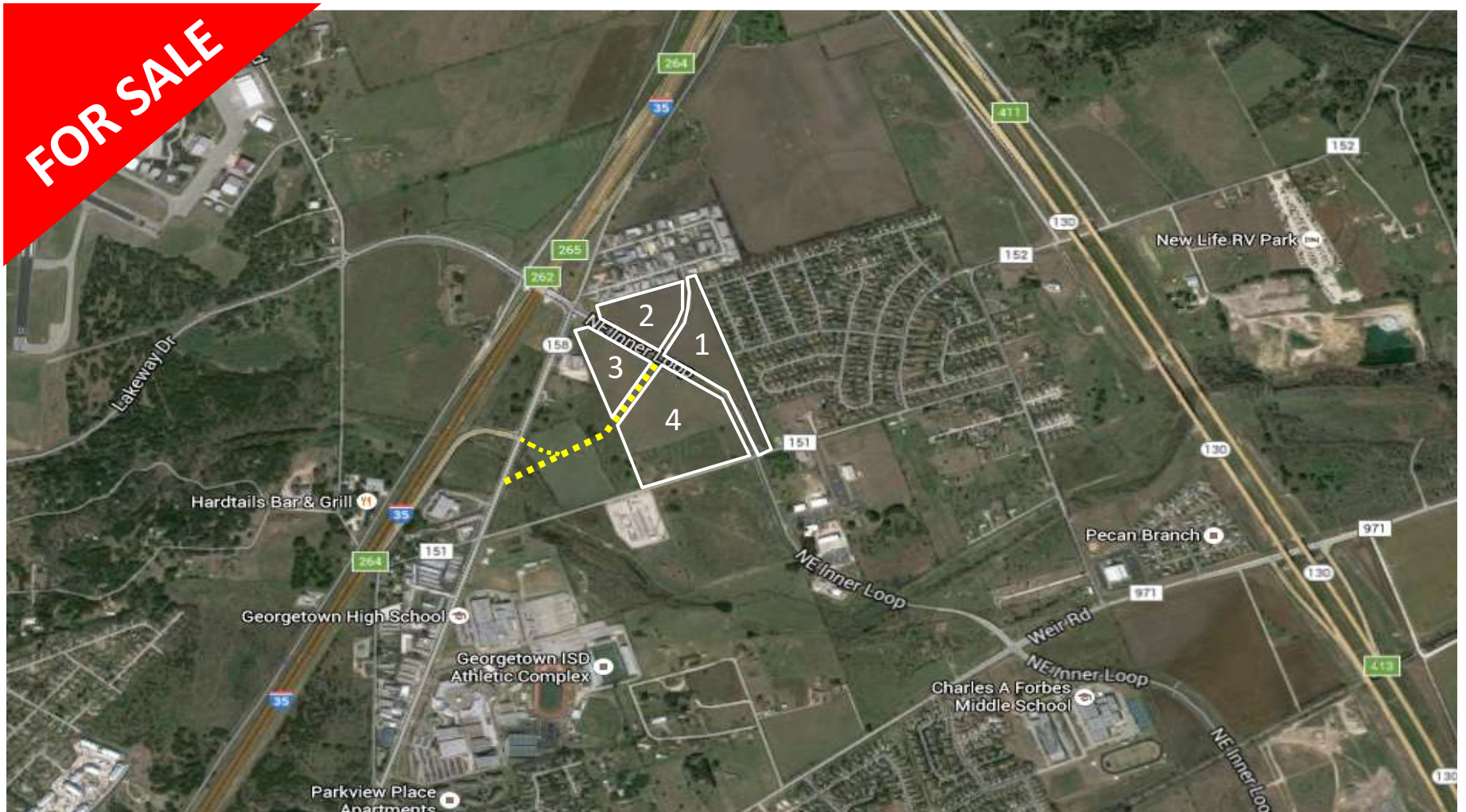


Commercial & Multi-Family Tracts NE Inner Loop & IH-35, Georgetown, Texas



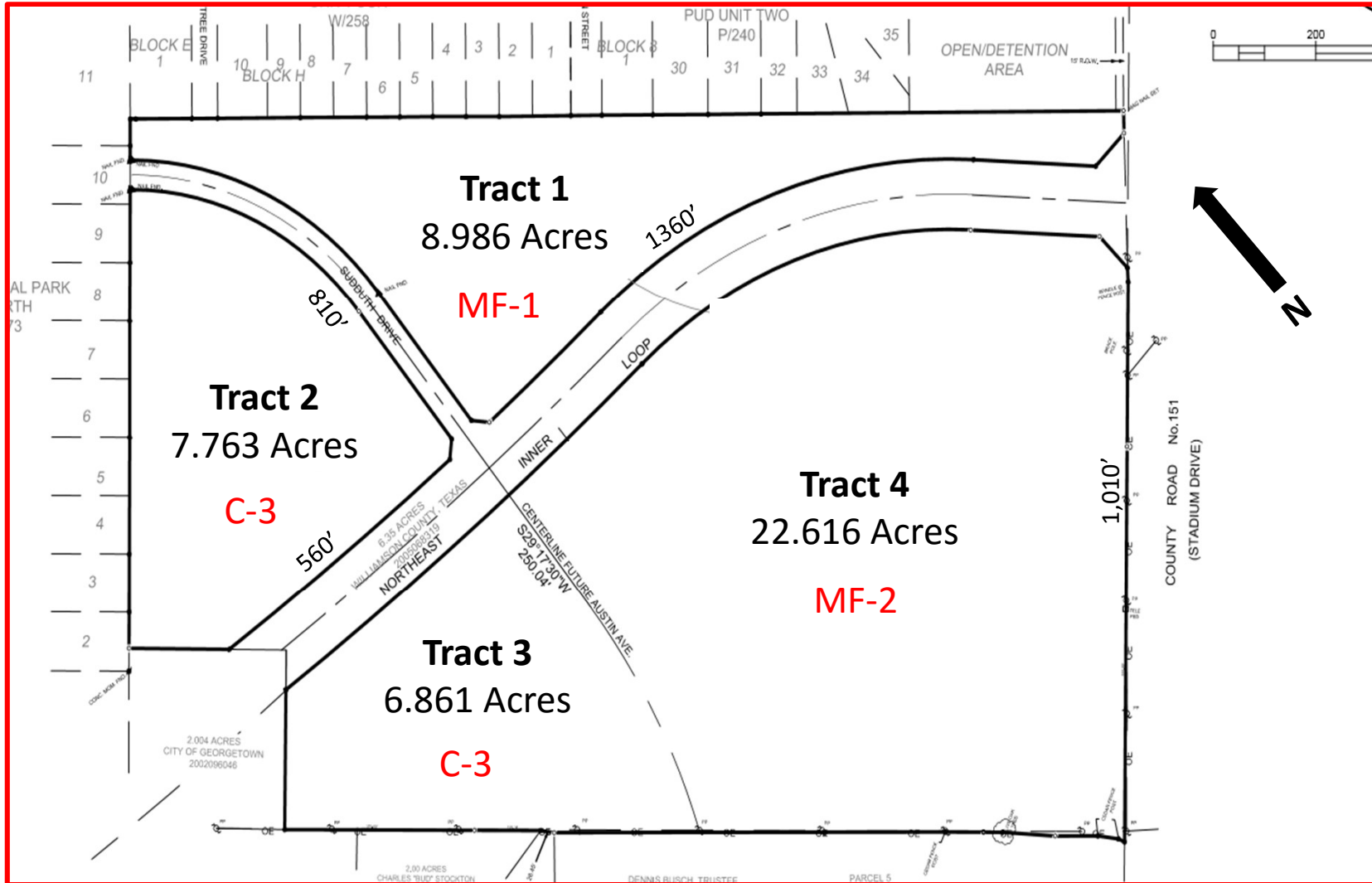
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Owner-Agents

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The information provided herein was obtained from sources deemed reliable, however, Bert Pence or Joe Hoover makes no warranties, representations or guarantees as the completeness or accuracy of the information contained herein. The presentation of this property is submitted subject to errors, omissions, changes in price or conditions, prior sale or lease or withdrawal without notice.

IH-35 and NE Inner Loop/Georgetown, Texas



Strategically located at HI-35 and North East Inner Loop Road | An area of high growth and easy access to transportation facilities

	TRACT 1	TRACT 2	TRACT 3	TRACT 4
ACREAGE:	8.986 Acres	7.763 Acres	6.861 Acres	22.616 Acres
ZONING:	MF-1 (Up to 14 units per acre)	C-3 (General Commercial & Retail)	C-3 (General Commercial & Retail)	MF-4 (Up to 24 units per acre)
WATER:	Combination of 12 inch and 4 inch	Water will need to be extended from an 8 inch line in Industrial Park Circle or the 12 inch main on the east boundary of Tract 1.	Water will need to be extended from 12 inch line on east side of County Road 151.	Water will need to be extended from 12 inch line on east side of County Road 151.
SEWER:	8 inch line stubbed out in Jefferson Lane at east boundary line.	A gravity line will need to be extended under Sudduth Drive, crossing Tract 1, to stub out in Hickory Tree Drive.	A gravity will need to be extended from the SWC of Tract 4 at County Road 151 west to the interceptor located where Pecan Branch crosses	A gravity will need to be extended from the SWC of the tract at County Road 151 west to the interceptor located where Pecan Branch crosses County Road 151.

Legal lot status

Flat to gentle topo

Agriculture exemption

Sparse tree coverage

Abundant road frontage

No environmental issues

No floodplain

50% to 65% Impervious Cover

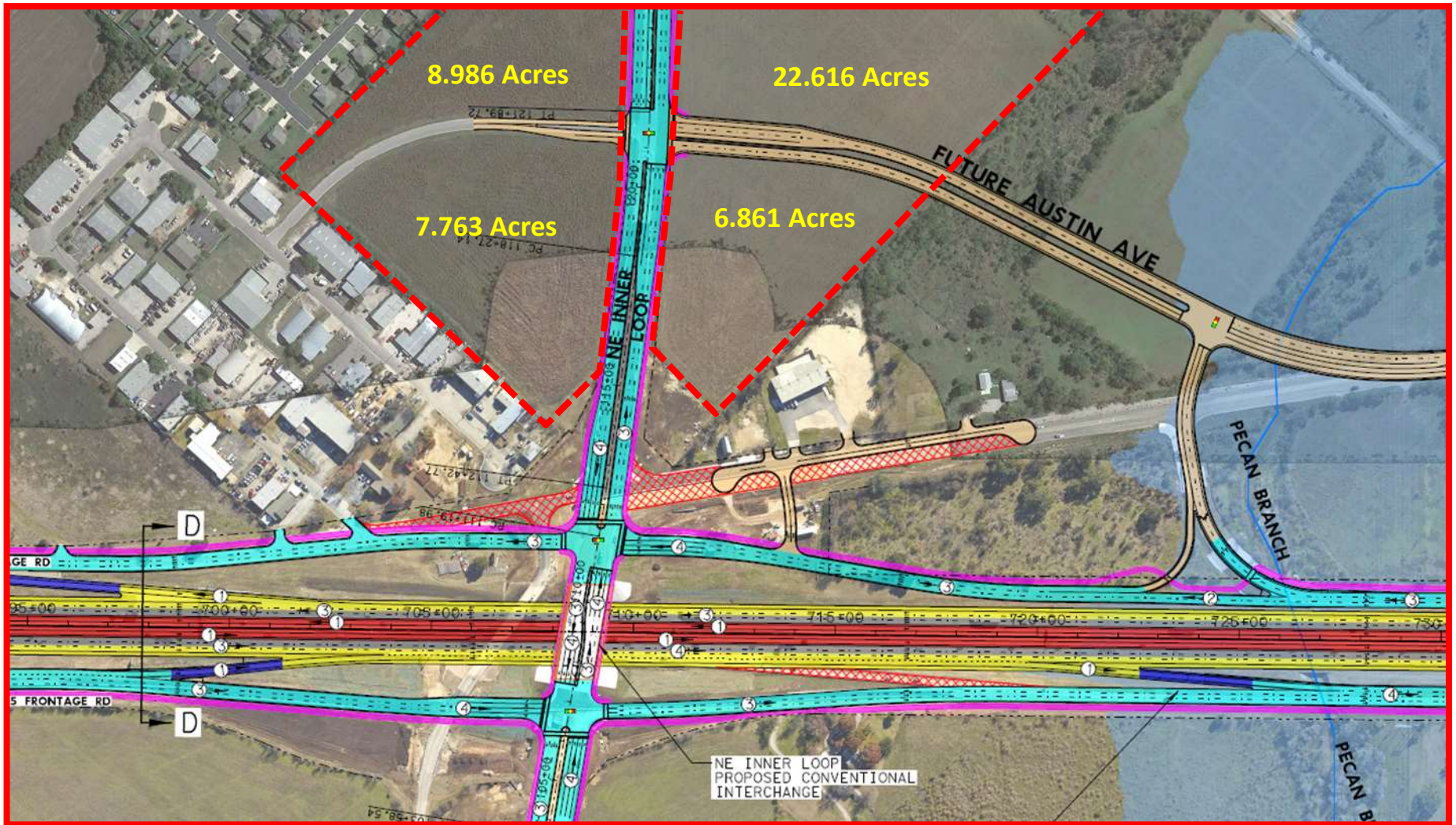
Future realignment of Austin Ave.

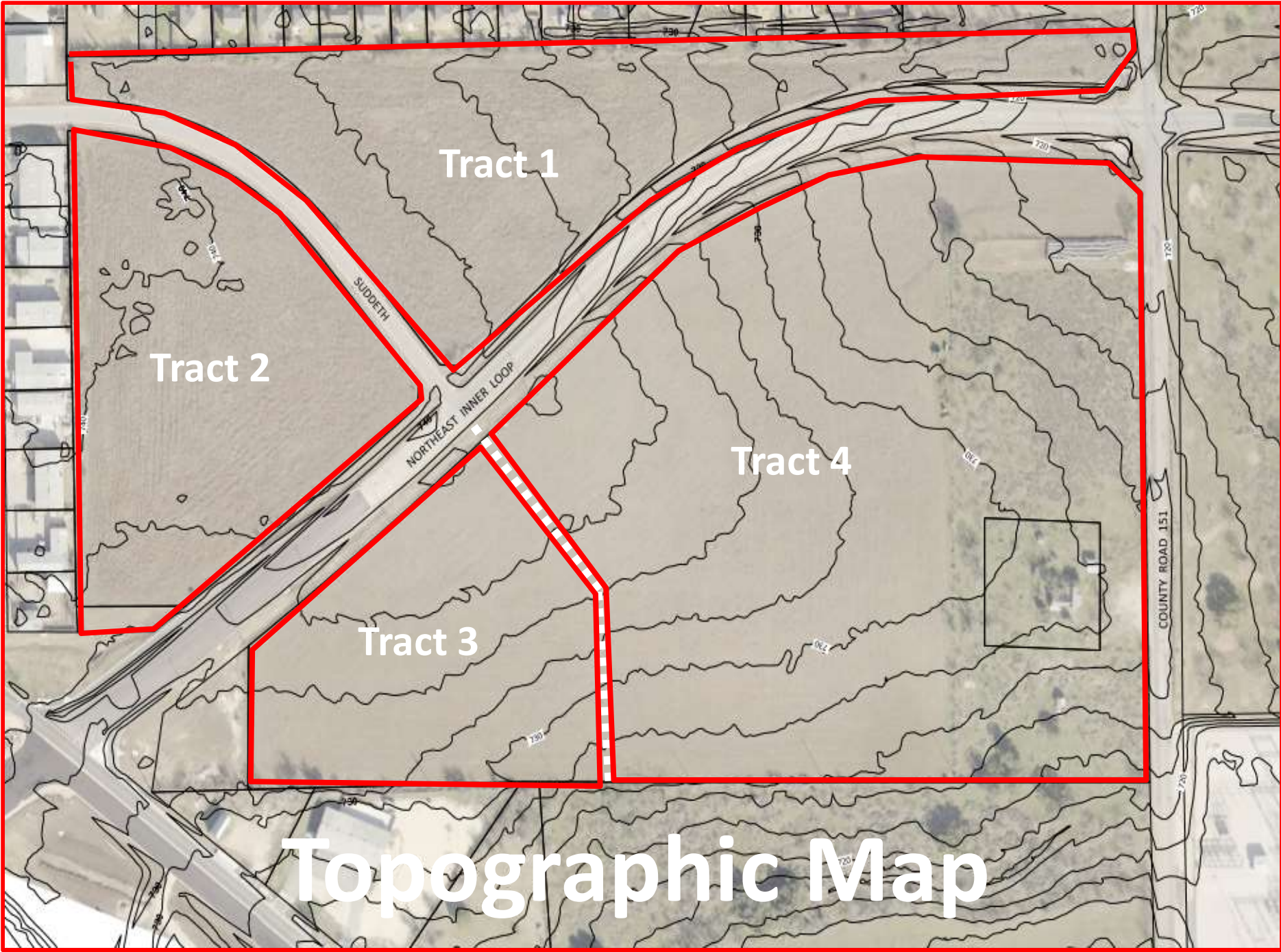
Gateway Overlay District: Tracts 2 & 3 fall within the Gateway District. The purpose of the district is to visually enhance the entry corridors. Various corridors of the City designated for the purpose of applying additional landscape protections in a 25-foot wide landscape area along the corridor.

Edwards Aquifer Recharge Zone: The tracts sits within the Edward’s Aquifer Recharge Zone. Development will require construction of improvements designed to capture and filter a portion of the storm-water runoff.

* Tracts 3 & 4 currently consist of 29.476 acres. Upon site plan approval, it is anticipated that the City of Georgetown will require approximately 1.4 acres of land to be reserved for Austin Avenue to be rerouted and extended north to align with Sudduth Drive, bisecting this tract. Accordingly, Tract 3 will consist of approximately 6.0 acres and Tract 4 will be approximately 22.0 acres. Refer to **Conceptual Design Schematic** on page 4 for details.

Texas Department of Transportation Conceptual Design Schematic





Topographic Map