

# ± 15.93 Acre Industrial/Commercial Site - Georgetown, TX

**PRICE REDUCED BY ALMOST 25%!!!**



~~Price: \$2,775,640 (\$4.00/SF)~~

**Now: \$2,100,000 (\$3.02/SF)**

Exclusively Offered By:



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PARTNERS**

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## Executive Summary

### LOCATION

The subject site is located in Georgetown, Texas, less than one mile east of Interstate 35, on the south side of Westinghouse Road. Significant new development surrounds the site, including Teravista, the award-winning master-planned community, the Round Rock Premium Outlet Mall, the Seton Williamson Medical Center (the largest hospital in Williamson County) and the Scott & White Medical Complex.

### TOTAL SIZE

15.93± acres

### PRICE

~~\$4.00~~ \$3.02 per square foot

### UTILITIES

Water and wastewater available to the site

### ROADWAY IMPROVEMENTS

Westinghouse Rd. has been improved to a four lane road with sidewalks, and the County is now under way on construction of the extension of North Mays Street to connect it all the way through to Westinghouse Road.

### AREA DEVELOPMENT

Teravista: A 1,555-acre master-planned community with a significant commercial and mixed-use component. The community's master plan calls for more than 3,600 single-family homes and 900 multifamily homes upon completion and is now over 90% complete.

Vizcaya: A 1,200 home master-planned community by Taylor Morrison started delivering homes in 2014 in the NE quadrant of the intersection of University Blvd., and A.W. Grimes (FM 1460).



#### Seton Williamson Medical Center:

A 360,000 square foot medical center. Initially 181 beds, with 350-plus beds projected by 2020.

Scott & White Medical Complex: On a 68-acre site, the 196,000 square foot, four-story, 72-bed hospital (designed to grow to 300

beds).



Scott & White Hospital at University Medical Campus

Expanded IKEA: Located at the southeast corner of I-35 and University Blvd, IKEA has recently expanded from 252,000 SF to 306,000 SF.

Chelsea/Simon Round Rock Premium Outlet Mall: 550,000 square feet of space with more than 100 designer and name-brand outlet stores.

Bass Pro Shops: Opened in the Spring of 2015, and located immediately north of the outlet mall..

Round Rock Higher Education Center: Combines the resources of Texas State University-San Marcos, Austin Community College and Texas A&M Health Science Center to offer associate's, bachelor's and master's degree programs. Plans call for a total enrollment of over 20,000 students upon final build out.

University Oaks: Phase I of this 625,000 square foot retail center include a 306,000 sq. ft. IKEA store and Williamson County's 1st stand-alone J.C. Penney.



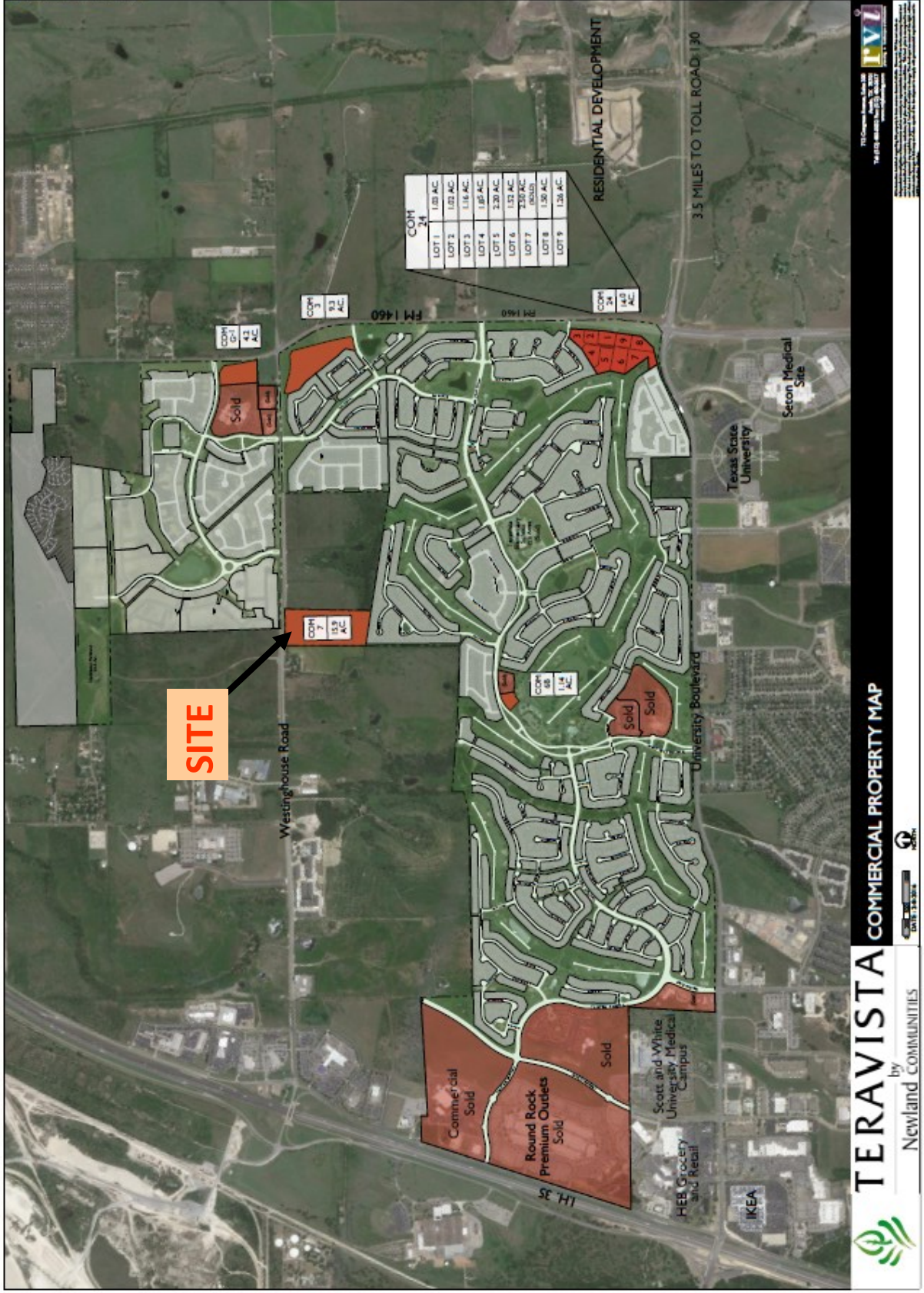




**MATHIAS  
PARTNERS**

**Teravista Master Plan**

**Westinghouse Road - Georgetown, TX  
15.93± AC Industrial/Commercial Site**



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11-2-2015



### 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:
  - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date