



1581 HIGHWAY 195

SEQ HWY 195 & SHELL RD
1581 Hwy 195 Georgetown, TX 78633



**FOR
SALE**

AVAILABLE SPACE
10.526 AC

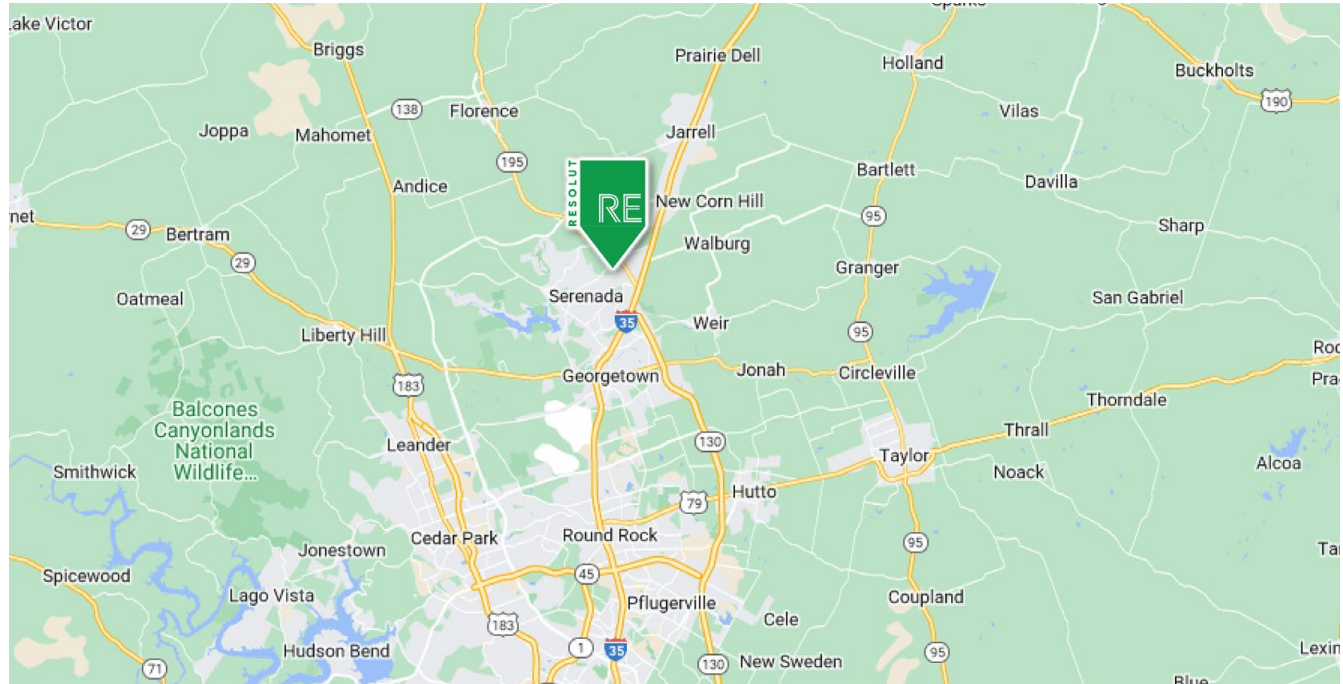
PRICE
3.327 Acres \$10.00 PSF
(Frontage)
7.206 Acres \$9.00 PSF

Janice Landers, CCIM
janice@resolutre.com
817.891.1372

Zach Roesinger
zroesinger@resolutre.com
512.474.5557

PROPERTY HIGHLIGHTS

- Located minutes from the I-35 and HWY 195 intersection, offering easy access to multiple freeways
- 745 linear feet of frontage on Highway 195
- Strategically located between QuikTrip and Dollar General, near major retailers like HEB, Costco, Lowe’s, and an Amazon warehouse.
- Nearby thriving neighborhoods like Berry Creek on the West side of Georgetown
- 10.53 acres, with 3.3 acres for commercial use and 7.2 acres zoned for 80 townhomes
- Zoned C1- (Commercial Frontage)7.2 acres zoned MH1- for 80 townhomes
- All utilities on the property



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



15,002
POPULATION
3-MILE RADIUS



\$127,865.00
AVG HH INCOME
3-MILE RADIUS



10,217
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Highway 195 E: 15,290 VPD
Highway 195 W: 13,847 VPD
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DEVELOPMENT POTENTIAL AND VERSATILITY

- **Generous Acreage:** Total of 10.53 acres, including 3.33 acres of commercial space with highway frontage and 7.2 acres zoned for high-density multifamily development.
- **Zoning Versatility:** Zoned for Land Transitional, Local Commercial, and High-Density Multifamily, accommodating a variety of development opportunities.
- **Ideal for Mixed-Use Development:** Perfect for a combination of retail, dining, and high-density multifamily projects.
- **Commercial Space Advantage:** The 3.33-acre highway frontage space is ideal for retail centers, gas stations, or quick-service restaurants.
- **Utilities Ready:** Property is equipped with water and power, streamlining the development process.
- **Concept Plan Included:** The 7.2-acre residential space comes with conceptual approval for multifamily development—concept plan available upon request.
- **Curb Cut Access:** Two curb cuts on HWY 195 provide convenient ingress and egress for commercial and residential uses.
- **Flood-Safe Property:** No FEMA flood zones, reducing risks and insurance costs for developers.
- **Investment-Ready:** Utilities in place and concept plans for multifamily reduce initial hurdles for developers.

GROWTH AND INVESTMENT OPPORTUNITIES

- **Rapidly Developing Area/Growth Hotspot:** Located in a fast-growing region with significant residential and commercial expansion. Surrounded by new, thriving neighborhoods such as Berry Creek, ensuring a built-in market for retail and residential developments.
- **Future Growth Potential:** High-density multifamily zoning aligns with local population growth trends, offering strong ROI potential.
- **Ample Land Area:** Total land area of 458,513 square feet provides extensive opportunities for development.
- **Economic Drivers Nearby:** Proximity to major employers such as the Amazon warehouse attracts a steady flow of workers and residents.

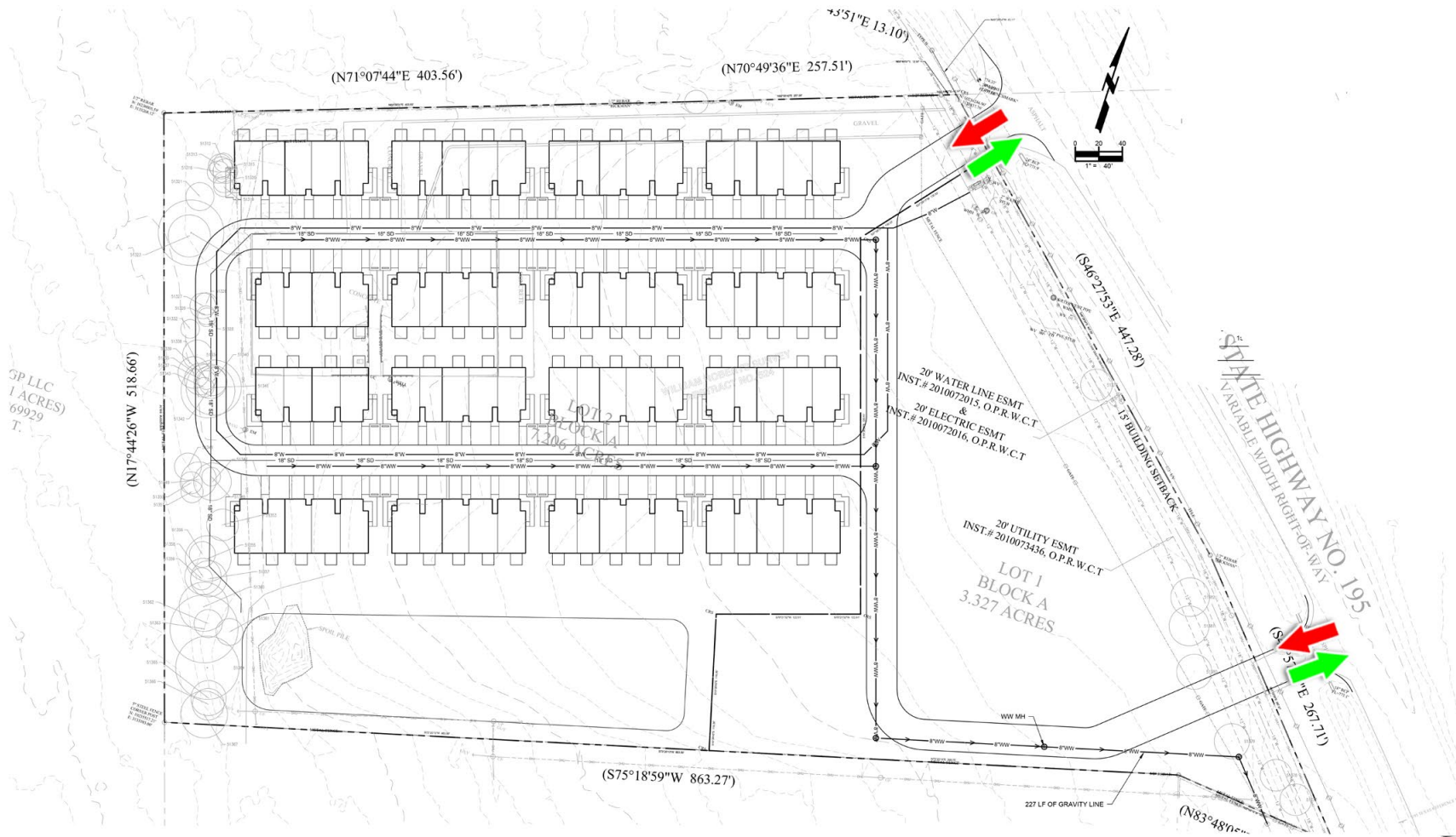


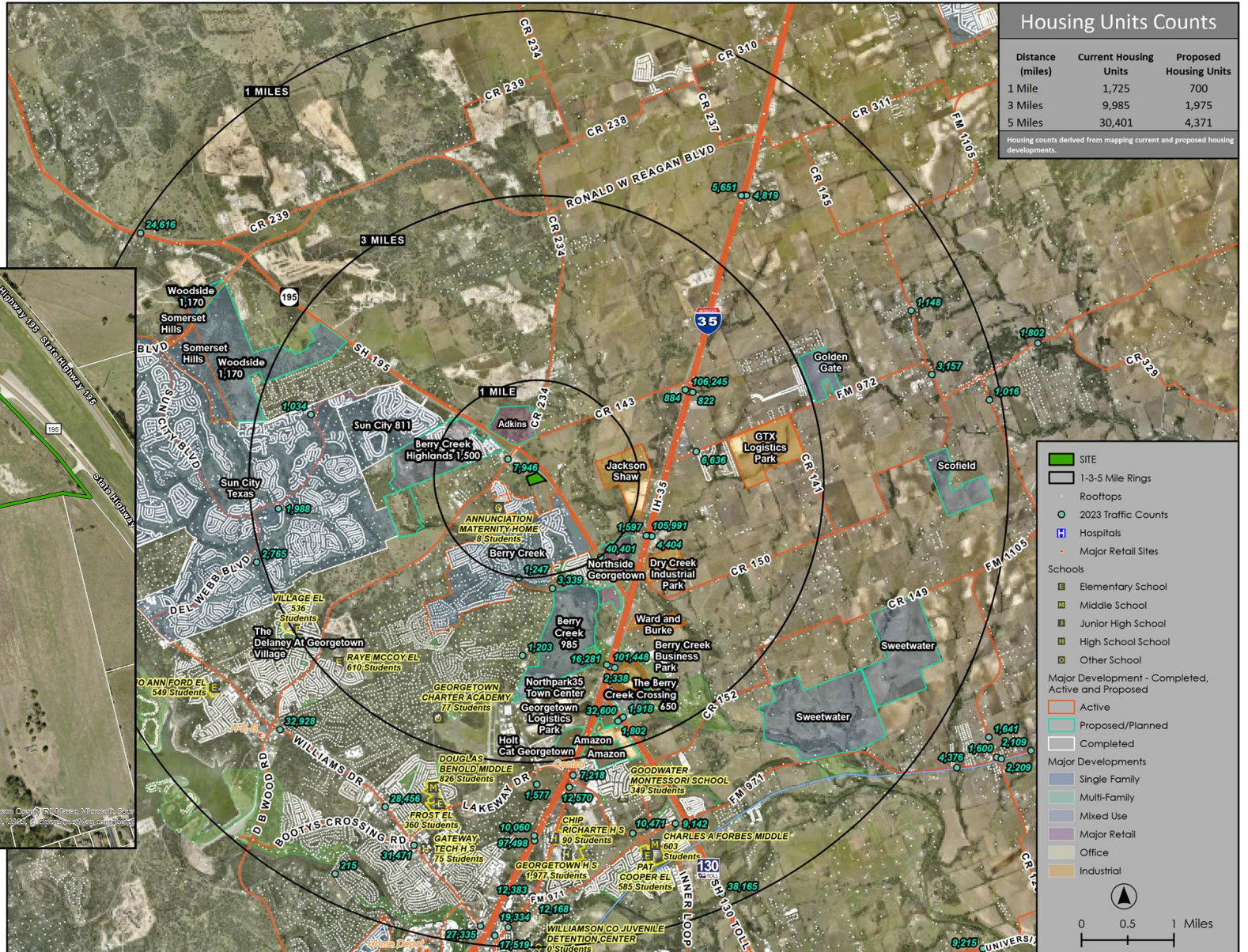
PRIME LOCATION AND ACCESSIBILITY

- **Prime Location:** Strategically located between QuikTrip and Dollar General, near major retailers such as HEB, Costco, Lowe's, and an Amazon warehouse.
- **Proximity to Amenities:** Nearby Costco, HEB, and Lowe's create a magnet for consumers, enhancing the value of this property.
- **Exceptional Visibility:** Boasts 745 feet of frontage along the bustling HWY 195, ensuring maximum exposure. Situated between high-traffic establishments, making it a highly desirable location for businesses and residential developments alike.
- **High Traffic Counts:** Located on a busy highway, ensuring significant drive-by traffic and footfall potential for commercial tenants.
- **Convenient Access:** Just 3 minutes from the intersection of I-35 and HWY 195, offering easy connectivity to key transportation corridors.

CONCEPTUAL SITE PLAN

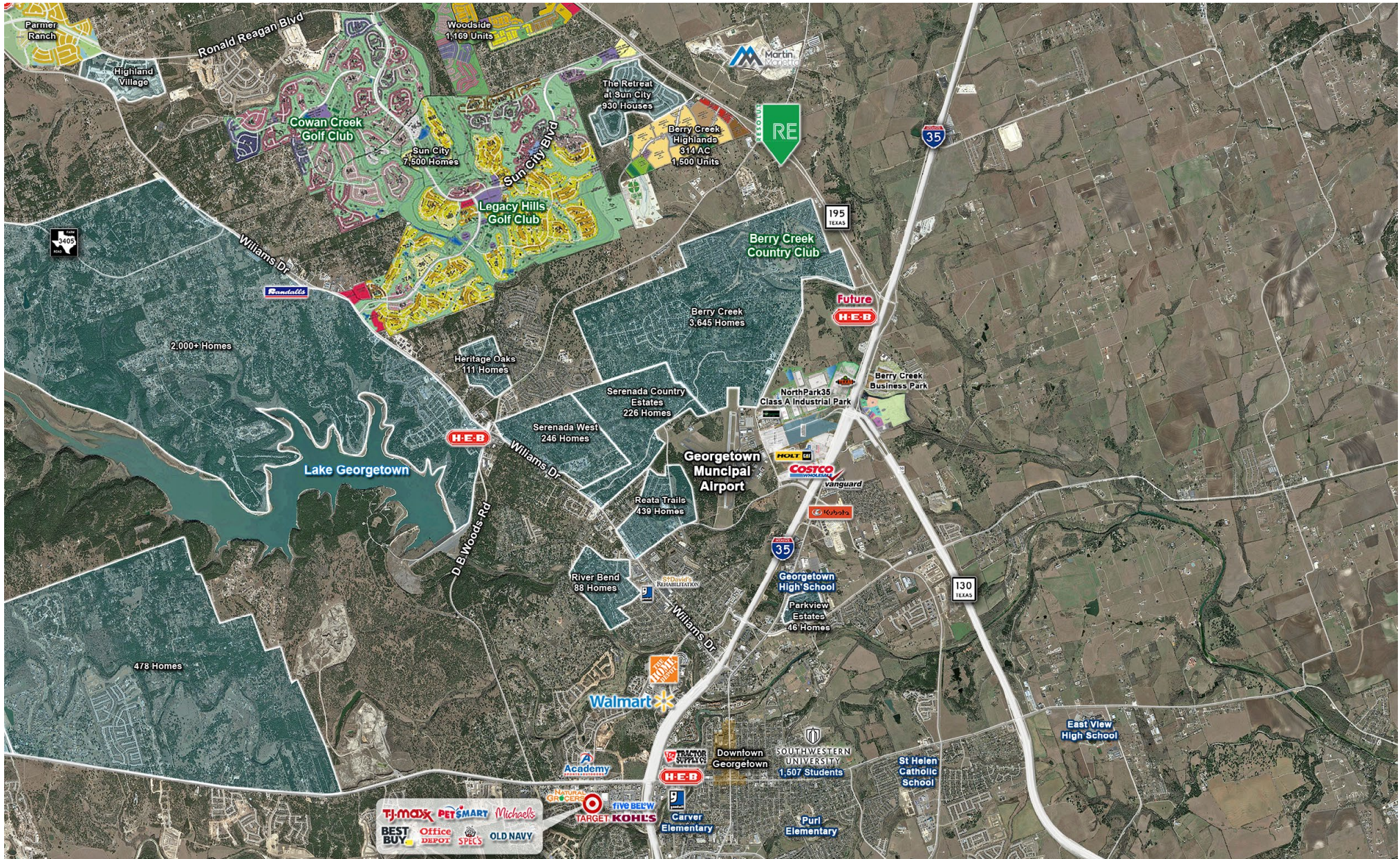
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Information About Brokerage Services

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:
 - 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE" Licensed Broker /Broker Firm Name or Primary Assumed Business Name	603091 OR 9003193 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds OR Gavin Fite Designated Broker of Firm	459263 OR 438039 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds OR Gavin Fite Licensed Supervisor of Sales Agent/Associate	459263 OR 438039 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds Sales Agent/Associate's Name	459263 License No.	david@resolutre.com Email	512-474-5557 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____