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PENDING CONTRACT

5501 North Interstate Highway 35 Georgetown, TX 78626

***± 92 ACRES Strategically Located on IH 35,
North of Westinghouse Road in Georgetown, Texas (ETJ)***



- ±1,600 feet of frontage on the east side of IH 35 South of Georgetown
- ±1,244 feet frontage along the west side of Rabbit Hill Road
- Direct access to the City of Georgetown water and wastewater
- City of Georgetown electric
- Oncor Electric for redundant electric
- Atmos Gas

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W.D. KELLEY
FOUNDATION

<http://wdkelley.org>

Contract Guidelines
±92 Acre Land 5501 North IH 35
Georgetown, TX

Exposure/Offering Period (Estimated)^{\$} ----- Current - August 31, 2021
LOI Review & Contract Period ----- ± 60 Days
Initial Feasibility by Buyer per Contract* ----- 60 Days
Entitlement Review Period per Contract** ----- 120 Days
Closing After Review Period ----- 30 Days

^{\$}As of August 2, 2021, multiple offers have been received with five above \$20,000,000. Offers above this level are suggested.

*Perimeter survey will be responsibility of Buyer. A non-refundable Feasibility payment of \$25,000 shall be required that is applicable to purchase price.

**The Entitlement Review Period will provide 120 day period to conduct engineering, utility and entitlement review. Application for annexation and zoning can be initiated by prior to closing with finalization after closing. The contract will require a non-refundable \$150,000 Option Fee which shall be applicable to purchase price.

Property currently taxed under 1-D-1 (Wildlife) for ad valorem valuation. Roll-back taxes will be the responsibility of Buyer.

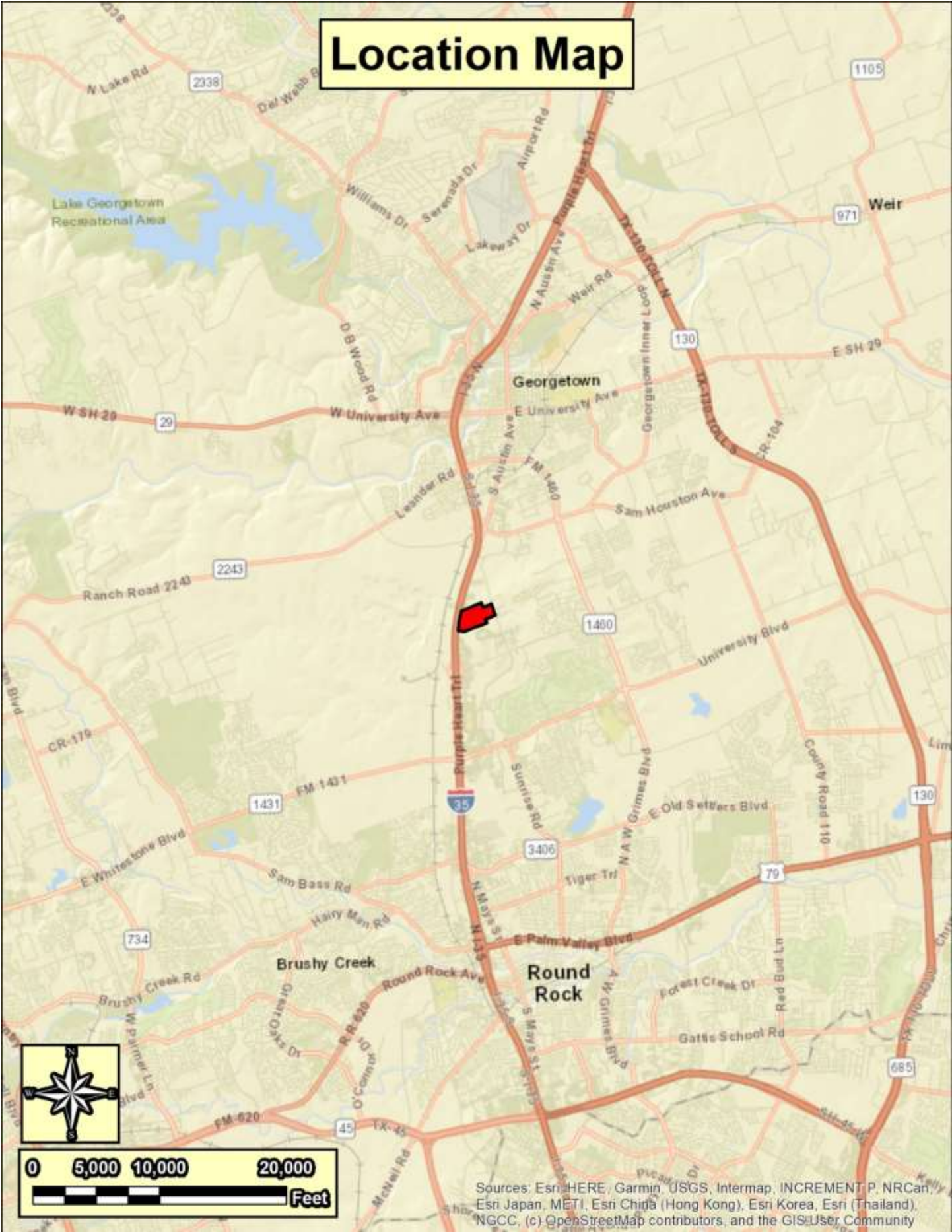
Commission: 3% to be paid to Buyer's Broker with execution of acceptable contract and final closing and funding of transaction.

**W.D. KELLEY FOUNDATION
ESTIMATE ACRES**

<u>WCAD PID#</u>	<u>ACRES</u>
R039828 -----	2.5
R336512 -----	1.5
R039827 -----	9.668
R328214 -----	6.02
R571168 -----	1.126
R091814 -----	35.9261
R039863 -----	30.032
R039864 -----	5.744
<hr/>	
TOTAL	92.4549*

*Acreage subject to update survey with ownership being an assemblage contained in five prior deeds.

Location Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Aerial Map



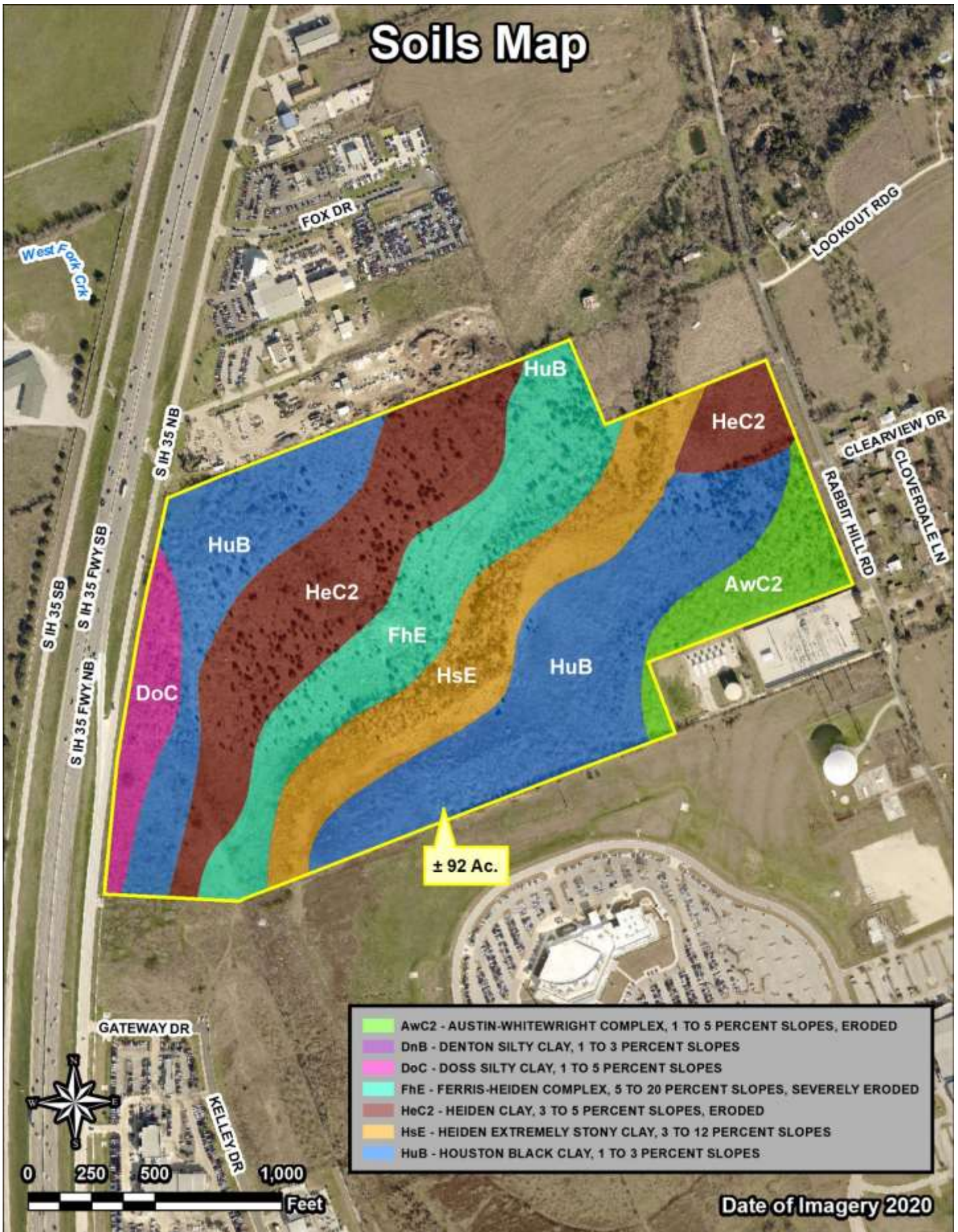
Aerial Map



Contour Map



Soils Map



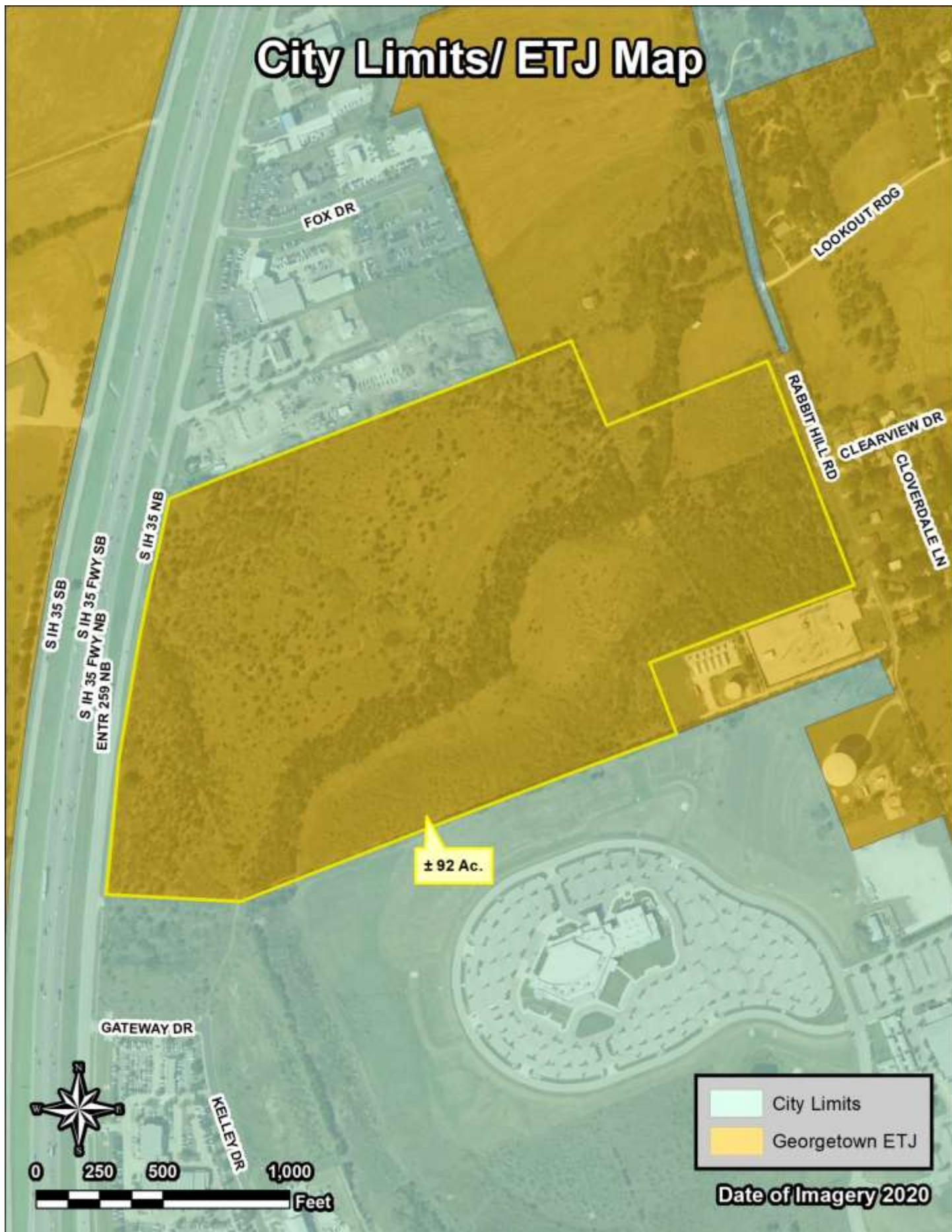
Water Line Map



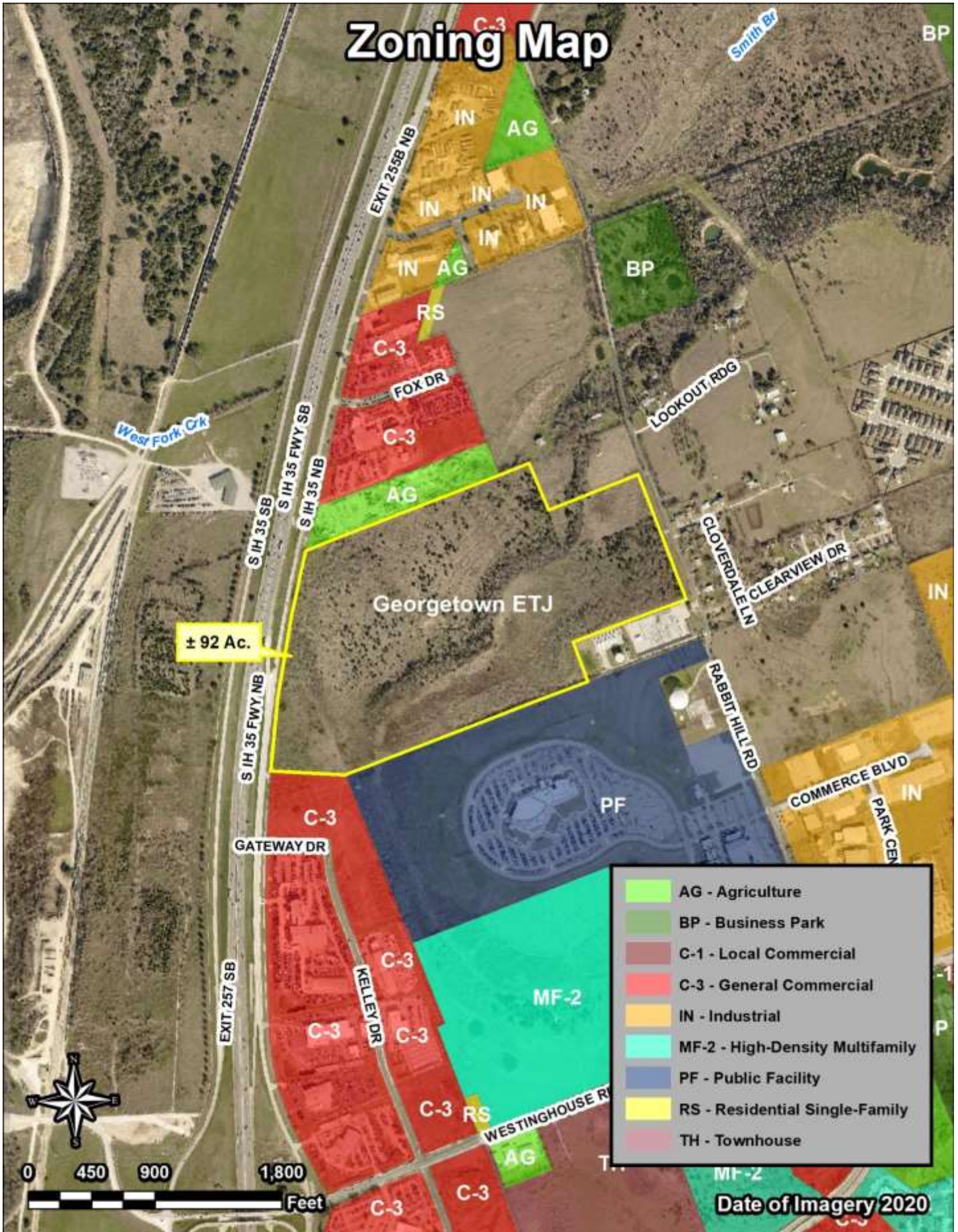
Wastewater Line Map



City Limits/ ETJ Map

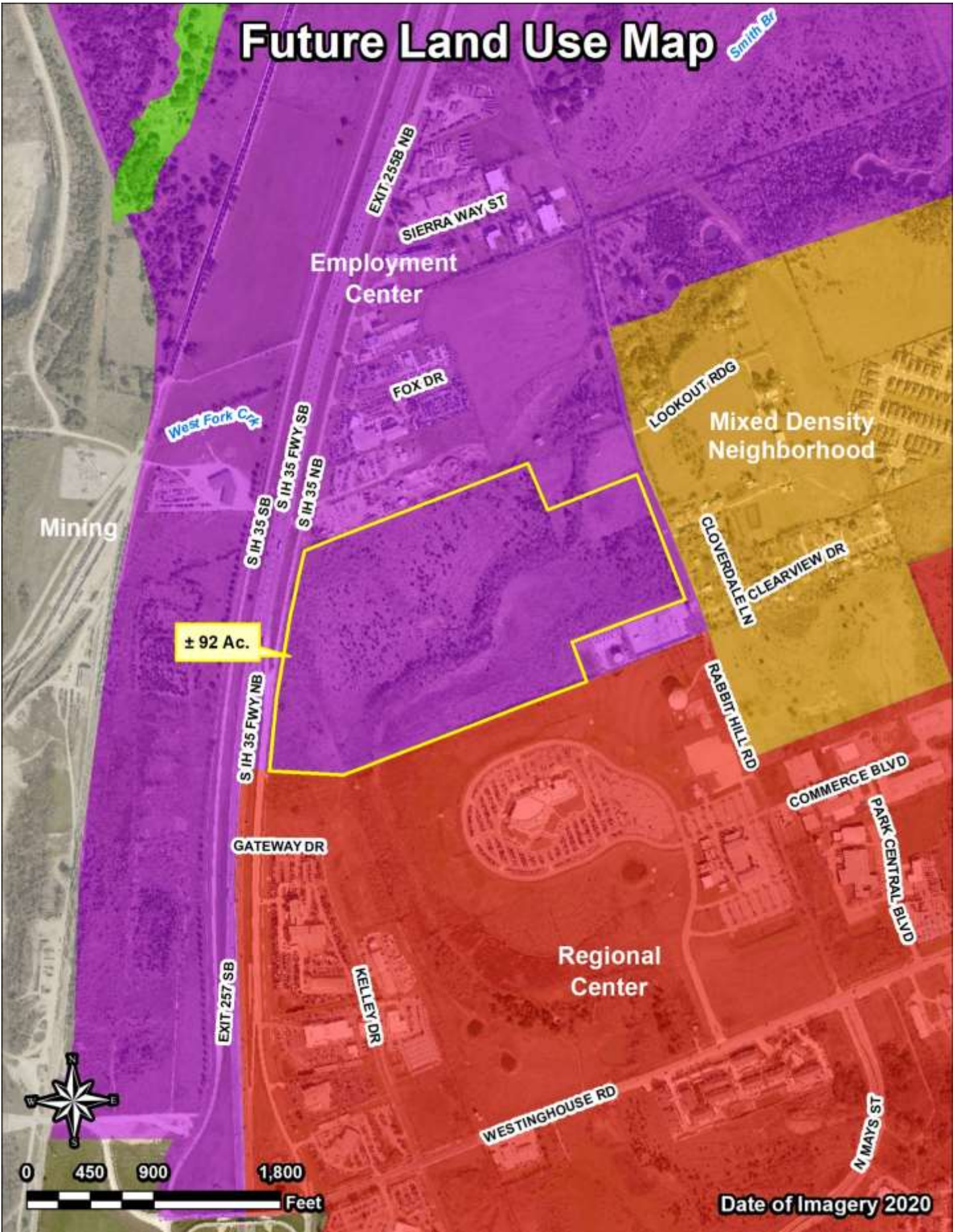


Zoning Map



Future Land Use Map

Smith Br



± 92 Ac.

Date of Imagery 2020

PRIOR LAND REPORTS

- [Due Diligence Report for 91.84 Acres in Georgetown ETJ by HALFF – June 9, 2017](#)
- [Phase I: Environmental Site Assessment ±70.5 Acres by S.D. Kallman, INC. - August 26, 1998](#)
- [Summary of Findings to Date Preliminary Geotechnical Study 70.427 Acre Tract by HBC Engineering, INC. – September 15, 1998](#)
- [Preliminary Geotechnical Study for 70.427 Acre Tract by HBC Engineering, INC. – October 6, 1998](#)

RECIPROCAL ACCESS EASEMENT DOCUMENTS

- [Document No. 2018032672 - Plat Showing Reciprocal Access Easement](#)
- [Document No. 2018035546 – Deed Reserving Access Easement](#)
- [Document No. 2018035547 – Construction-Maintenance Agreement](#)

The attached information is prior reports conducted for Seller. Land is being sold “as is” with Seller making no representation on accuracy of information and reliance is at users sole risk.