



Hunington

Hunington Properties, Inc.

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CR 245 RETAIL

Ronald Reagan Blvd. & CR 245,
Georgetown, Texas 78633

CR 245 RETAIL

CR 245 Retail is a retail opportunity located at the intersection of Ronald Reagan Blvd. & CR 245 in Georgetown, Texas. The site is positioned along a major growth corridor and surrounded by rapidly expanding residential development, including nearby master-planned communities such as Sun City Texas. The property offers convenient access to Williams Drive, IH-35, and the greater Georgetown trade area, and is a short drive from the historic Georgetown Square, known for its restaurants, local boutiques, and year-round community events.

GEORGETOWN, TEXAS RANKED #1 AS FASTEST GROWING SOUTHERN CITY 2023

14.4%

Its population increased 14.4% year over year from 75,620 to 86,507

4.18%

Average Household Income \$111,022 in 2024 4.18% increase from 2021

#1

Williamson County has 3 cities ranked top 100 fastest-growing cities in USA.
Georgetown 1st
Cedar Park 24th
Round Rock 57th



Property Information	Building A
Space Available	9,993 SF
Rental Rate	Inquire for Pricing
NNN	\$15.00 PSF

- #### Property Highlights
- Ideal location at Ronald Reagan Blvd. & CR 245 in Georgetown, positioned near expanding residential and commercial growth corridors.
 - Direct frontage on Ronald Reagan Blvd. provides convenient access to Austin, Liberty Hill, and the greater Williamson County area.
 - Neighboring Sun City Texas, a 4,100-acre master-planned active adult community with thousands of established homes and ongoing development.

Demographics	3mi	5mi	7mi
Population (2025)	14,282	31,214	65,935
Average Household Income	\$175,331	\$160,366	\$169,786
Projected Population (2030)	16,854	33,569	78,538

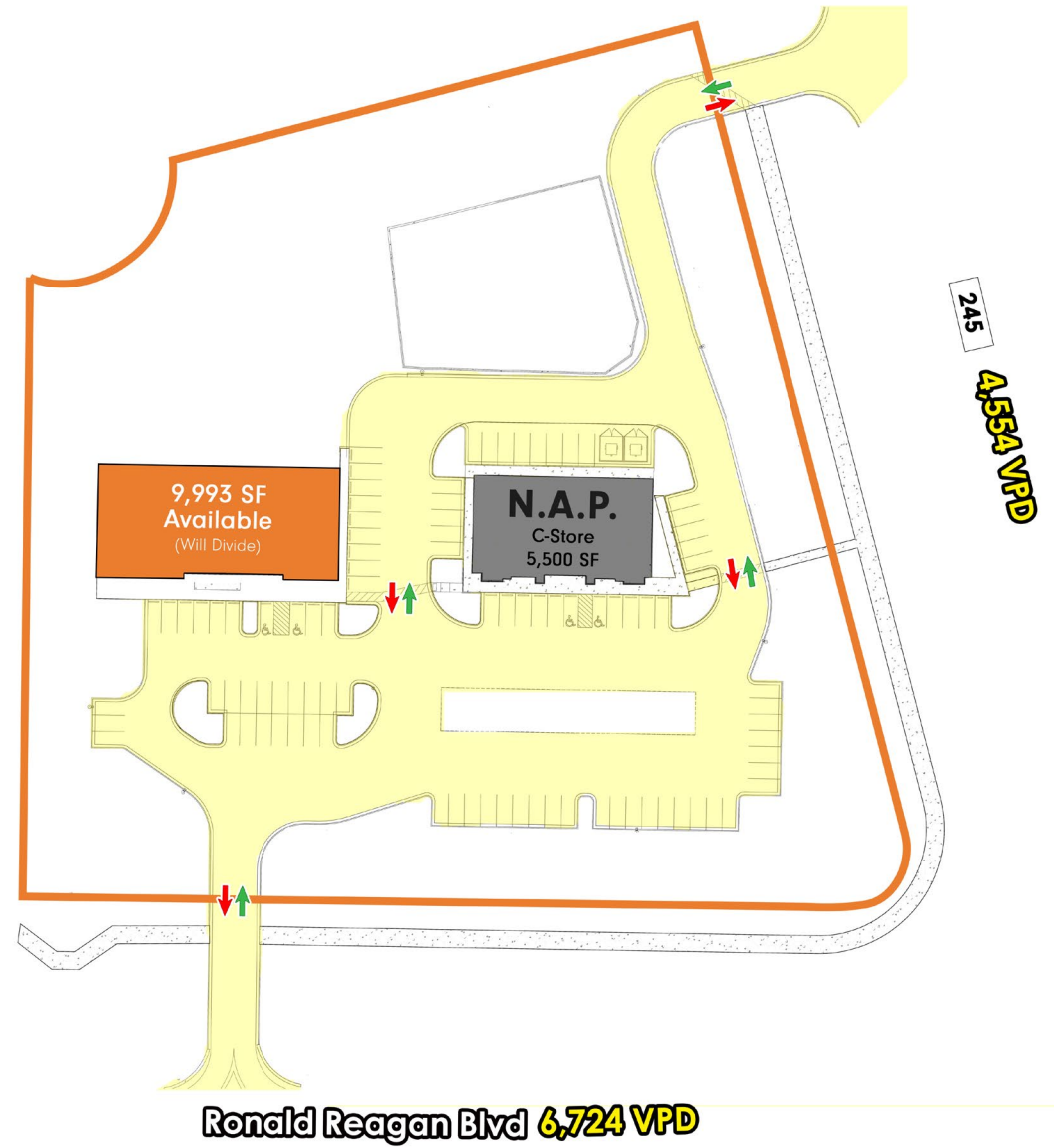
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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

Leasing Site Plan

- Retail Space Available
- Pad Available
- In Negotiation
- Leased | Sold

RETAIL	SF	STATUS
Building A	9,993 SF	Available For Lease
C-Store	5,500 SF	-



**THE OAKS AT
HIGHLAND VILLAGE
PHASE I
49 Homes**



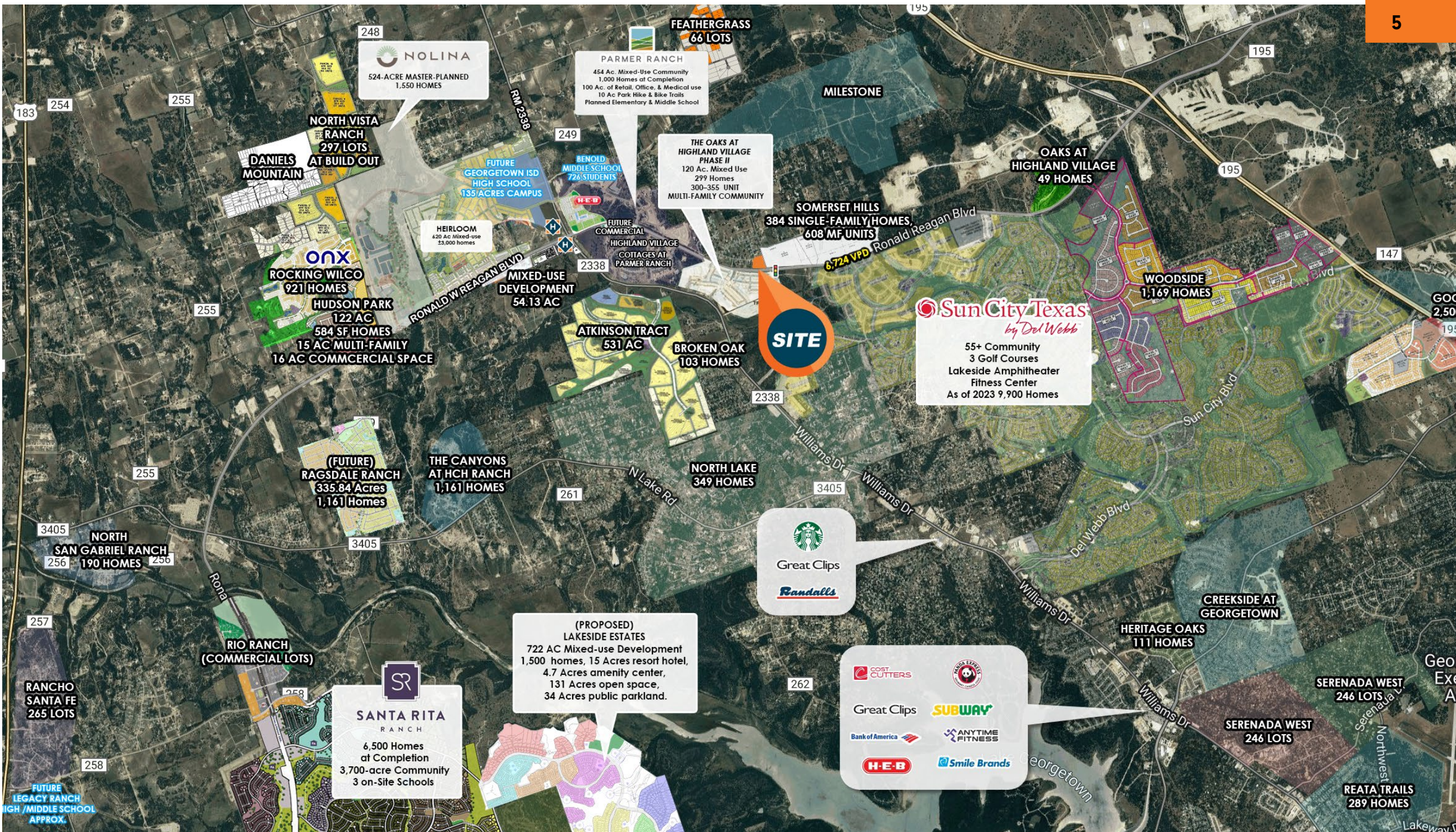
**SOMERSET HILLS
2,707 Homes**

Ronald Reagan Blvd 6,724 VPD

245

A. SENA VPD







Information About Brokerage Services

Texas law requires all real estate license holders 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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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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