

TURNER COMMERCIAL

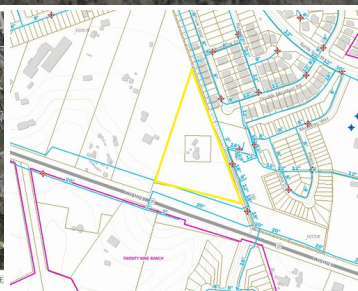
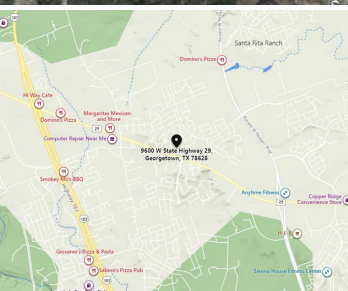
PROPERTIES



LAND FOR SALE

9600 HWY 29 WEST
GEORGETOWN, TX 78628

8.07 ACRES
PRICE: \$7.97 PER SQFT
\$2,800,000



PROPERTY DETAILS

FEATURES:

8.07 ACRES LOCATED ON HWY 29 BETWEEN US 183 & RONALD REAGAN BLVD. PROPERTY HAS APPROXIMATELY 732 FEET OF FRONTAGE ON HWY 29. RIGHT ACROSS FROM LARGE ORCHARD RIDGE SUBDIVISION AND ADJACENT TO SANTA RITA RANCH. DAILY TRAFFIC COUNTS FOR OVER 25,000 VPD. AREA IS ONE OF THE FASTEST GROWING CORRIDORS IN WILLIAMSON COUNTY.

ZONING:

LIBERTY HILL ETJ

UTILITIES:

CITY OF GEORGETOWN WATER 20", PEC ELECTRIC

PRICE:

\$7.97 PER SQFT | \$2,800,000

TRAFFIC:

HWY 29: 27,710 VPD (2020 TXDOT)
RONALD REAGAN BLVD: 11,276 VPD (2020 TXDOT)

Steve Turner | Broker | 512.930.2800 | steve@turnerprop.com

This property is being offered for sale in its "AS IS, WHERE IS" condition. The Broker is submitting the attached information in its capacity as a representative of the owner. The material contained herein was obtained from sources deemed reliable. Turner Commercial Properties makes no warranty, express or implied, as to the accuracy of the information contained herein. All presented information submitted is subject to change without notice as regards price, terms or availability. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the transaction described herein.

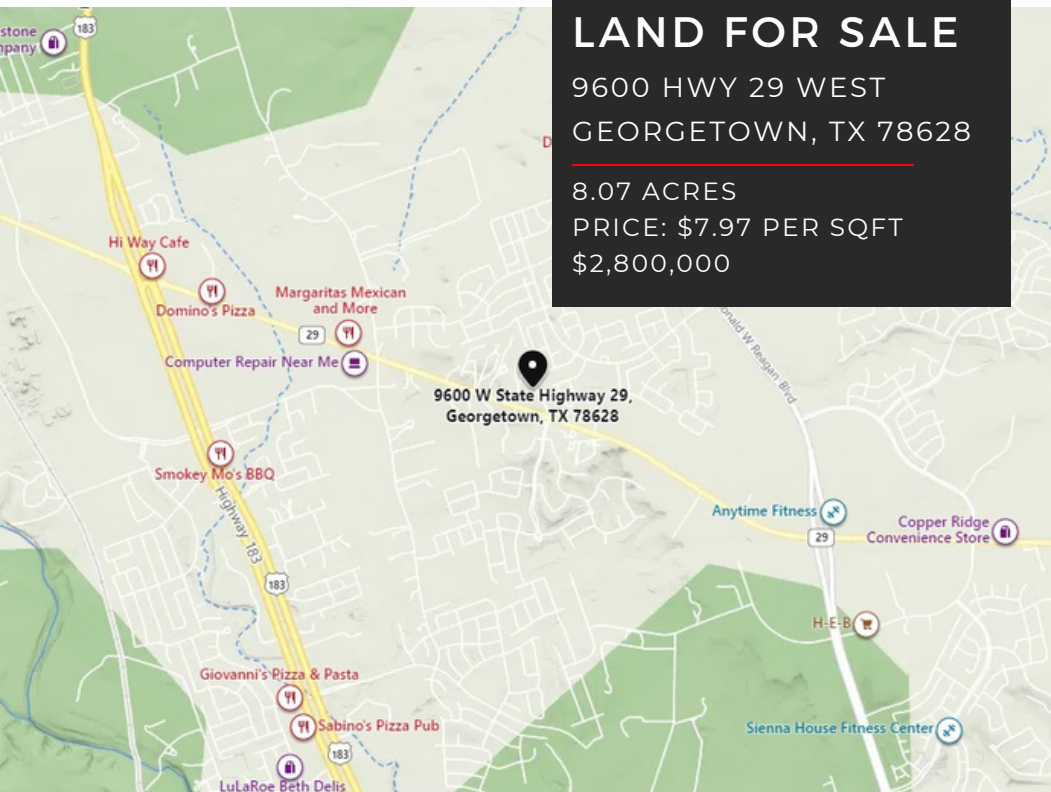
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LOCATION

BETWEEN 183 AND RONALD REAGAN, APPROX 2 MILES EAST OF 183. NORTH SIDE OF HWY 29. DIRECTLY ACROSS FROM ORACHARD RIDGE SUBDIVISION. INTERSECTION HWY 29 & ORCHARD RIDGE PARKWAY.

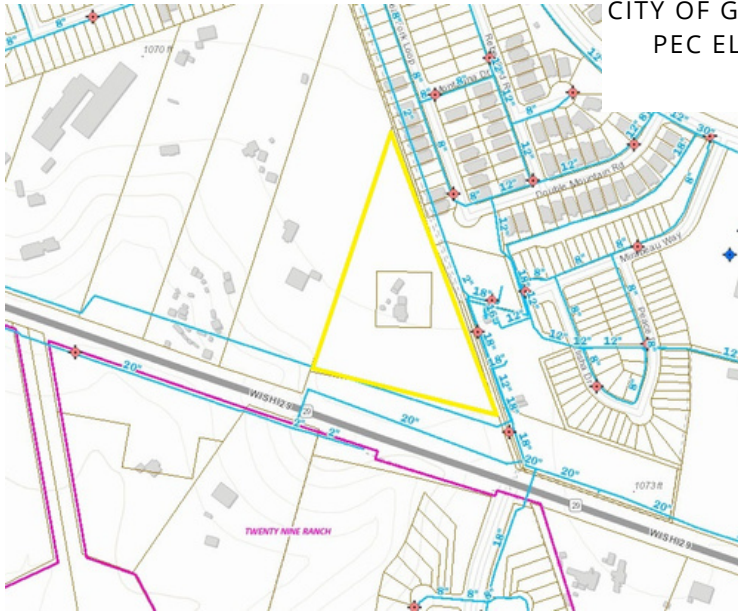
TRAFFIC COUNTS: HWY 29: 27,710 VPD (2020 TXDOT)
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UTILITY MAPS

20 INCH WATER LINE
CITY OF GEORGETOWN
PEC ELECTRICITY

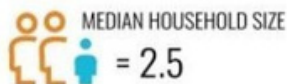


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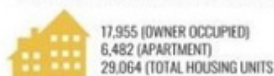
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P R O P E R T I E S



TYPES OF HOUSING BY OCCUPANCY



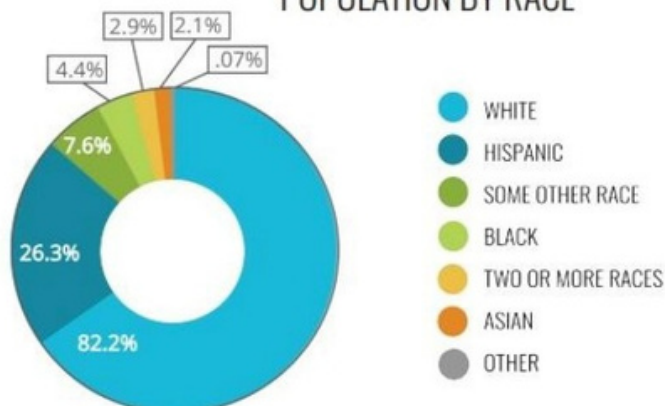
MEDIAN AGE

45.7

EDUCATIONAL ATTAINMENT

HIGH SCHOOL DIPLOMA	18.1%
SOME COLLEGE	21.7%
ASSOCIATES DEGREE	7.9%
BACHELORS DEGREE	25.7%
GRADUATE DEGREE	16.7%

POPULATION BY RACE



Williamson County is among the fastest growing counties in the nation. HWY 29 (West University Ave) has become a major thoroughfare connecting IH-35 to Ronald Reagan Blvd and HWY US-183. This highway helps connect the rapidly growing north Austin sub-markets of Liberty Hill, Georgetown, and Leander. The marker area's population is anticipated to grow nearly 20% over the next 5 years.

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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:
 - 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.

Steve Turner

253420

steve@turnerprop.com

(512) 930-2800

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Mason Turner

663187

mason@turnerprop.com

(512) 930-2800

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date