

CALL FOR MORE INFORMATION



FOR SALE

SOLD

PROPERTY HIGHLIGHTS

- Highly visible high traffic IH35 property
- Excellent on/off access
- Pylon signage
- All utilities
- Concrete driveway
- 1332 sq ft freestanding building on 0.85 acres with ability to expand
- Zoned C1 (local commercial)
- Perfect for Restaurant, QSR, Bank, Retail, Medical or Office

TRAFFIC COUNT

IH-35: 97,220 VPD
Williams Dr: 35,240 VPD
(TxDot 2021)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



47,807
2023 POPULATION
3 MILE RADIUS



32,247
2023 DAYTIME POPULATION
3 MILE RADIUS



\$103,055
2022 AVERAGE INCOME
3 MILE RADIUS



97,220 VPD
IH-35

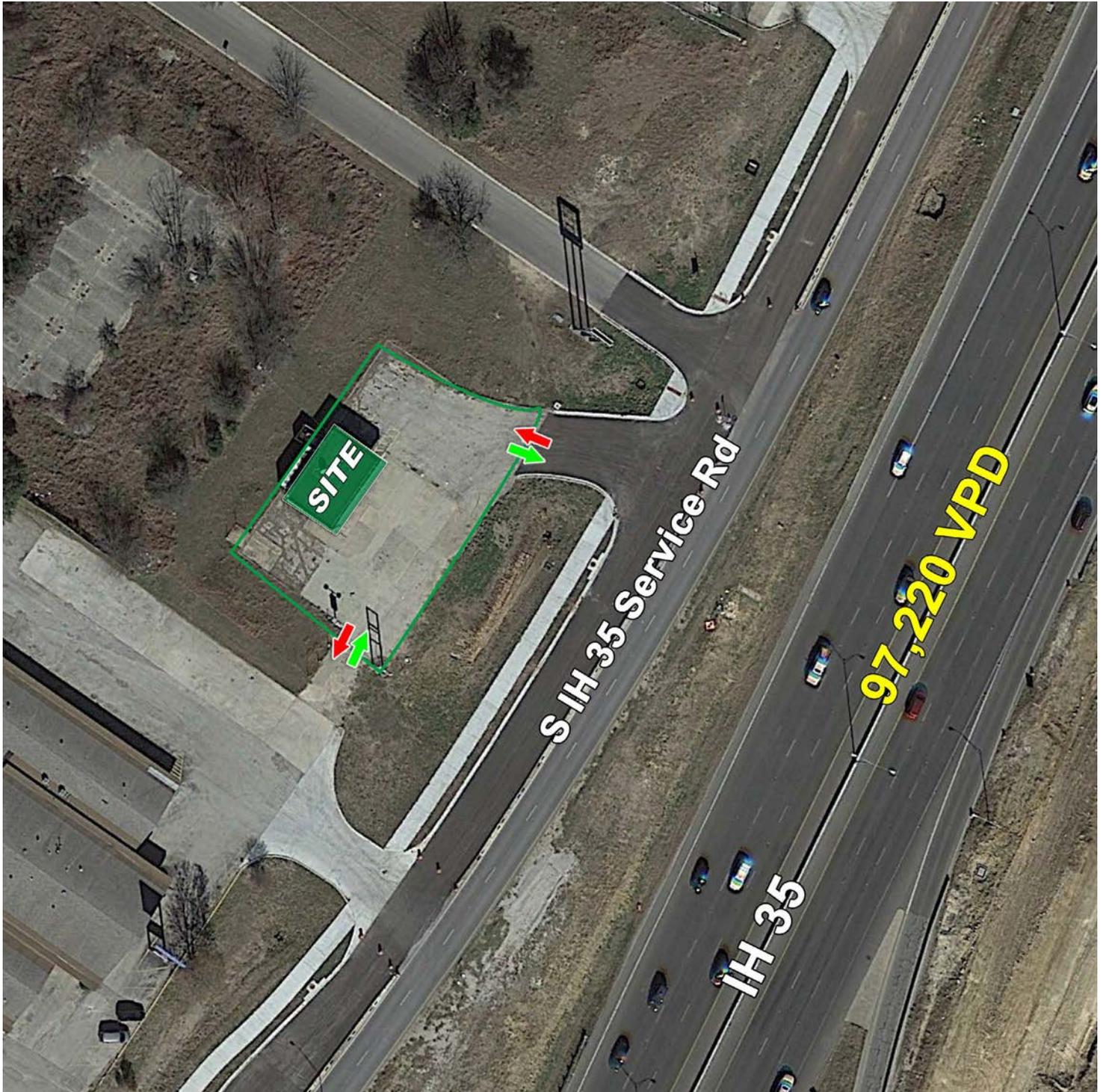
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IH35 Freestanding Building

NWQ OF I-35 & WILLIAMS DR
221 IH-35 | GEORGETOWN, TX 78626



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Census: Georgetown is fastest-growing city in U.S.

May 26, 2022

Georgetown is the fastest-growing city in the U.S. for cities with a population above 50,000, according to data released today by the U.S. Census Bureau. Georgetown's growth rate was 10.5 percent from July 1, 2020, through July 1, 2021, resulting in a population estimate of 75,420.

"Georgetown continues to attract new residents for the same reasons many of us moved here – good jobs, safe neighborhoods, and unbeatable parks and events," Mayor Josh Schroeder said. "But all those things may not be as important as the sense of community you feel when families gather on a Saturday afternoon on our Courthouse lawn or dance in the street at our annual Red Poppy Festival. People don't just move here: They fall in love with this town."

This is the second time in the past seven years that Georgetown has been ranked the fastest-growing city in the U.S. Georgetown was the seventh fastest-growing city in the U.S. on the list released in 2020 and in 2019 by the Census. In 2018, Georgetown was the sixth fastest-growing city in the U.S., fifth in 2017, the fastest in 2016, and the second-fastest in 2015.

Georgetown's population was 67,176 in the 2020 census. According to today's estimate, Georgetown added 8,244 residents since 2020.

The news release from the Census about the fastest-growing cities in the U.S. is at census.gov.

<https://georgetown.org/2022/05/26/census-georgetown-is-fastest-growing-city-in-u-s/>

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GAF Energy Announces Second U.S. Solar Roof Manufacturing Facility in Georgetown, Texas

GAF Energy, a Standard Industries company and a leading provider of solar roofing in North America, has signed a lease and begun construction on a 450,000 square-foot facility in Georgetown, Texas. The manufacturing facility will be located on the southeast corner of I-35 and SE Inner Loop and construction is expected to be completed in June 2023.

"We are pleased GAF Energy selected Georgetown as their destination for their facility," Georgetown Mayor Josh Schroeder said. "Their innovative product is one that will change the market as we know it, and we are excited that it will be developed here in our backyard."

"Once improvements are complete, the new facility will serve as the company's second U.S. manufacturing center for its award-winning solar roof, Timberline SolarTM. Featuring the world's first nailable solar shingle, Timberline SolarTM is the only roof system to directly integrate solar technology into traditional roofing processes and materials. The buildout of the property and its ongoing operations will result in hundreds of new, U.S.-based, clean energy manufacturing jobs and build on GAF Energy's ongoing effort to deliver a solar roof product that is assembled in America. As a Standard Industries company and sister company to GAF, GAF Energy brings extensive roofing manufacturing and research and development expertise to the solar industry.

"The response from both consumers and roofers to our Timberline Solar roof has been tremendous, and we're thrilled to be expanding capacity to meet that growing demand," GAF Energy President Martin DeBono said. "Georgetown has a long track record as a clean energy leader, so it is the perfect home for us to build the future of solar. We launched Timberline Solar because we believed that more consumers would choose solar if they had a more reliable, durable, and attractive option. The market has confirmed our belief—now we're turning that belief into reality and building the future of clean energy here in the U.S."

GAF Energy plans to hire 265 employees in high tech jobs over the next 10 years at the Georgetown facility. The total capital investment for the project is estimated to be over \$100 million in that time. GAF Energy will receive a total combined incentive package worth more than \$3.24 million from local jurisdictions, including:

A City of Georgetown property tax abatement for 10 years of 75 percent for business personal property and 50 percent for real property, valued at \$2.35 million. A five-year job creation grant with a total value of \$395,000, paid by the Georgetown Economic Development Corporation. The retirement of Renewable Energy Credits to offset the company's electric usage for five years to certify the facility as using 100 percent renewable energy, valued at \$500,000. The net 10-year economic impact to Georgetown is estimated to be \$3.75 million.

GAF Energy is transforming the solar and roofing industries to generate energy from every roof. A Standard Industries company, GAF Energy works with North America's largest roofing and waterproofing manufacturer, GAF, to offer homeowners elegant, roof-integrated solar options through a national network of roofer partners. The company's leading product, the Timberline Solar™ roof system, incorporates the world's first nailable solar shingle to create an attractive, durable, and reliable solar roof. GAF Energy's products have received numerous awards and honors, including the FastCompany 2022 World Changing Ideas Award, the CES Best of Innovation Award, and an NAHB Best of IBS Award. GAF Energy develops and assembles its products at its R&D and manufacturing facility in San Jose, Calif.

Georgetown is a welcoming, vibrant city that has been ranked No. 1 in Southern Living Magazine's "South's Best Cities to Live in" and is home to the "Most Beautiful Town Square in Texas." Georgetown has a rich history, with Victorian storefronts and a cultural district with a wide selection of restaurants, wineries, shops, art galleries, theaters, and museums, as well as Southwestern University, tied for the No. 1 National Liberal Arts College in Texas in the latest U.S. News & World Report ranking. Outdoor recreation includes 40 parks, 16 miles of hiking and cycling trails, and Lake Georgetown. Georgetown is the fastest growing city in the U.S. with a population of more than 50,000.

<https://www.hellogeorgetown.com/coming-soon-to-georgetown/gaf-energy-announces-second-u-s-solar-roof-manufacturing-facility-in-georgetown-texas/>



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Wilco commissioners approve agreement with tech manufacturer promising 2K jobs in Georgetown

GEORGETOWN, Texas (KXAN) – Williamson County commissioners approved an economic incentive agreement with California-based tech company CelLink. The company plans to put a 300,000-square-foot facility near State Highway 130 and Interstate 35 in Georgetown. The new factory is estimated to cost around \$130 million. The company is known for supplying electric vehicle manufacturers with intelligent wiring systems.

"Incentives are something that in economic development we consider a 'but for' clause – but for these incentives that the company would not relocate here," said Michaela Dollar with Georgetown Economic Development. "Economic development is an extremely competitive industry. We were competing against Tennessee and the other locations outside of Williamson County for this project." The county entered into a 10-year tax abatement agreement for 50% of the real property taxes and 75% of the business' personal property. To receive the abatement, the combined taxable value of the property must be above \$80 million as of the sixth anniversary date. Georgetown City Council will discuss incentives for the company on Tuesday, too. It could receive tax breaks for building in the area. The deal is expected to be one of the biggest for the city of Georgetown. The tech manufacturer could bring up to 2,000 jobs over the next couple of years. That would make it the city's largest private employer. KXAN's news partners at the Austin Business Journal said the job variety is what makes this agreement particularly good for leaders. "Those jobs – they're high paying jobs, even when you're on the line, working with your hands, they can be high-paying jobs," explained Colin Pope, Austin Business Journal editor. "But aside from that, you know, these companies have a lot of white-collar level jobs that will be paying six figures. So these are the kinds of companies that, you know, city officials really like to – like to find, because they bring a broad mix of pay, and in skill sets and levels in terms of employment."

Ed Latson with a trade association that represents manufacturing companies said Central Texas is a melting pot for these types of employees. "This could be an opportunity for people to find a real pathway into the middle class," said Latson. "With higher skills comes a higher paying wage. It should be a nice impact for the Georgetown area." It's home to many technical schools and organizations like Skillpoint Alliance, a nonprofit that trains manufacturers. "Students that complete a course here and get their CPT certification have opened every entry-level position in this region," said Justin Frost with Skillpoint Alliance.

Williamson County commissioners said this could be a good deal for the county, but it will also come with accountability.

"We want to know what's covered. We want to see if they've hired the number of employees, they've said," said Commissioner Russ Boles during commissioners court. "If you've ever had your heart broken by the lady sitting behind you, our senior county auditor, you would know she goes through those thorough."

At present, Georgetown's largest private employer is AirBorn, which makes electronic components. It has about 600 workers. Wednesday, CelLink will host a ceremonial groundbreaking in the area starting at 9 a.m. The project will move fast. The building is expected to be complete in June of this year.



<https://www.kxan.com/news/local/williamson-county/tech-manufacturer-could-bring-up-to-2k-jobs-to-georgetown/>

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230,000 Square-Foot Facility Coming to Georgetown

Stonemont Financial Group, a private real estate investment firm, announced Thursday that it closed on a land sale in the city that paves the way for the facility.

It's called Westinghouse35 and will be located on an 18-acre site directly off of Interstate 35 and Westinghouse Road. According to a release, the location offers convenient access to major routes along Highway 130. The project is slated to be completed in the first half of 2023. It will have 32-foot clear heights, 58 dock doors, up to 345 auto parking stalls and 68 full-size trailer parking stalls, per the release.

The development, Stonemont's first in Central Texas, is looking to fill a void for Class A industrial product for an array of e-commerce and third-party logistics providers that have recently opened or expanded in the area.

"With the industrial landscape of Central Texas growing at an accelerated rate, it was a natural decision to plant our flag in the region and utilize our spec development expertise to help address the needs of the market," said Stonemont CEO and Managing Principal Zack Markwell. "Stonemont is proud to play a part in greater Austin's growth story as one of the top places for innovation and development in the nation. The entire state of Texas is keeping us busy as we continue to build out a network of meaningful partnerships that will position us for steady growth and success in the years ahead."

The firm also has a presence in the Dallas-Fort Worth area with 1.5 million square feet of distribution centers and speculative development buildings under management or construction. These projects include warehouses in McKinney, Fort Worth and South Dallas.

<https://www.kvue.com/article/money/economy/boomtown-2040/230000-square-foot-facility-georgetown-2023/269-0392f3da-9fdb-41b8-a094-49223c498133>

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THE FASTEST-GROWING CITY IN AMERICA IS ONE YOU'VE PROBABLY NEVER HEARD OF

The nation's fastest-growing cities are nearly all in the South. For the second year in a row, Georgetown, TX, a suburb about 30 miles north of Austin, experienced the most growth. Its population ballooned by about 14.4%, according to a recent U.S. Census Bureau report. The bureau looked at population growth between July 1, 2021, and July 1, 2022, in cities with at least 50,000 residents to come up with its list.

The median home list price in Georgetown was \$525,000 in April, according to Realtor.com® data. That's about \$175,000 less than the \$700,000 price tag in Austin. Plus, there are homes available in Georgetown. More than half of the homes in the suburb listed on Realtor.com are new construction. The city is known as the "Red Poppy" capital of Texas for the flowers planted all over the city and hosts a red poppy festival every April to celebrate its nickname. It is also home to Southwestern University.

"Austin got so much more expensive that people flocked to the suburbs because they were somewhat less expensive," says Gary Maler, executive director of the Texas Real Estate Research Center at Texas A&M University in College Station, TX. "There is just a lot of construction. ... We haven't been able to build it fast enough."

Eight of the 10 fastest-growing cities were in the South: four in Texas (three suburbs of Austin and one outside of Dallas), three cities in Florida, and one in Arizona about 45 minutes east of Phoenix. All of the cities, except Santa Cruz, CA, boast significant numbers of newly constructed homes. That additional housing is likely to have helped many of these places attract new residents.

"Jobs in Texas outpace many other states. There's a pro-business attitude in Texas. There's a variety of cultures and sceneries in Texas. We have relatively lower costs than other states, although we're starting to lose that," says Maler. However, the fastest-growing cities weren't the largest. New York City with its 8.3 million residents, Los Angeles with nearly 4 million residents, and Chicago with about 2.7 million residents were the largest cities in the nation.

<https://www.realtor.com/news/trends/the-fastest-growing-city-in-america-is-one-youve-probably-never-heard-of/>



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date