



DISCLAIMER

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FOR SALE: GEORGETOWN 5.211 ACRES

COMMERCIAL REDEVELOPMENT OPPORTUNITY

taylor@goldtier.net | 512.626.4424 | taylor@goldtier.net



GOLD TIER 512.626.4424 | www.goldtier.net | taylor@goldtier.net

5.211 ACRES | GEORGETOWN, TX



SEDRO CROSSING MEDICAL
BUSINESS PARK

MCCOY ELEMENTARY
SCHOOL

SUBJECT SITE

FORD ELEMENTARY
SCHOOL

MERRITT HERITAGE
SENIOR VILLAGE

SOUTHSTAR
BANK
MORTGAGE

ANYTIME
FITNESS

ups

H-E-B

Starbucks logo

GEORGETOWN
POLICE DEPT.

LAKE GEORGETOWN



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5.211 ACRES | GEORGETOWN, TX



Sun City Texas
by DeWolfe
4,750 ACRE AGE RESTRICTED
COMMUNITY

SUBJECT SITE

H-E-B

LAKE GEORGETOWN

**GEORGETOWN
MUNICIPAL AIRPORT**

**GEORGETOWN
HIGH SCHOOL**

130
TOLL

GEORGETOWN

**AUSTIN
(20 MINS)**



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PROPERTY DETAILS

ADDRESS: 4809 Williams Dr, Georgetown, TX 78633

SIZE: 5.211 Acres

PRICING: \$5,500,000

ZONING: C1 Commercial Zoning

UTILITIES:

- 8" and 30" City of Georgetown Water Line in front of the property
- 3" and 8" City of Georgetown Wastewater Line adjacent to the property
- Electric to the site

FRONTAGE & ACCESS:

- Two access points on Williams Dr
- Approx. 452' of Williams Dr frontage

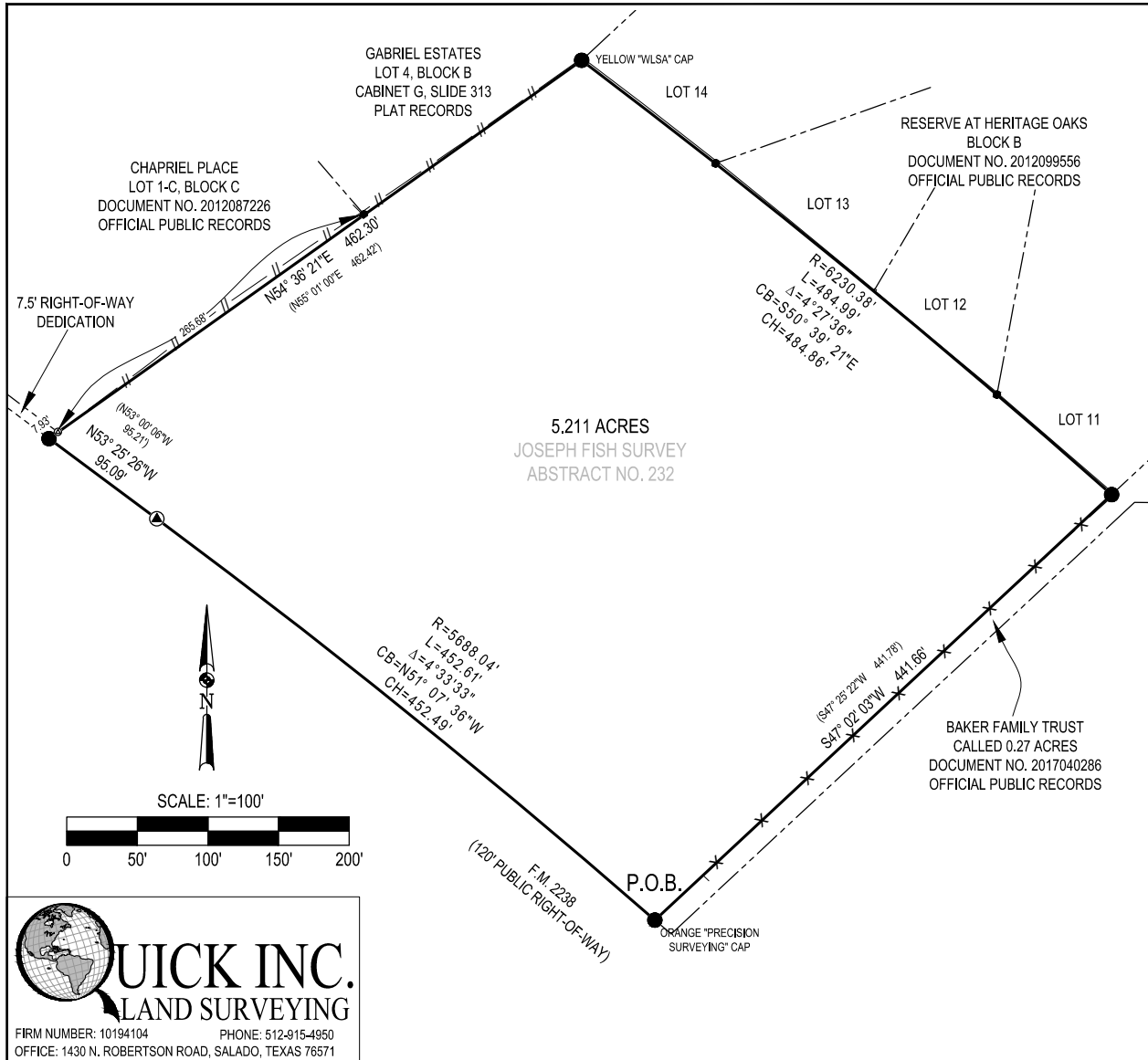
*Buyer to do all independent research on development potential.



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SITE SURVEY

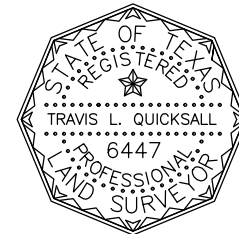


BOUNDARY SURVEY FOR REZONING PURPOSES ONLY
 SHOWING A 5.211 ACRE TRACT OF LAND, LOCATED IN THE JOSEPH FISH SURVEY, ABSTRACT NO. 232, WILLIAMSON COUNTY, TEXAS, SAID 5.211 ACRE TRACT, BEING ALL OF THAT CALLED 5.2141 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2019097917, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

LEGEND	
P.O.B.	POINT OF BEGINNING
()	RECORD CALL PER DOCUMENT NO. 2019097917
●	1/2" IRON ROD FOUND, UNLESS STATE OTHERWISE
⊗	TXDOT BRASS DISK IN CONCRETE MONUMENT
⊙	1/2" IRON ROD WITH AN ALUMINUM "TXDOT" CAP
— // — // —	WOOD FENCE
— X — X —	WIRE FENCE

NOTES:

- 1) FIELD WORK PERFORMED ON: DECEMBER 11, 2019
- 2) OWNER: STONE BROTHERS PROPERTIES LLC
- 3) ADDRESS: 4809 WILLIAMS DRIVE, GEORGETOWN, TEXAS
- 4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
- 5) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0280E, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 8) THIS SURVEY IS TO SHOW THE BOUNDARY LIMITS OF THE SUBJECT PROPERTY FOR REZONING PURPOSES ONLY. NO INTERIOR IMPROVEMENTS WERE FIELD MEASURED AND ARE NOT SHOWN ON THIS SURVEY.

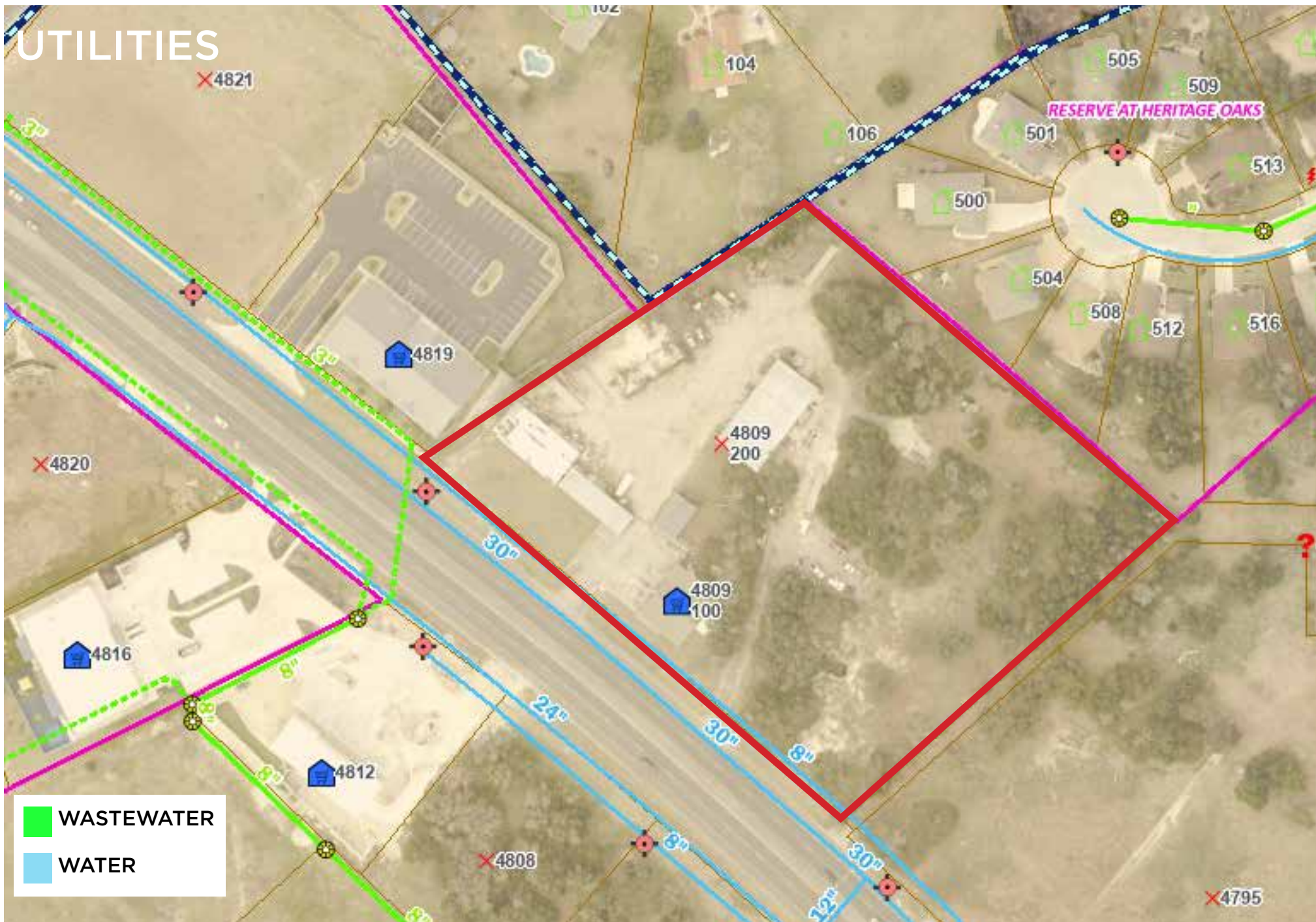


I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

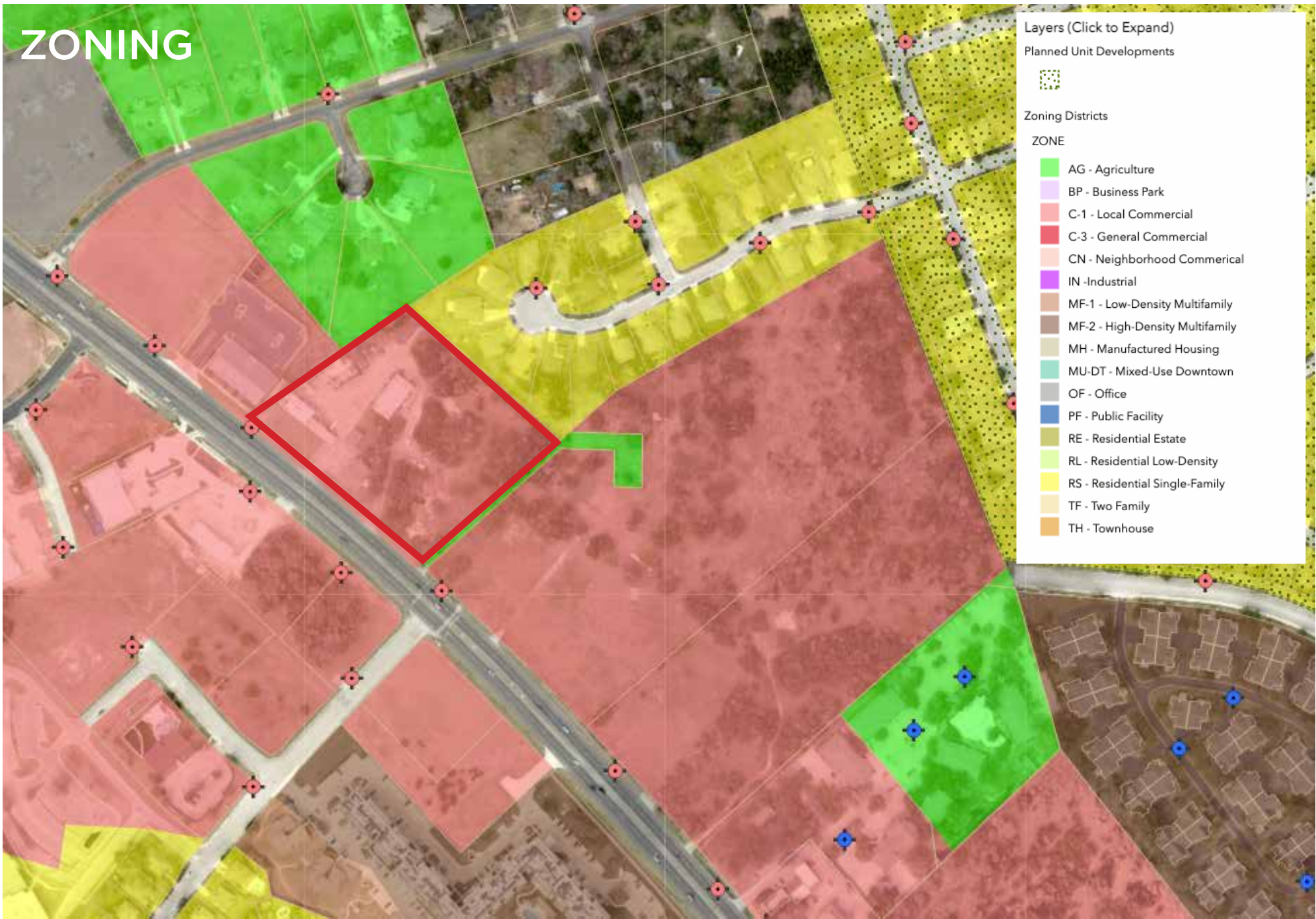
TRAVIS L. QUICKSALL DATE: DECEMBER 16, 2019
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6447
 JOB NO. 19-2305



UTILITIES



ZONING





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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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