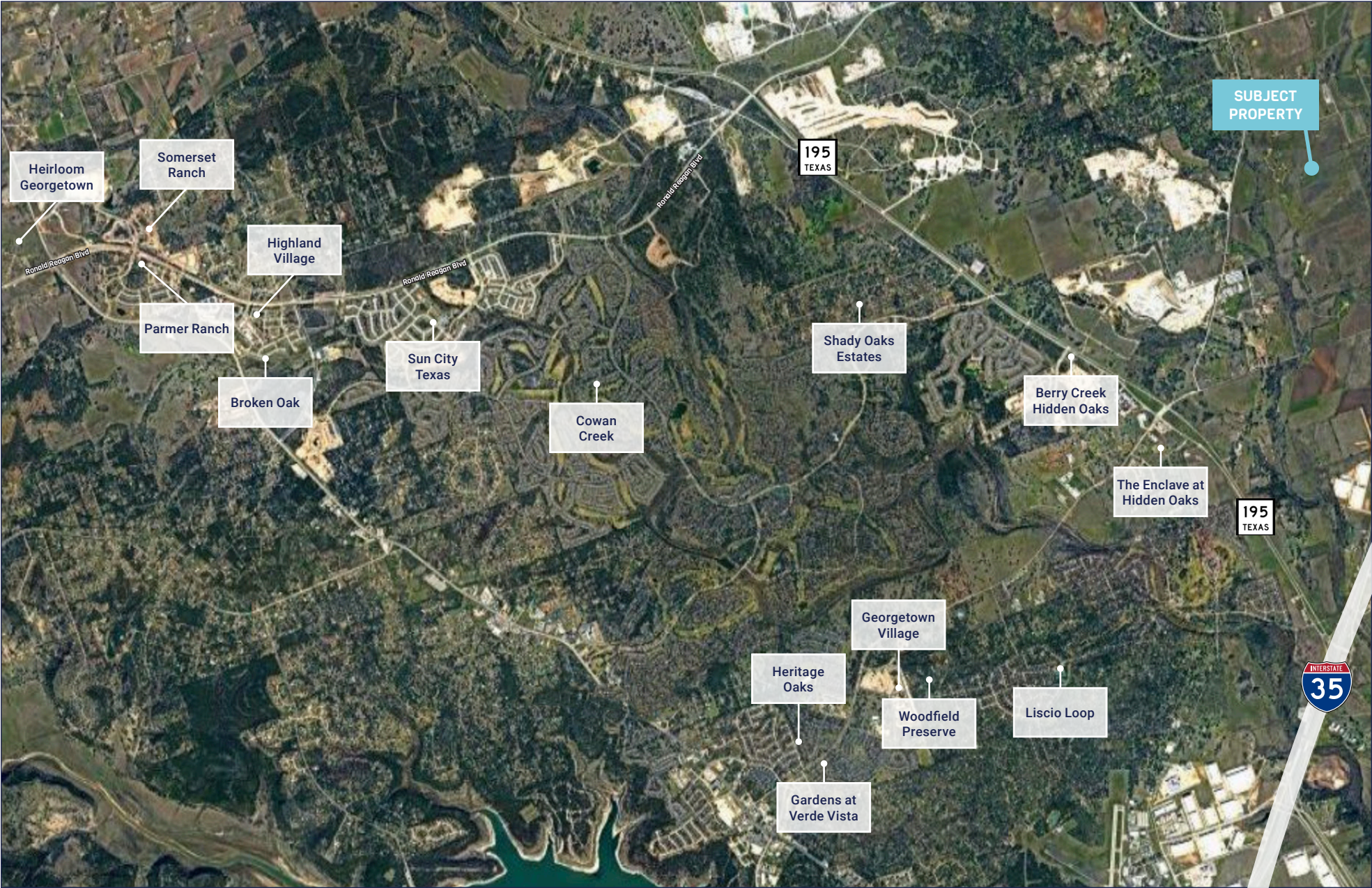








NEARBY HOUSING COMMUNITIES





# HEIRLOOM GEORGETOWN

BREAKING GROUND SPRING 2026



Heirloom Georgetown is a 620-acre project that includes single-family homes and a future 120-acre Georgetown ISD school site. Heirloom will also include at least 48 acres of dedicated parkland, a maximum of 3,600 residential units, and at least 200,000 square feet of commercial space.

Heirloom Georgetown is located approximately 12 miles from the Subject Property.





POPULATION	3 MILES	5 MILES	10 MILES
2020 Population	3,819	20,609	95,702
2024 Population	5,302	26,777	131,608
2029 Population Projection	7,701	38,668	190,747
Annual Growth 2024-2029	9.1%	8.9%	9.0%
Median Age	49.7	56.4	45

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2020 Households	1,557	9,056	38,667
2024 Households	2,133	11,638	53,470
2029 Household Projection	3,118	16,921	78,193
Annual Growth 2024-2029	9.2%	9.1%	9.2%

INCOME	3 MILES	5 MILES	10 MILES
Avg Household Income	\$121,493	\$121,931	\$122,940
Median Household Income	\$104,045	\$96,619	\$97,795
\$50,000 - 75,000	209	1,616	7,910
\$75,000 - 100,000	285	1,742	7,316
\$100,000 - 125,000	343	1,463	6,670
\$125,000 - 150,000	227	1,156	4,871
\$150,000 - 200,000	223	1,090	6,078
\$200,000+	329	1,874	8,471



# GEORGETOWN, TX

Georgetown, located in fast-growing Williamson County along I-35 and SH-130, continues to rank among the nation's fastest-expanding cities, with double-digit population gains in recent years. The broader Austin–Round Rock–Georgetown metro remains one of the top growth regions in the U.S., fueled by steady immigration, a favorable business climate, and quality-of-life factors that attract both families and retirees. This momentum has created consistent demand for new housing, services, and commercial development.

Economic development is being accelerated by regional megaprojects such as Samsung's \$17 billion Taylor semiconductor facility and its supplier network, along with new datacenter and industrial developments in nearby Hutto and Williamson County. These projects are projected to deliver tens of thousands of jobs and billions in annual economic output, supporting long-term demand across industrial, multifamily, and single-family segments. Georgetown itself offers pro-business incentives, including performance-based grants and a Triple Freeport exemption, making it attractive for suppliers, logistics, and advanced manufacturing operations.

Infrastructure improvements further strengthen the city's development outlook. The \$250 million expansion of SH-130 through Williamson County will improve freight and commuter access, while ongoing TxDOT investment ensures the region's mobility keeps pace with growth. Georgetown also maintains a competitive tax rate—the city lowered its rate in 2025—helping attract residents and businesses alike. Southwestern University, a strong tourism base tied to the historic downtown square, and the established Sun City community contribute additional stability and diversity to the local economy.





## LISTED BY

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