



ENTITLED 73-UNIT BUILD-TO-RENT DEVELOPMENT SITE
10+/- Acres | 200 Hillvue Road | Georgetown, Texas 78626

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Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer qualified builders and developers the opportunity to purchase an entitled 10+/- acre residential development site in Georgetown, TX. The Site currently has Special Use zoning in place with an approved Preliminary Plat for 73 units with varying lot types. The lot types are the following: 8 Single-Family Attached lots (16 units), 5 Two-Family lots (15 units), and 42 Townhome lots (42 units) as shown on the preliminary plat on page 3. The zoning is conducive to “for-rent” or “for-sale” product. The Site is off of FM 1460 and the accessibility will greatly improve with the future expansion of Ridge Line Boulevard along the southern boundary of the Site connecting FM 1460 to Maple Street. This represents a great opportunity to acquire a site with high density residential entitlements in the rapidly growing Georgetown market.

A 1.5% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity. If seeking a Co-Broker Fee, the third-party broker must be identified upon initial conversation with listing broker.

INVESTMENT OVERVIEW ⁽¹⁾	
Property	10+/- Acres
Address	200 Hillvue Rd, Georgetown, TX 78626 (30.60365, -97.6595)
Access	Available via Hillvue Road, Ridge Line Boulevard, and Naturita Drive
Utilities	Water and Sewer to the Site
Zoning	RS (Residential Single-Family); special use permit with approved Preliminary Plat
Appraisal District Property ID's	R038862, R038898 (Williamson County)
School District	Georgetown ISD

(1) Purchaser to verify all information during due diligence.

PRICING	
Asking Price	\$2,916,350
Asking Price Per SF	\$6.69
Asking Price Per Developable Unit	\$39,950

DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 8,925
3-MILE | 54,222
5-MILE | 118,832

MEDIAN HOUSEHOLD INCOME



1-MILE | \$114,548
3-MILE | \$103,563
5-MILE | \$101,847

MEDIAN HOME VALUE



1-MILE | \$440,834
3-MILE | \$463,584
5-MILE | \$467,838

TAX INFORMATION	
Taxing Entity	Tax Rate
Williamson County	0.355670
Williamson County FM/RD	0.044329
Georgetown ISD	1.054400
City of Georgetown	0.374000
Total Tax Rate	1.828399

LOT SUMMARY			
Lot Type	Lot Size	Lot Count	Unit Count
Single Family, attached	84' x 90'	8	16
Two-Family	78' x 115'	5	15
Townhouse	22' x 110'	42	42
Total		55	73

PRELIMINARY PLAT

Provided by Ownership and to be verified during due diligence.

73-UNIT
BTR DEVELOPMENT SITE
GEORGETOWN, TX



LEGEND

- PROPERTY LINE _____
- LOT LINE _____
- EASEMENT LINE _____
- EXISTING EDGE OF PAVEMENT _____
- EXISTING OVERHEAD ELECTRIC LINE _____
- PROPOSED FIRE LINE _____
- PROPOSED SCREEN FENCE _____
- LIMITS OF CONSTRUCTION _____
- ACCESSIBLE ROUTE _____
- EXISTING HERITAGE TREE DRIP LINE ○

SITE INFORMATION

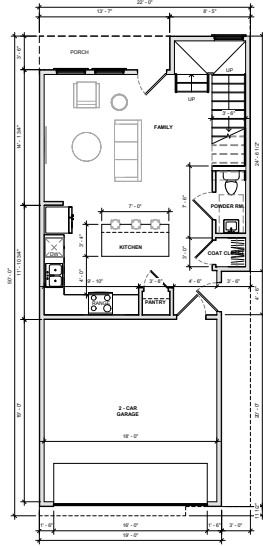
ZONING	RS, MULTYLOT UNIFIED DEVELOPMENT		
PROPOSED USE	SP-4, SF, TH		
TOTAL NUMBER OF BLOCKS	0		
LOT TYPE	LOTS	UNITS / LOT	TOTAL UNITS
SMALL-FAMILY, ATTACHED	0	2	18
TWO-FAMILY	0	2	10
TOWNHOUSE	41	1	41
TOTAL	41	1	73

STREET NAME	CLASS	ROW	EASEMENT	DATE	PERMIT/APP	SECTION
ROCK LINE BLVD E	MAJOR COLLECTION	30'	30'	0'		34
ROUND DRIVE	LOCAL STREET	30'	30'	0'	RECOUNTABLE	30
YOUNGBLIND DRIVE	LOCAL STREET	30'	30'	0'	RECOUNTABLE	30
HILLVUE ROAD	ALLEY	30'	30'	0'	RECOUNTABLE	30

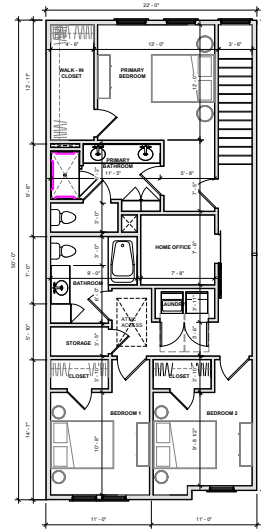
FLOOR PLAN & RENDERING

Provided by Ownership for illustrative purposes and to be verified during due diligence.

73-UNIT
BTR DEVELOPMENT SITE
GEORGETOWN, TX



FLOOR PLAN - LEVEL 1 - SIDE ENTRY
1/4" = 1'-0"



FLOOR PLAN - LEVEL 2
1/4" = 1'-0"



INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is approximately half a mile south of the Southeast Inner Loop which connects Interstate 35 to State Highway 130, the two largest thoroughfares in the City of Georgetown.
- Approximately 3.5 miles northwest of the Site, the Intersection of Interstate 35 and University Ave would provide future residents convenient access to numerous national retailers such as Target, Walmart, HEB, and more.
- The Site is adjacent to the La Conterra subdivision with available homes for sale up to \$489,000 according to Realtor.com.



Zoning

- The Site currently has Special Use Zoning in place with an approved Preliminary Plat for 73 units with varying lot types.
- The lot types are the following: 8 Single-Family Attached lots (16 units), 5 Two-Family lots (15 units), and 42 Townhome lots (42 units).
- The zoning is conducive to “for-rent” or “for-sale” product.
- Ownership will be conveying architectural plans and all existing third-party reports to Purchaser at Closing.
- *Purchaser to verify zoning and uses allowed on the Site.*



Population and Demographics

- According to the US Census Bureau, the City of Georgetown has experienced incredible growth over the last few years with a population of approximately 96,312 as of July 2023, an increase of 42.8 percent since April 2020.
- According to CoStar, similar Build-to-Rent communities in Georgetown are achieving effective of \$2,400 per month of 1,500 SF units.
- According to Texas Realtors, the median home price in Georgetown is \$399,000 as of October 2024.



73-UNIT
BTR DEVELOPMENT SITE
GEORGETOWN, TX



Lake Georgetown



Georgetown High School



Georgetown

Wiliamson County Services

Southwestern Boulevard

SE Inner Loop

Sam Houston Avenue

SE Inner Loop

Parallax at Georgetown Apartments



DEALER CENTER

Hillvue Road

Future Ridge Line Boulevard Expansion
Entitled 73 Unit Residential Development Site

Ridge Line Boulevard

La Conterra



73-UNIT
BTR DEVELOPMENT SITE
GEORGETOWN, TX



AUSTIN MSA HIGHLIGHTS

- The Austin MSA boasts a highly diversified economy, ranking eighth nationwide. Its GDP reached \$222.05 billion in 2022, and Austin was named the No. 1 best-performing large city in the U.S. by the Milken Institute.
- In 2023, Austin added 56,300 jobs, reflecting a 4.4% year-over-year growth, placing it fifth among the top 50 metros. The seasonally adjusted unemployment rate also dropped to 3.0%.
- As of 2024, the Austin-Round Rock MSA population stands at 2,473,275, marking a 2.06% increase from 2023. Austin became the 10th largest city in the U.S. and was the fastest-growing area for the 12th consecutive year in 2023.
- Austin has earned numerous accolades, including being ranked #1 for GDP growth among major U.S. metros, #2 for the best real estate market in the country, and #7 among top U.S. cities for international business.

The Site is strategically positioned near Interstate 35, within the projected path of future growth. Georgetown also enjoys significant advantages from its proximity to Downtown Austin, approximately one hour south.



**GROSS METROPOLITAN
PRODUCT**

\$220.05 Billion



**AUSTIN POPULATION
GROWTH**

2.06% (2023-2024)



**AUSTIN ESTIMATED
POPULATION**

2.47 Million



Downtown Austin



Main Street

ECONOMIC OVERVIEW

The Austin-Round Rock Metropolitan Statistical Area (MSA) has experienced robust job growth over recent years, underscoring its economic vitality. From 2010 to 2020, Austin added approximately 350,000 jobs, marking a significant increase in employment opportunities across various sectors. This growth has been driven by the city's thriving technology industry, expanding healthcare sector, and a developing ecosystem of startups and creative enterprises. The presence of major corporations and a supportive business environment have also contributed to Austin's reputation as a hub for innovation and entrepreneurship. Major employers in Austin include the State of Texas, University of Texas at Austin, Dell, and the City of Austin. As the capital of Texas, Austin hosts nearly 70,000 government workers. The University of Texas at Austin (UT Austin) plays a pivotal role in the city's culture and economy, boasting a student body of over 50,000 and employing 25,000 faculty and staff. Its extensive research initiatives drive innovation and attract investments to Austin. UT Austin's dedication to academic excellence and community engagement fosters partnerships with local businesses, nonprofits, and government agencies, enhancing the city's overall quality of life and economic prosperity.



AUSTIN MAJOR EMPLOYERS

EMPLOYER	EMPLOYEES
State of Texas Government	69,777
University of Texas Austin	25,313
Dell Computer Manufacturing	14,000
City of Austin Government	12,000
Federal Government	11,991
Seton Healthcare Network	11,500
AISD Education	10,672
St. David's Healthcare Services	6,600
IBM Computer Manufacturing	6,239



AREA OVERVIEW

Georgetown is a rapidly growing city located about 25 miles north of Austin, Texas, in Williamson County. Known for its historic charm and vibrant downtown, it boasts the “Most Beautiful Town Square in Texas” and offers a mix of suburban and small-town living. The area benefits from proximity to Austin’s economic opportunities while maintaining its own identity with numerous parks, trails, and a thriving arts scene. Georgetown is served primarily by Georgetown ISD, which has a B grade on Niche.com and enrolls approximately 12,487 students. Georgetown’s median home price is approximately \$399,000, with a year-over-year increase of 4.1%. The city features a variety of housing options, from historic homes to new developments, catering to both families and retirees attracted by Sun City Texas, a large active adult community.

SINGLE FAMILY HOUSING OVERVIEW

Georgetown, Texas, offers a diverse range of single-family housing options designed to meet various lifestyle preferences and budgets. Located 6 miles southwest from the Site is Sun City Texas, a 55+ community, stands out with homes priced up to \$699K, along with amenities such as golf courses, pools, and social hubs. Families often gravitate toward communities like MorningStar and Rancho Sienna, both located approximately 13 miles southwest of the Site, where newer homes reach up to \$555K and \$886K, respectively, providing ample space and proximity to schools. For those seeking a more upscale lifestyle such as Berry Creek, they feature homes ranging from the low \$400,000s to over \$900,000 with it being 4.5 miles south of the Site.



Georgetown Main Street



Georgetown

TRANSPORTATION



Air: Austin-Bergstrom International Airport is located approximately 28 miles south of the site and offers around 260 daily flights, providing nonstop service to 95 domestic and international destinations. For closer access, Georgetown Executive Airport is just 5 miles northwest of the site.



Highway: Situated north of Austin, the Site offers convenient access to major thoroughfares. It is located 1.5 miles east of Interstate 35, the primary north-south route that passes through Georgetown and leads directly to downtown Austin. Additionally, the site is about 3.5 miles west of State Highway 130, also known as the Pickle Parkway, which provides easy access to nearby cities like Hutto and Pflugerville.



Public Transit: The GoGeo Paratransit Service provides curb-to-curb transportation for residents with disabilities and those aged 65 or older. Operating weekdays from 7 a.m. to 7 p.m., rides must be reserved a day in advance and cost \$2 per trip. Georgetown residents also benefit from the Capital Area Rural Transportation System (CARTS), which connects them to regional transit options.



Austin-Bergstrom International Airport



GoGeo Paratransit Service

October 2024 Market Statistics - Georgetown

Median Price
\$399,000
▼ -5.4% YoY

Closed Sales
111
▼ -3.5% YoY

Active Listings
353
▲ 7.3% YoY

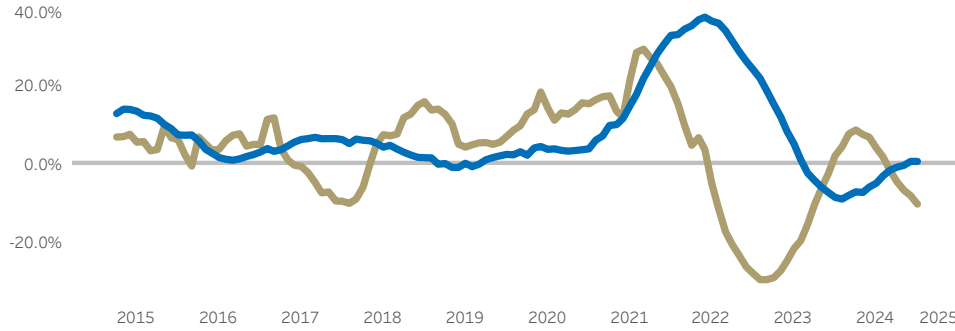
Months Inventory
3.5
▲ 0.6 YoY

PRICE DISTRIBUTION

< \$100k	0.0%
\$100-199k	1.9%
\$200-299k	5.7%
\$300-399k	44.3%
\$400-499k	25.5%
\$500-749k	18.9%
\$750-999k	2.8%
\$1M +	0.9%



GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



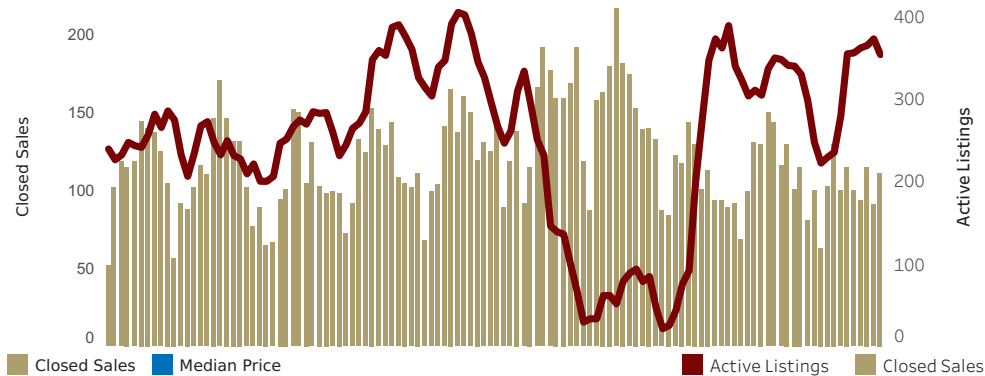
TRANSACTION TIME STATS

Days on Market
63
7 days less than October 2023

Days to Close
32
2 days less than October 2023

Total Days
95
9 days less than October 2023

CLOSED SALES AND ACTIVE LISTINGS



VALUATION STATS

Median Price/Sq Ft
\$204.73
▼ -0.8% YoY

Median Home Size
2,042 sq ft

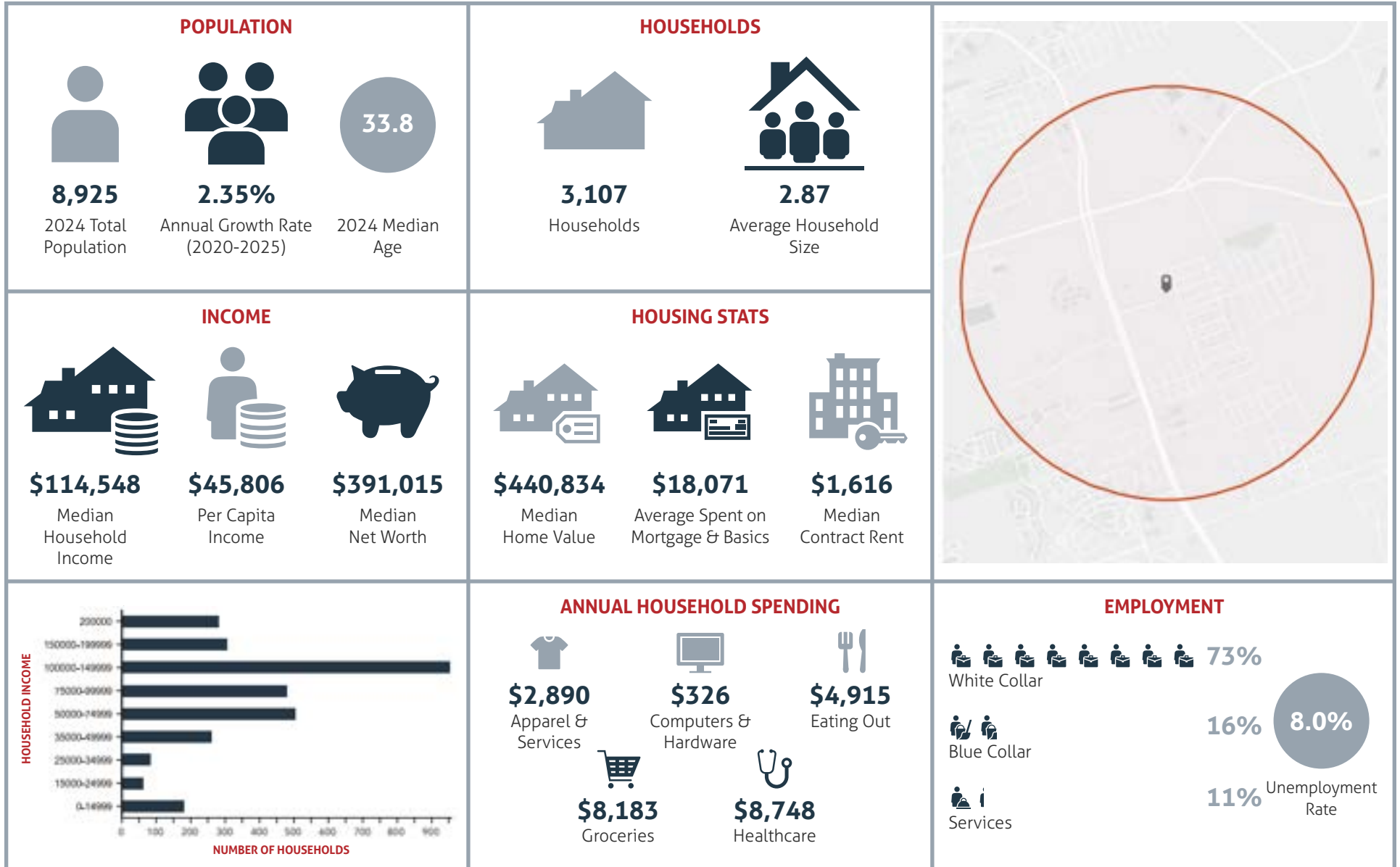
Median Year Built
2005

Close/Original List
93.2%

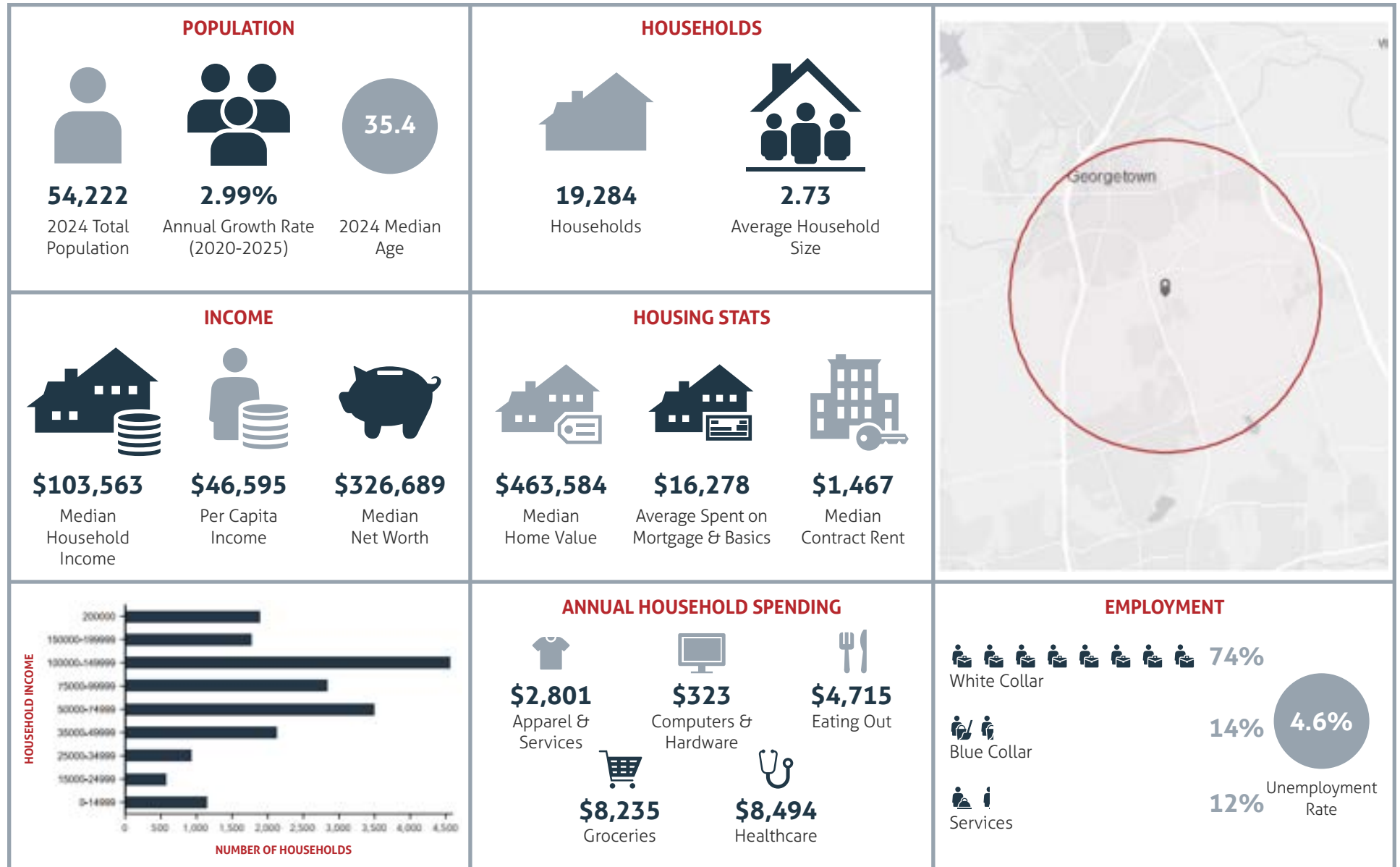


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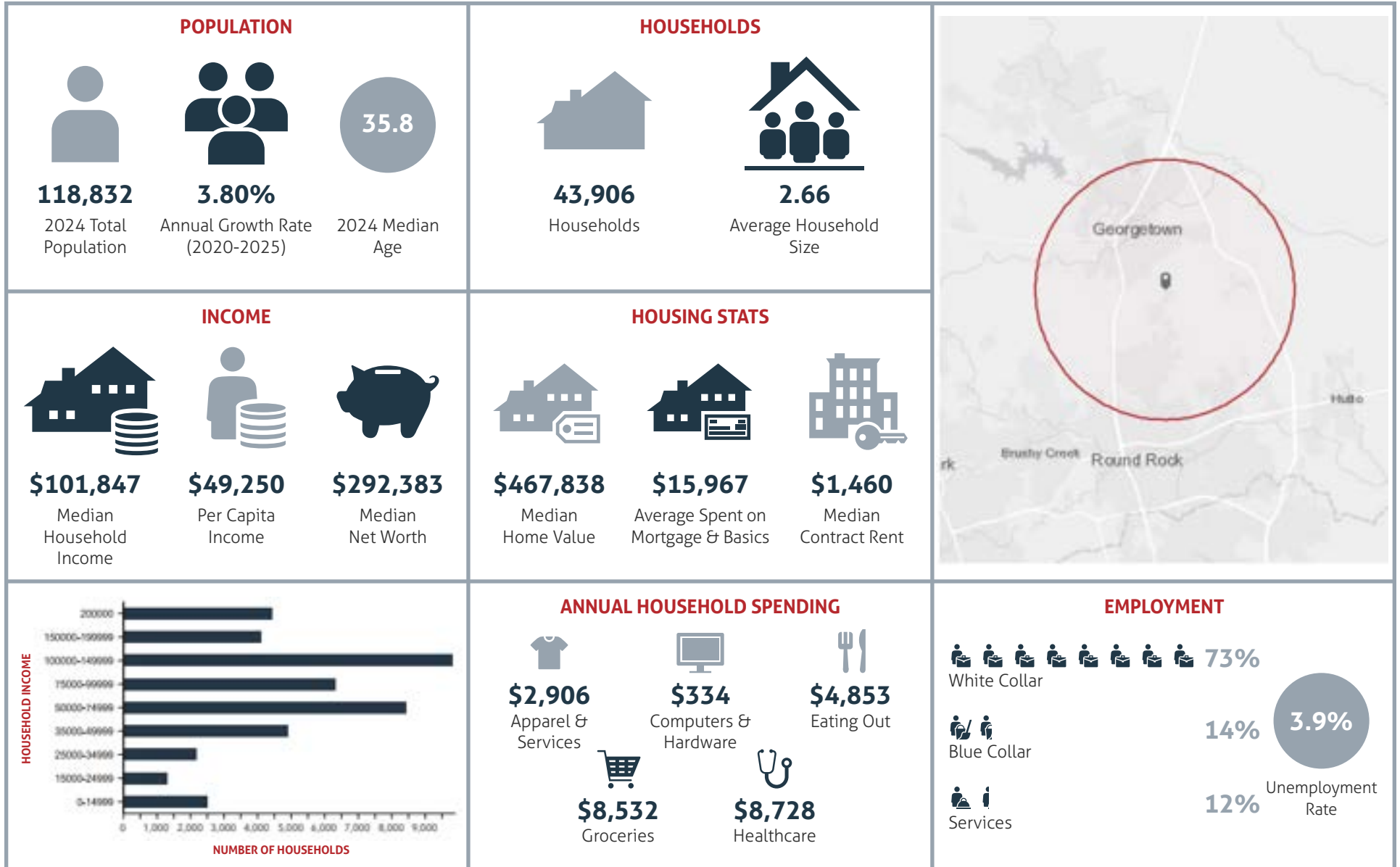
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.

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Sales Agent/Associate: Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948



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