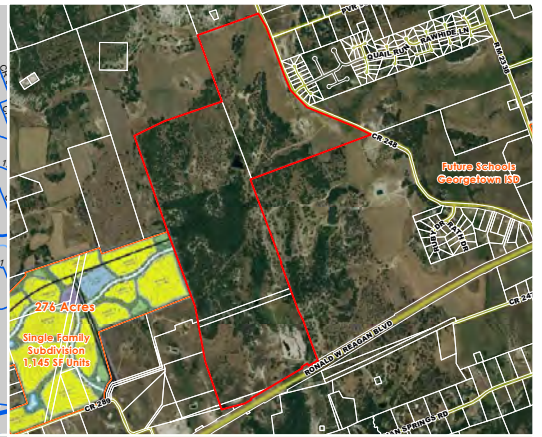


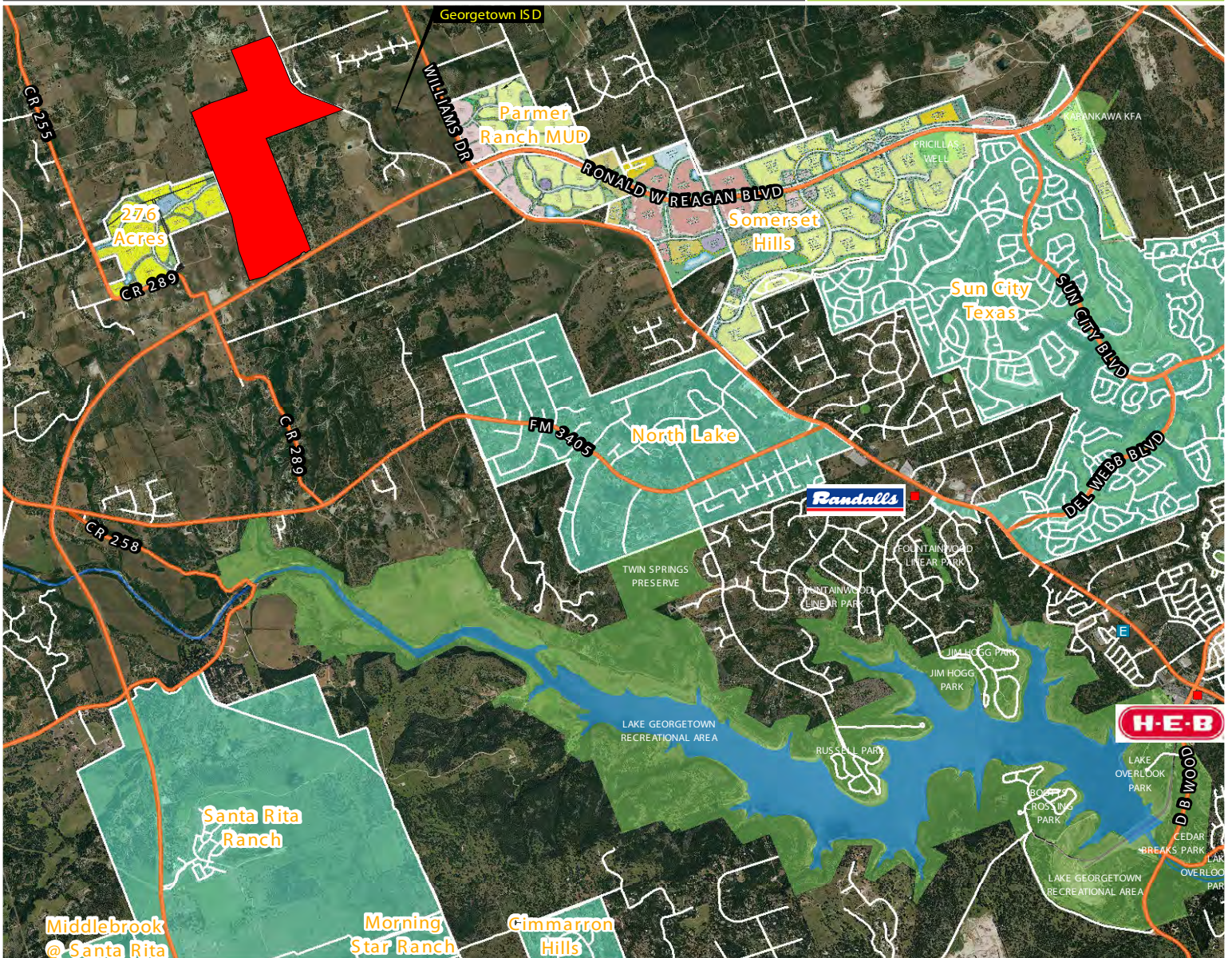
SUBJECT



523± ACRES RESIDENTIAL LAND

Ronald Reagan Blvd. | Georgetown, TX

LAND FOR SALE



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

Josh Hubka, CCIM
josh@cipaustin.com
Joyce Jane Weedman
joyce@cipaustin.com

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SUMMARY

For Sale: 523± ACRES RESIDENTIAL LAND

Ronald Reagan Blvd. | Georgetown, TX

Location: 1251 CR 248 at Ronald Reagan Blvd, just west of Williams Drive (CR 2338) and Sun City. The property is classic Hill Country geography, with ponds, attractive hardwood tree clusters, and numerous open building sites. Property is one of the most appealing single-family development sites in the area.

Size: Approximately 523 acres.

Frontage: More than 2,000 linear feet of frontage on the north side of Ronald Reagan Blvd. and more than 3,700 linear feet of frontage on the west side of CR 248.

High Tech Corridor: Parmer Lane/Ronald Reagan Blvd. has become known as Austin's high-tech corridor as large companies such as Apple, Samsung, IBM, GM, Dell, National Instruments, eBay, PayPal, and many others, have located along this highway. The Property offers an easy 25 minute Hill Country drive to many of those employers.

Retail: Randall's opened a new store just 5 miles from the Property at the intersection of Williams Drive and Jim Hogg Road. HEB has an existing store only 10 minutes away on Williams Drive at DB Wood and has purchased a site for a new grocery store just 7 miles to the south at Ronald Reagan and Hwy 29.

Wolf Ranch Town Center, an open-air community and retail center that includes Target, Kohl's, Best Buy, Old Navy, PetSmart, Office Depot, and more, is located just 15 minutes from the Property.

MUD/Utilities: Property has an existing Municipal Utility District (MUD) associated with it, known as the 3 B&J MUD, which allows the property owner the ability to obtain bonds and levy taxes for reimbursement associated with infrastructure improvements.

Water is provided by the City of Georgetown (Georgetown Utility Service). There is a 24" water line in CR 248 along the eastern property boundary. There is an existing elevated storage tank located northwest of the site. The Property will also be served by the future Ronald Reagan Phase 3 Transmission Main Project.

In May 2019, the City of Georgetown signed a Settlement Agreement to ensure sewer service for the 523 acres. For more information, contact Josh Hubka at 512-682-1002 or jhubka@cipaustin.com.

The tract is located within the Pedernales Electric Cooperative (PEC) service area, and existing distribution facilities are in the immediate area.



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SUMMARY

For Sale: 523± ACRES RESIDENTIAL LAND

Ronald Reagan Blvd. | Georgetown, TX

- Environmental:** A Phase I Environmental Assessment and Karst Study have been completed. No adverse issues have been found per the report.
- Because this Property is located over the Edwards Aquifer Contributing Zone, it will be necessary to file a Contributing Zone Plan (CZP) with TCEQ. A Geologic Assessment is required with the CZP submittal.
- Flood Plain:** No portion of the Property is located within a 100 floodplain as defined by FEMA. However, because this property has a drainage basin larger than 64 acres, a floodplain study may be required.
- Jurisdiction:** The Property lies within Williamson County, with only a small portion affected by Georgetown ETJ. Williamson County does not have impervious cover regulations.
- Schools:** The Property is split in two school districts, Georgetown ISD and Florence ISD. Georgetown ISD recently purchased a 100± acre site immediately across CR 248, with future plans to build multiple campuses. Florence schools are less than a 15 minute commute.
- Price:** Call Broker

For More Information Contact:

Josh Hubka, CCIM

Principal

josh@cipaustin.com | 512 682 1002

Joyce Jane Weedman

Senior Vice President

joyce@cipaustin.com | 512 682 1021

main 512 682 1000 | fax 512 682 1031

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10.01.19



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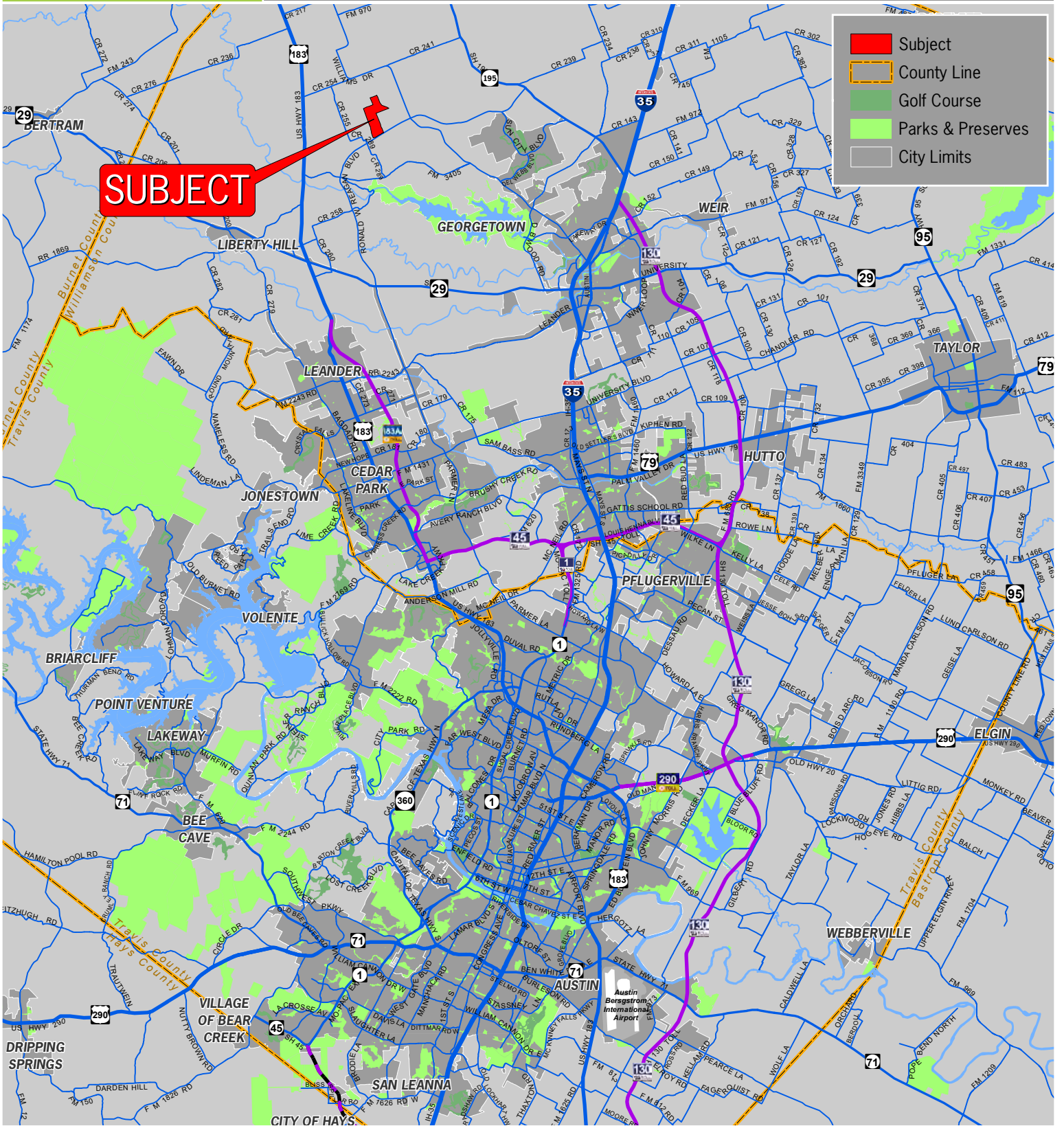
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METRO MAP

For Sale: 523± ACRES RESIDENTIAL LAND Ronald Reagan Blvd. | Georgetown, TX



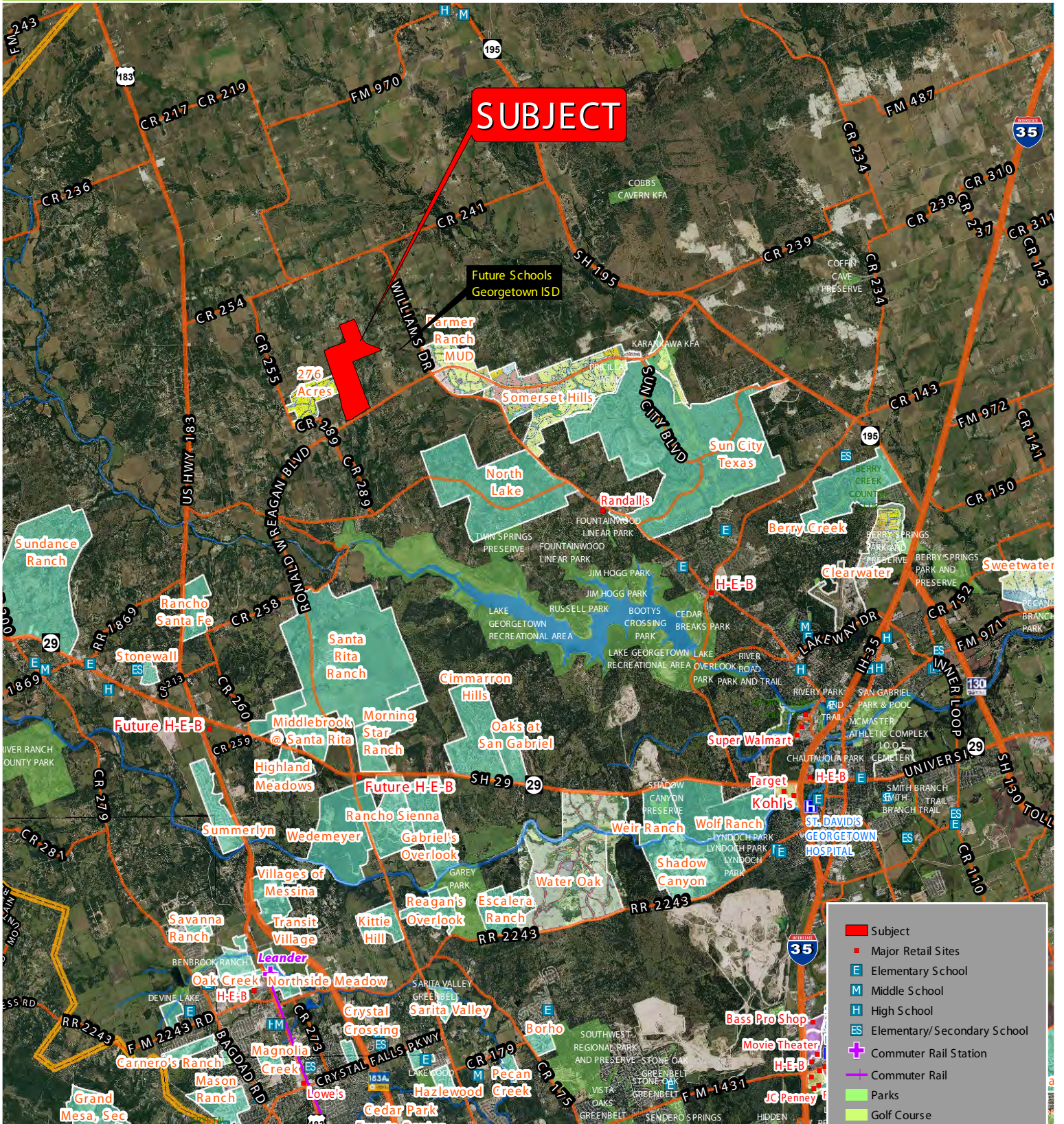
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REGION MAP

For Sale: 523± ACRES RESIDENTIAL LAND
Ronald Reagan Blvd. | Georgetown, TX



- Subject
- Major Retail Sites
- E Elementary School
- M Middle School
- H High School
- ES Elementary/Secondary School
- + Commuter Rail Station
- Commuter Rail
- Parks
- Golf Course



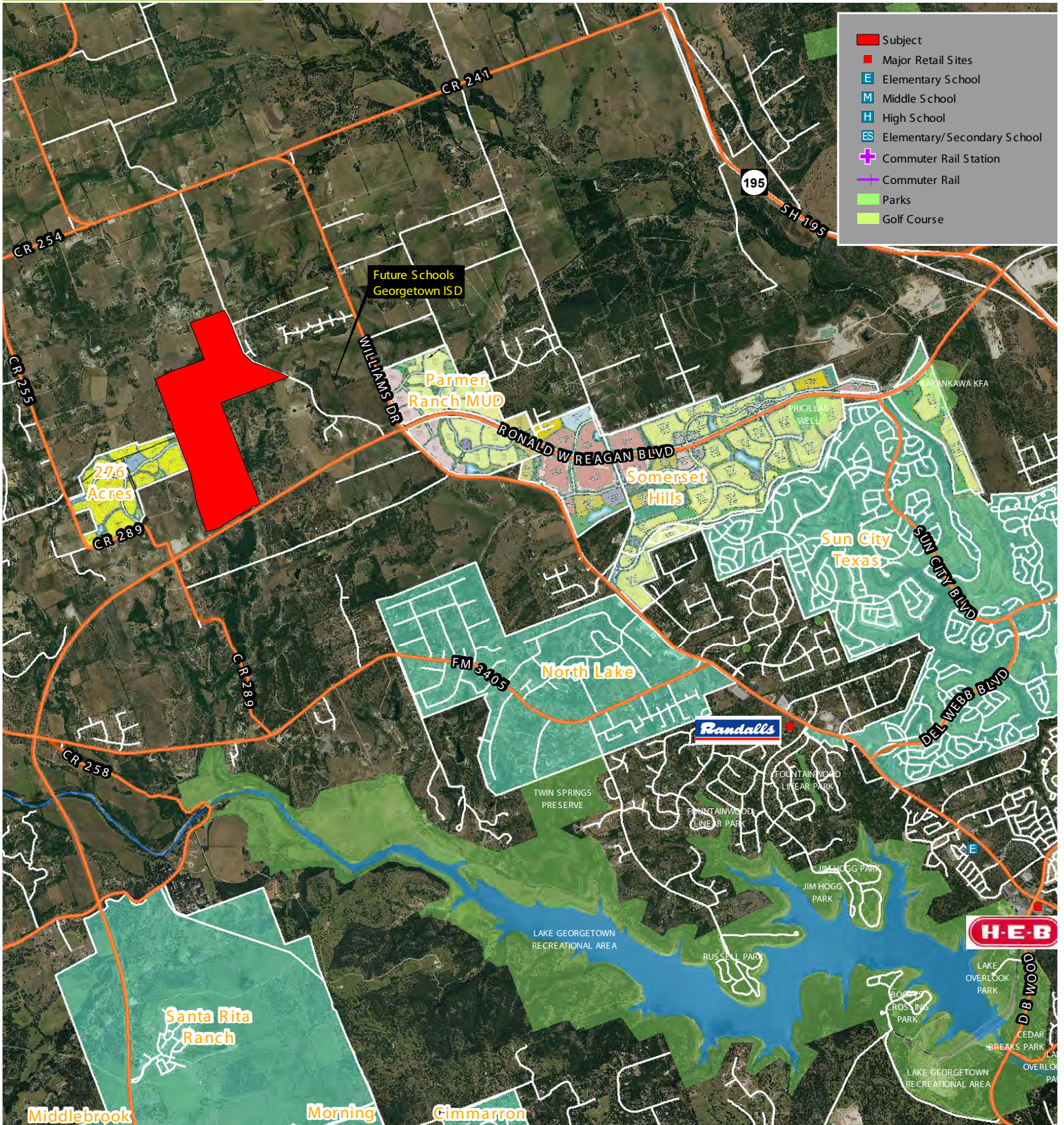
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AERIAL MAP

For Sale: 523± ACRES RESIDENTIAL LAND
 Ronald Reagan Blvd. | Georgetown, TX



- Subject
- Major Retail Sites
- E Elementary School
- M Middle School
- H High School
- ES Elementary/Secondary School
- + Commuter Rail Station
- Commuter Rail
- Parks
- Golf Course



**COMMERCIAL
 INDUSTRIAL
 PROPERTIES**

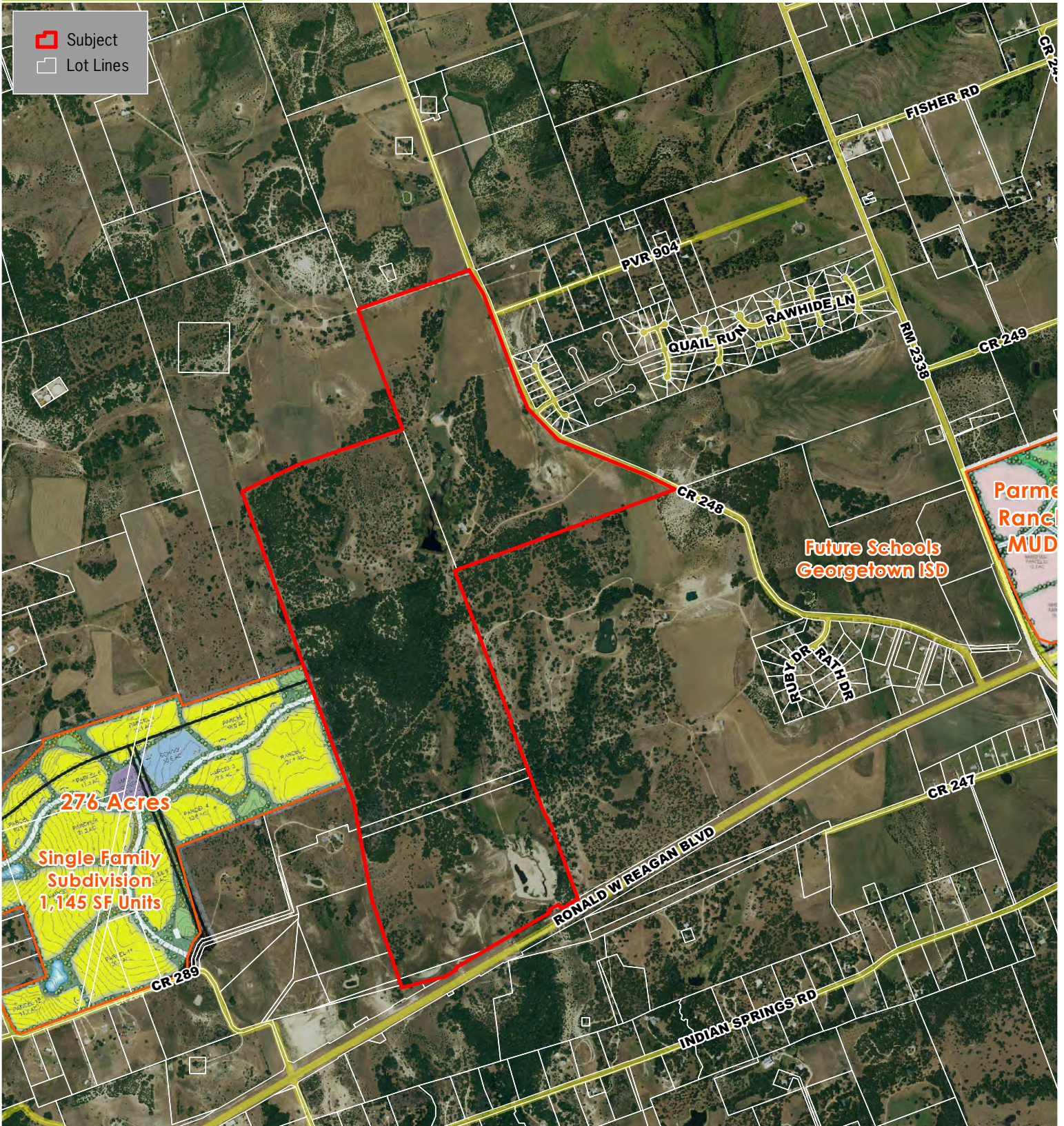
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CLOSE AERIAL MAP

For Sale: 523± ACRES RESIDENTIAL LAND

Ronald Reagan Blvd. | Georgetown, TX



**COMMERCIAL
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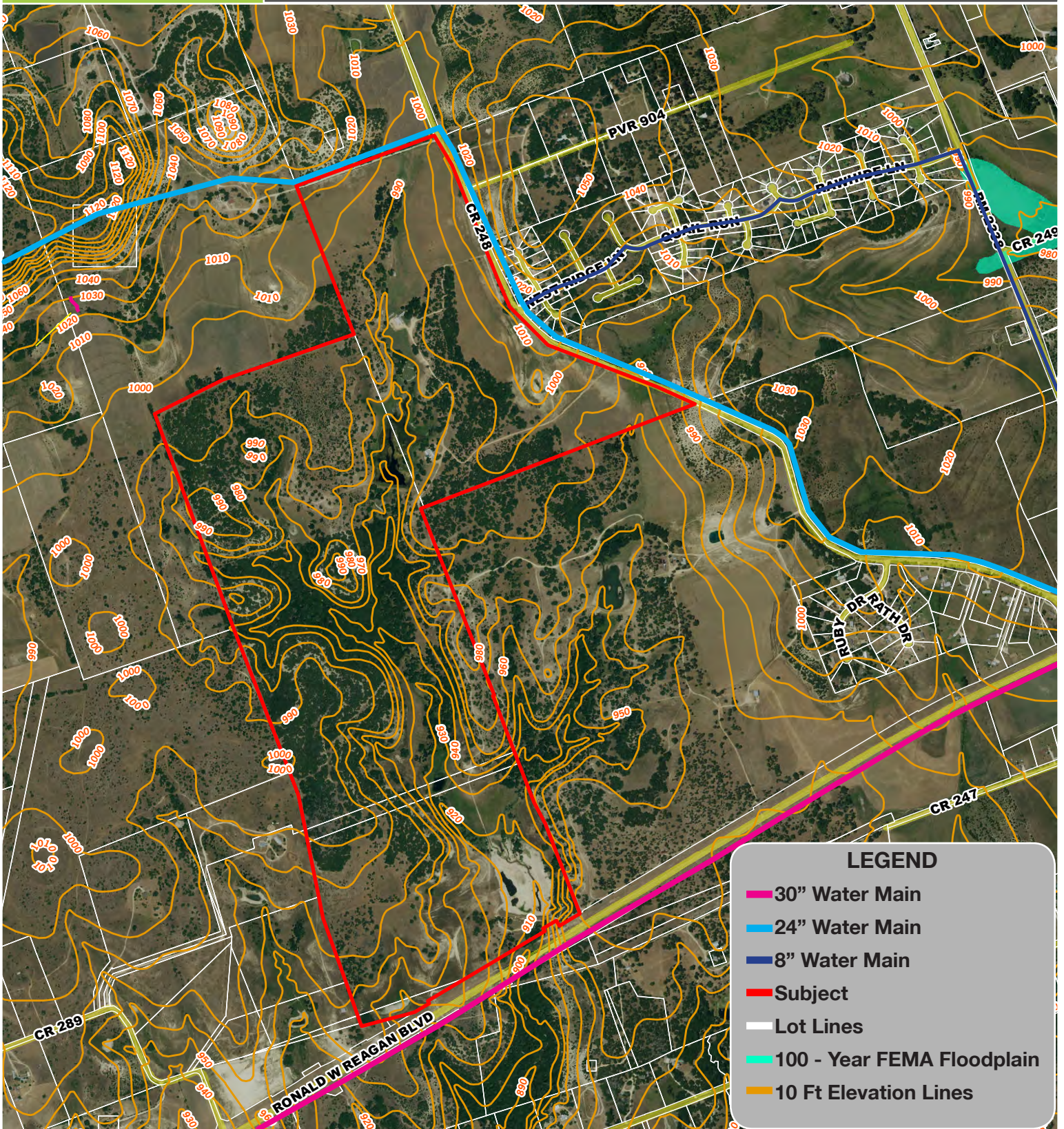
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TOPO/FEMA/ W-WW MAP

For Sale: 523± ACRES RESIDENTIAL LAND

Ronald Reagan Blvd. | Georgetown, TX



LEGEND

- 30" Water Main
- 24" Water Main
- 8" Water Main
- Subject
- Lot Lines
- 100 - Year FEMA Floodplain
- 10 Ft Elevation Lines



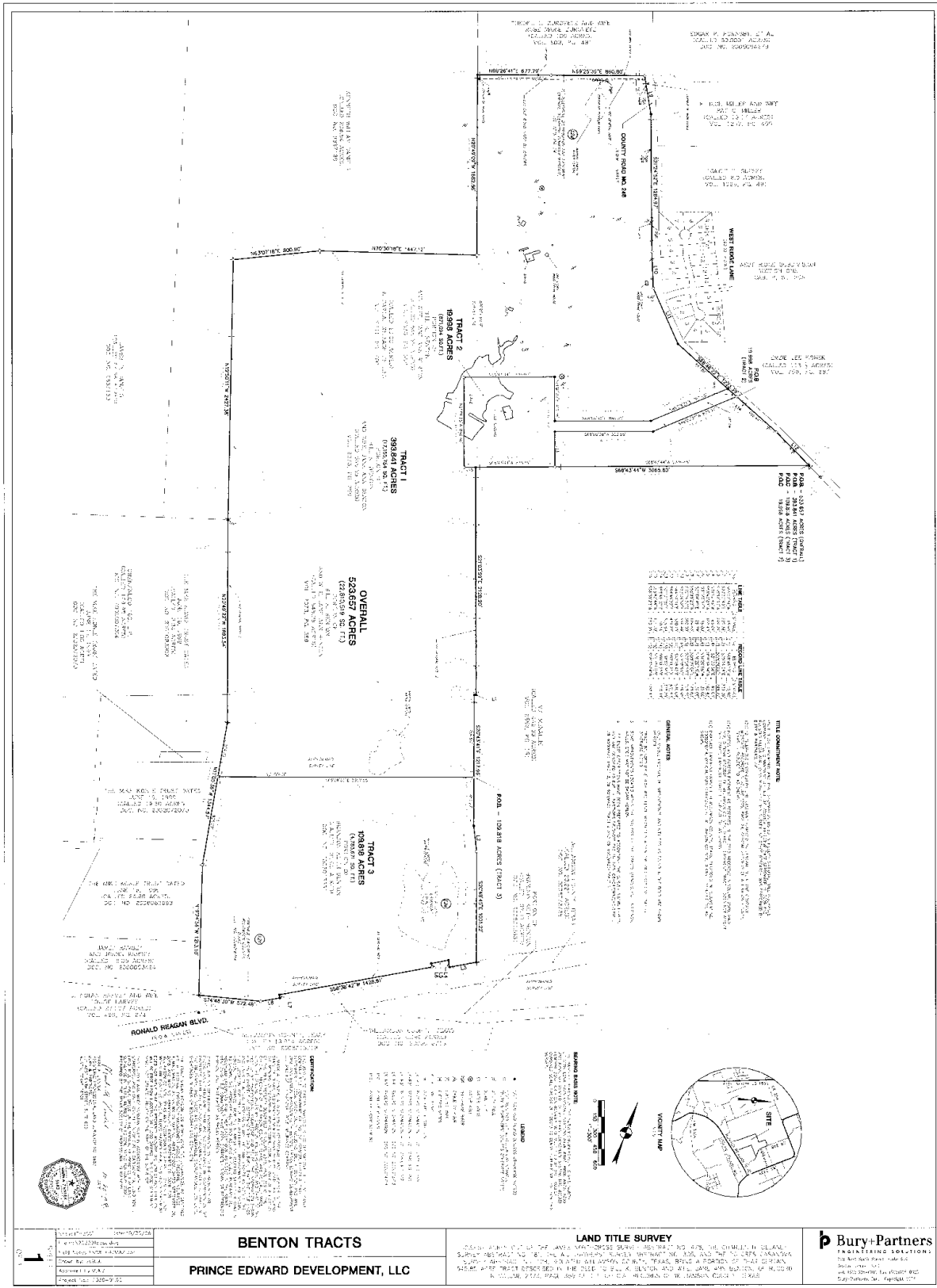
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SURVEY

For Sale: 523± ACRES RESIDENTIAL LAND Ronald Reagan Blvd. | Georgetown, TX



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For Sale: 523± ACRES RESIDENTIAL LAND

Ronald Reagan Blvd. | Georgetown, TX

Excerpts From Austin Statesman Article Dated September 1, 2017

For Full Article Please Visit

<http://www.512tech.com/technology/apple-ceo-tim-cook-want-continue-grow-austin/GR1yoIWO1HkjGWWC9dbGel/>

Austin has become extremely important to the future of Apple. Apple, the world's largest consumer electronics company, now has about 6,000 employees in Austin, making it the company's second-largest U.S. hub outside of its headquarters in Cupertino, Calif. Apple spent several years building a 38-acre campus on West Parmer Lane in Northwest Austin. The campus, which is responsible for running the company's business operations in the Northern Hemisphere, features seven office buildings with a combined 1.1 million square feet. Apple CEO Tim Cook recently made a visit to Austin to stop by the company's new complex here, meet with employees and announce a new educational partnership with Austin Community College.

During his visit, Cook sat down for a one-on-one interview with the American-Statesman about Apple's investment in Austin, its growth plans here. "Only a little over 50 percent are between customer support and online sales. You have 10 to 15 percent in engineering, 10 to 15 percent in operations. Finance is probably a bit less. We're going to continue growing here. Two things are clear: One is the University of Texas and other universities in the area, and now ACC, are great at preparing people for the workforce. So you have an incredible education system here. That's obviously key. The second thing is people want to live here. It's a quality of life that people enjoy. I am sure there are some problems and so forth that as local member of the community that you see, but on a macro basis, Austin is a very beloved city that people want to live in. And that's key. You want people to be happy." - Tim Cook

Excerpts From Community Impact Article Dated July 17, 2017

For Full Article Please Visit

<https://communityimpact.com/austin/georgetown/development-construction/2017/07/17/6-real-estate-stories-trends-georgetown/>

Georgetown ISD builds for future with new facilities

Following voter approval of a \$160.6 million bond in November 2015, Georgetown ISD has five school sites in stages of renovation, improvements, construction or planning. New campuses for Wagner Middle School and Purl Elementary School are under construction. Wagner is expected to open in November. When complete in time to open for the 2017-18 school year, the new Purl facility will serve students in prekindergarten through second grade and will have capacity to serve Williams Elementary School students in the third through fifth grades, according to GISD.

Population, demographic changes expected to affect county's housing market

Williamson County's recent population growth is expected to continue for the next several decades, going from a population of about 600,000 today to almost 2 million people by 2050, according to Jim Gaines, chief economist with the Texas A&M Real Estate Center, who presented a mid-year economic outlook June 29 to the Williamson County Association of Realtors. Gaines said a large number of people moving to Texas are young people looking for work. Texas leads the nation in new home construction, he added. Areas that Gaines said might affect the county's housing market in the future include generational lifestyle differences, increased racial and ethnic diversity, and affordability. Based on 2015 income statistics, Gaines said 42 percent of households in Texas are unable to afford a house priced higher than \$150,000.



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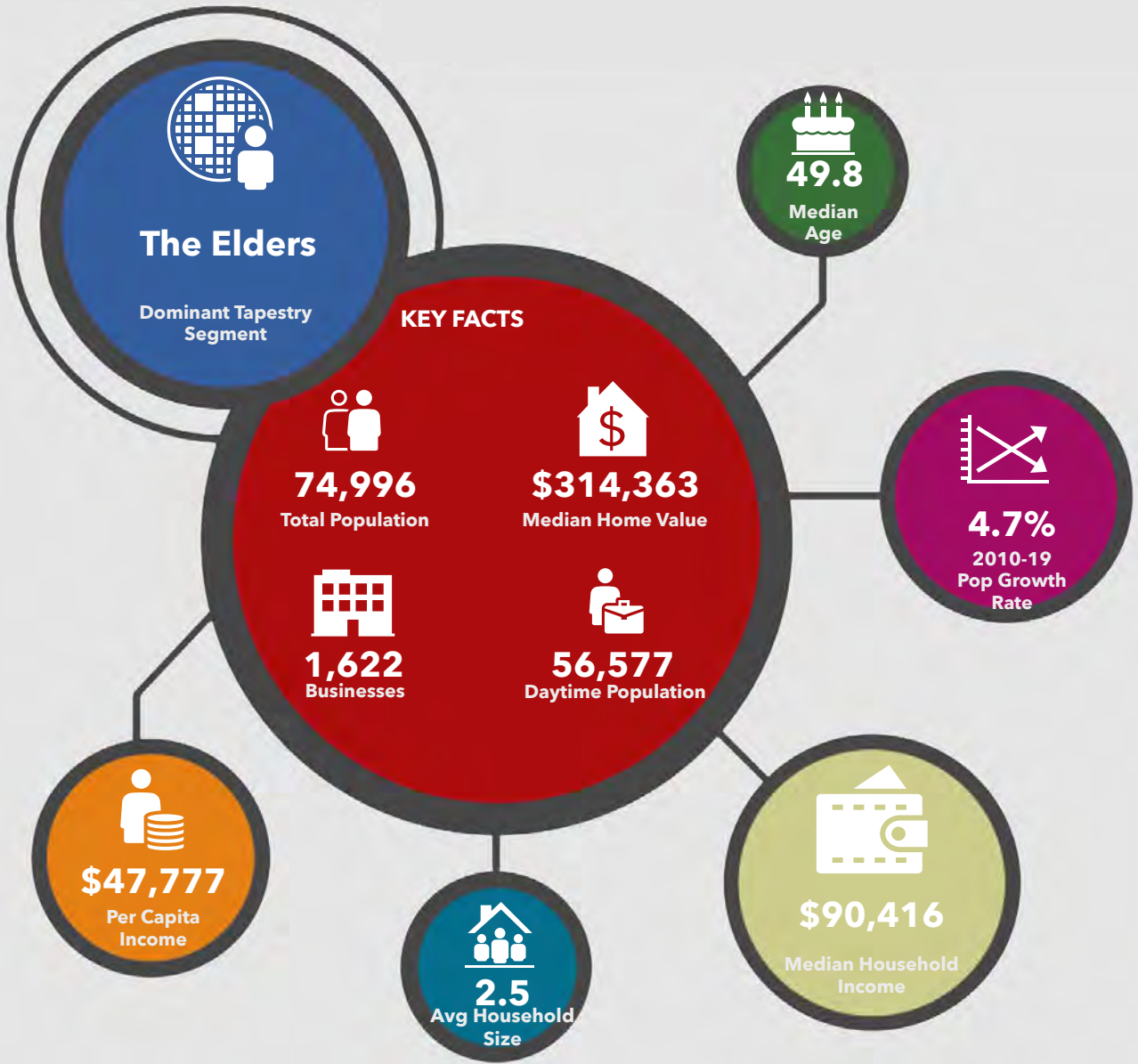
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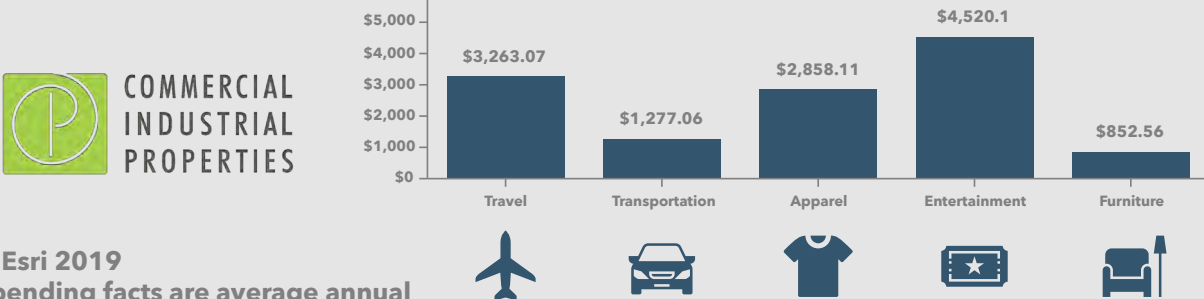
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DEMOGRAPHICS

For Sale: 523± ACRES RESIDENTIAL LAND
 Ronald Reagan Blvd. | Georgetown, TX



KEY SPENDING FACTS



© Esri 2019
 Spending facts are average annual dollars per household



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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.

11-2-2015



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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joyce Jane Weedman/Joshua Allen Hubka	344543/570840	joyce@cipaustin.com / josh@cipaustin.com	(512) 682-1000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date