LAND FOR SALE

GEORGETOWN DEVELOPMENT LAND

750 Highway 195, Georgetown, TX 78633

SALE PRICE:	$4,181,760
LOT SIZE:	60.0 Acres
ZONING:	Commercial
PRICE PER ACRE:	$69,696

PROPERTY OVERVIEW

60 acres of prime commercial development land located just minutes north of Austin. Property has 388 feet of frontage on State Highway 195. All utilities available. Just 1/4 mile from the intersection of IH 35 and SH 130. Property has a home that can serve as a construction office or be leased separately. The future land use plan is Regional Commercial.

PROPERTY FEATURES

- 388 Feet of Frontage
- High Growth Area
- Minutes North of Austin
- High Visibility
- Development in Area
- Regional Commercial Land Use

KW COMMERCIAL
900 Quest Parkway
Cedar Park, TX 78613

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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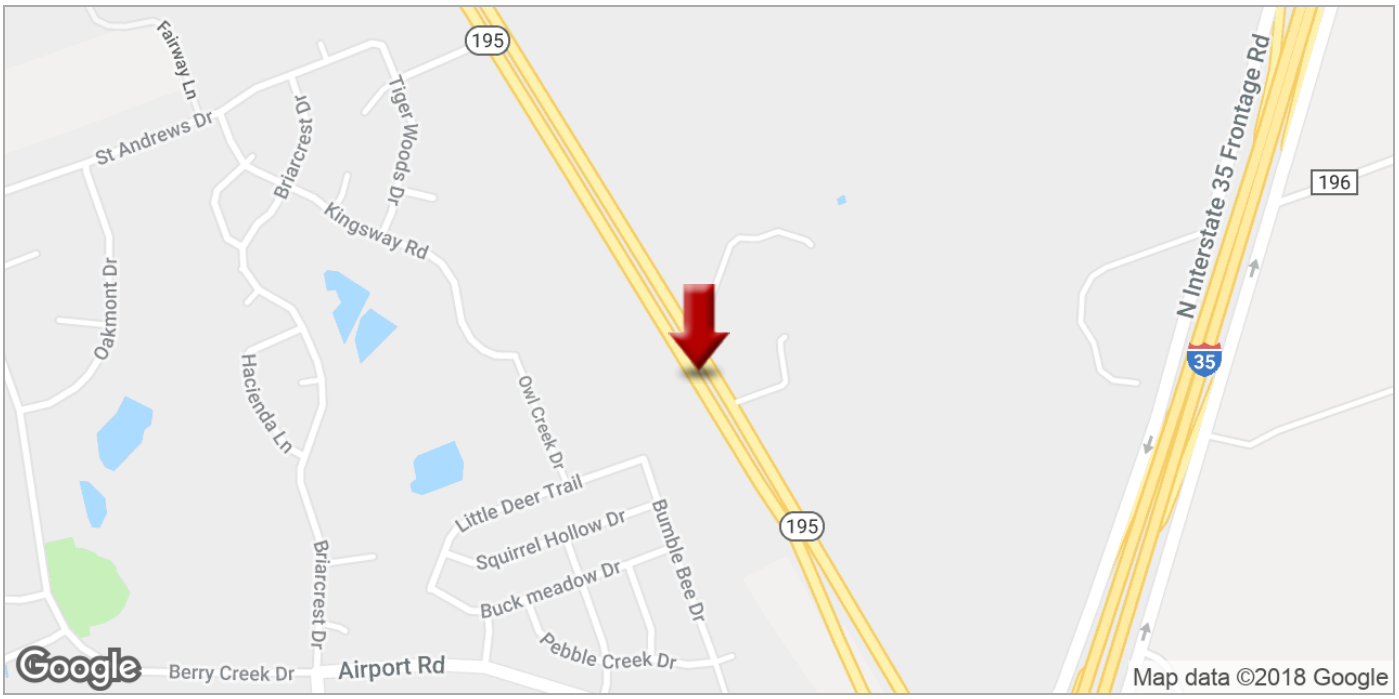

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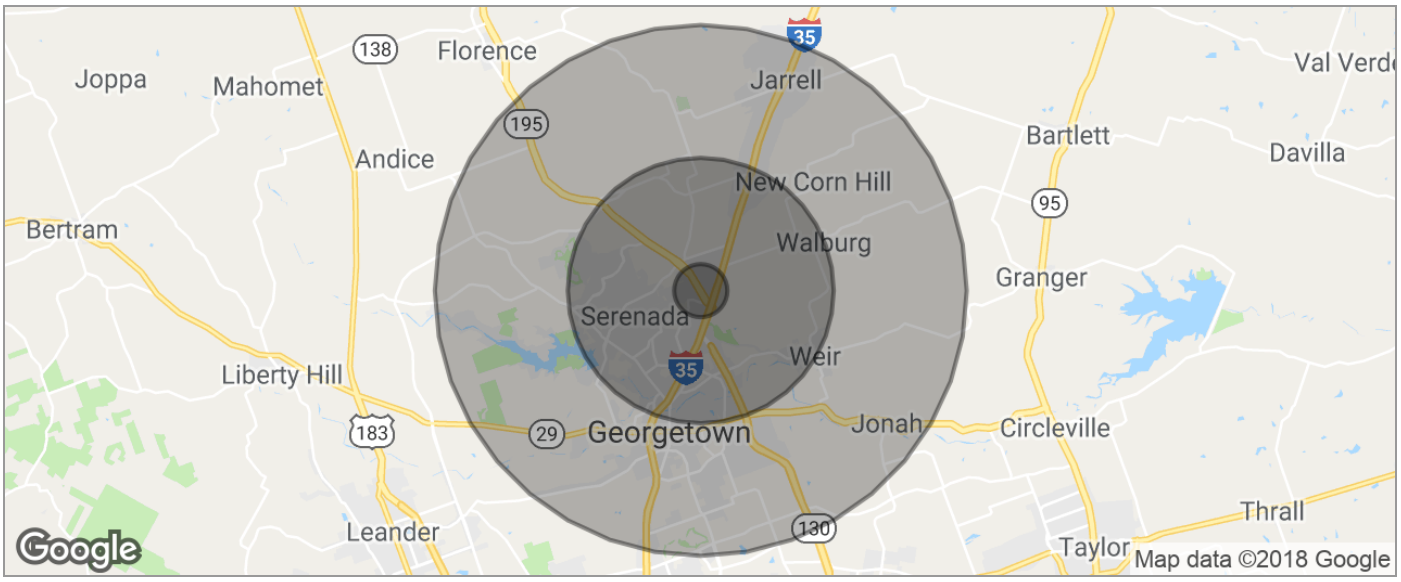

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,038	33,159	79,319
MEDIAN AGE	44.7	43.7	40.5
MEDIAN AGE (MALE)	43.8	42.4	39.0
MEDIAN AGE (FEMALE)	45.3	44.2	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	389	13,273	29,709
# OF PERSONS PER HH	2.7	2.5	2.7
AVERAGE HH INCOME	$116,198	$76,072	$78,654
AVERAGE HOUSE VALUE	$293,146	$216,030	$231,103

RACE	1 MILE	5 MILES	10 MILES
% WHITE	93.2%	89.6%	86.2%
% BLACK	0.7%	1.3%	3.2%
% ASIAN	1.8%	1.5%	1.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.3%	0.5%
% OTHER	1.4%	5.3%	6.2%

ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	9.0%	21.2%	24.7%

** Demographic data derived from 2010 US Census*

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