

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



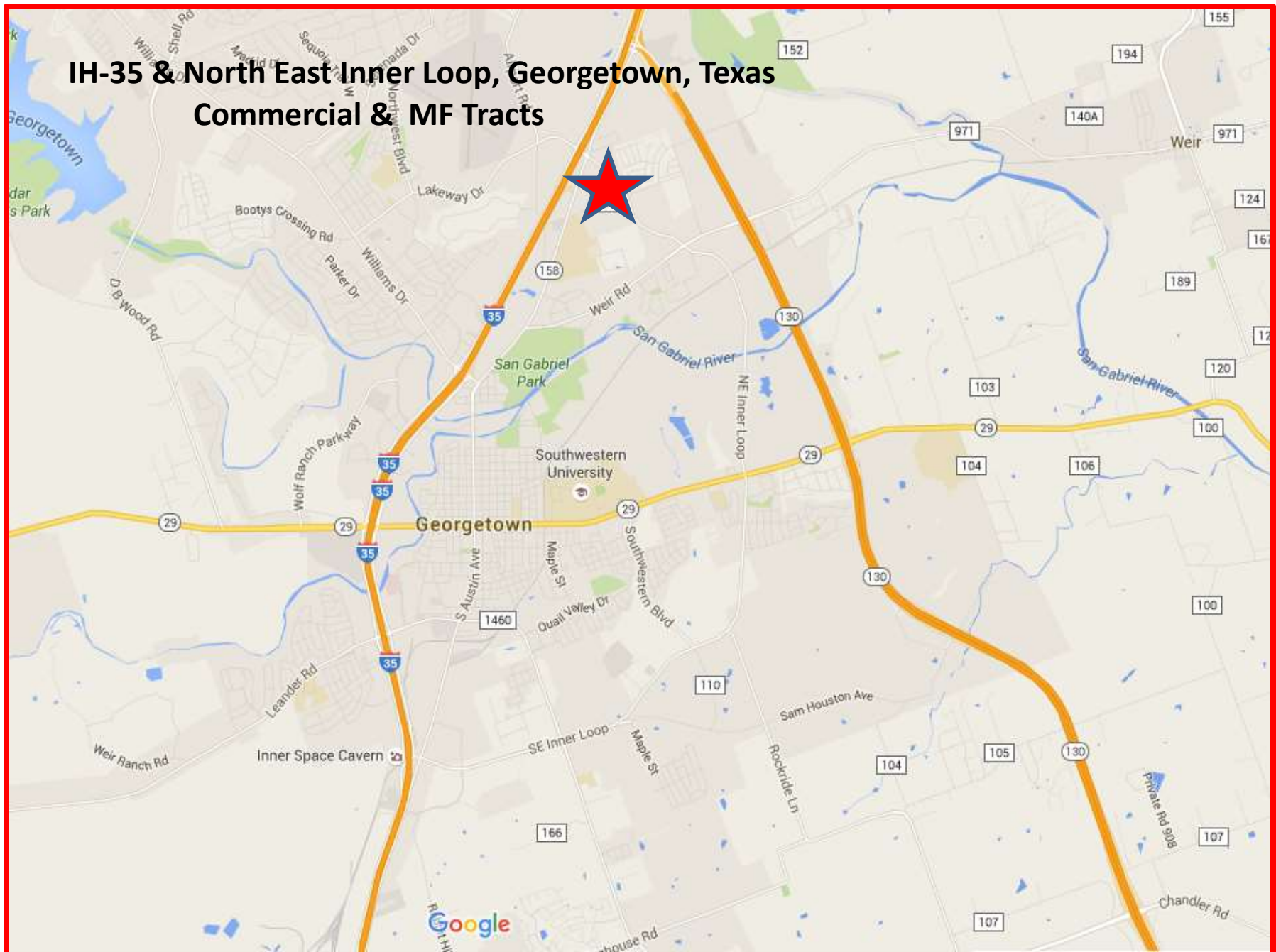
**Bert Pence 512.476.9200**  
[bert@penceproperties.com](mailto:bert@penceproperties.com)

*Owner-Agents*

**Joe Hoover 512.457.9925**  
[hoover@josephhoover.com](mailto:hoover@josephhoover.com)

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 & North East Inner Loop, Georgetown, Texas Commercial & MF Tracts

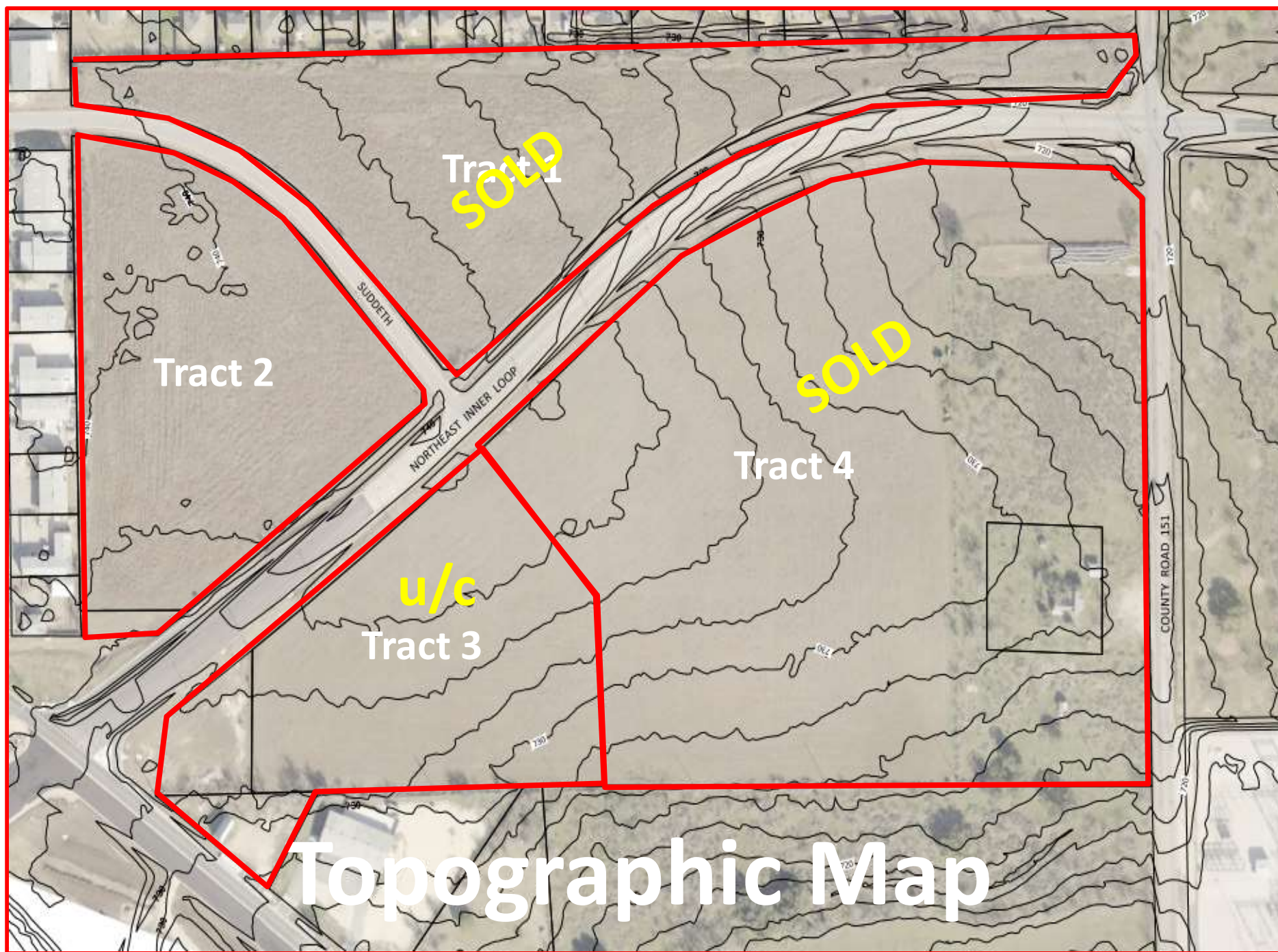




## IH-35 and NE Inner Loop/Georgetown, Texas







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
<b>ACREAGE:</b>	8.986 Acres	7.763 Acres	8.111 Acres (includes corner of Austin Ave. and N. E. Inner Loop/ Will subdivide)	22.616 Acres (Will subdivide)
<b>ZONING:</b>	MF-1 (Up to 14 units per acre)	C-3 (General Commercial & Retail)	C-2 (General Commercial & Retail)	MF-4 (Up to 24 units per acre)
<b>WATER:</b>	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.	12 inch lines located along east ROW of Austin Avenue.	Water will need to be extended from 12 inch line on east side of County Road 151.
<b>SEWER:</b>	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 line 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 line 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**

**Zoned**

**Abundant road frontage**

**No environmental issues**

**No floodplain**

**50% to 65% Impervious Cover**

**Sparse tree coverage**

**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 sit 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.