

FOR SALE

OUTSTANDING MIXED-USE DEVELOPMENT ACRES

DIVISIBLE INTERSTATE DEVELOPMENT ACRES IN ONE OF THE NATION'S FASTEST GROWING CORRIDORS

REMAINING TRACTS DIVISIBLE - MINIMUM 2.5 ACRES

📍 SE CORNER OF I-35 & SE INNER LOOP
GEORGETOWN, TX - (AUSTIN)

WITHIN A FIVE MILE RADIUS OF THE SITE

- Population has grown 37.23% since 2010 and is expected to grow 17.29% over next five years
- Family household population has grown 40.60% since 2010 and is expected to grow 11.41% over next five years
- Average household income is \$97,742 and growing
- Median owner-occupied housing value is \$238,940
- 55% of current housing stock was built after 2000 due to unprecedented area growth
- 61% of the working population travels less than 30 minutes to work

CONTACT

STEVE MADURA

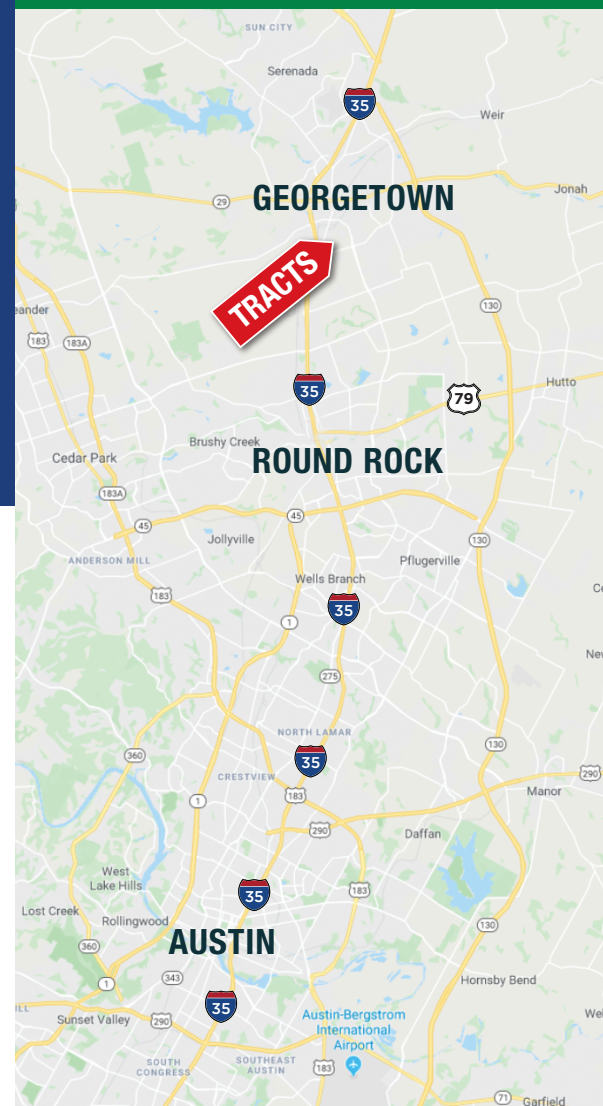
📞 847.504.2478

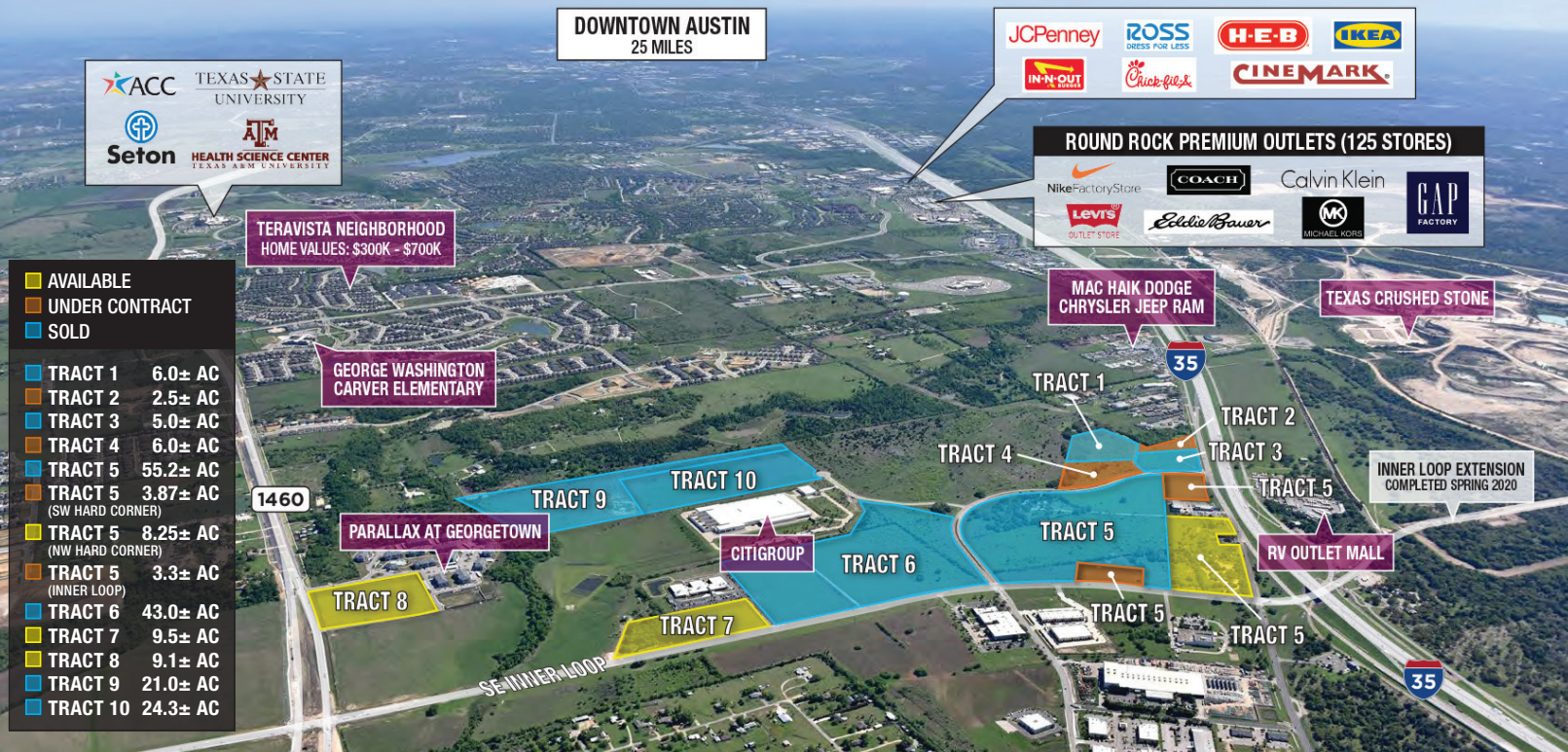
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17% GROWTH RATE OVER NEXT 5 YEARS

SE CORNER OF I-35 & SE INNER LOOP, GEORGETOWN, TX - [AUSTIN]

PROPERTY HIGHLIGHTS

- High visibility along heavily trafficked I-35
- Located within a densely populated, high-income area
- Georgetown ranks among the five fastest-growing cities in the country, and is located 25 miles north of Austin
- Austin has a strong tech industry and is quickly emerging as the destination of choice for tech startups
- Zoning: C-3 (General Commercial); BP (Business Park); IN (Industrial); ETJ (Extraterritorial Jurisdiction)

LOCATION

Georgetown has experienced explosive growth over the last decade, and has transformed into an independent economic hub with a population over 65,000. It is home to the oldest university in Texas, Southwestern University, with over 1,500 undergraduate students. Located along central Texas' largest thoroughfares, Georgetown is 25 miles from Austin, and is immediately adjacent to Round Rock, providing residents ease of access to the area's major economic drivers, entertainment destinations and excellent school districts.

SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from Hilco's website – www.HilcoRealEstate.com.

INFORMATION

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, buyers will need to register at Hilco's website. Once registered for an account, buyers can login to their account and access the "Documents" tab for further property and sale information.

BROKER PARTICIPATION

A cooperating broker fee of two percent (2%) will be paid to the REALTOR®/Broker whose registered buyer closes on a property. Please refer to the Buyer/Broker registration requirements in the Terms of Sale on Hilco's website.

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