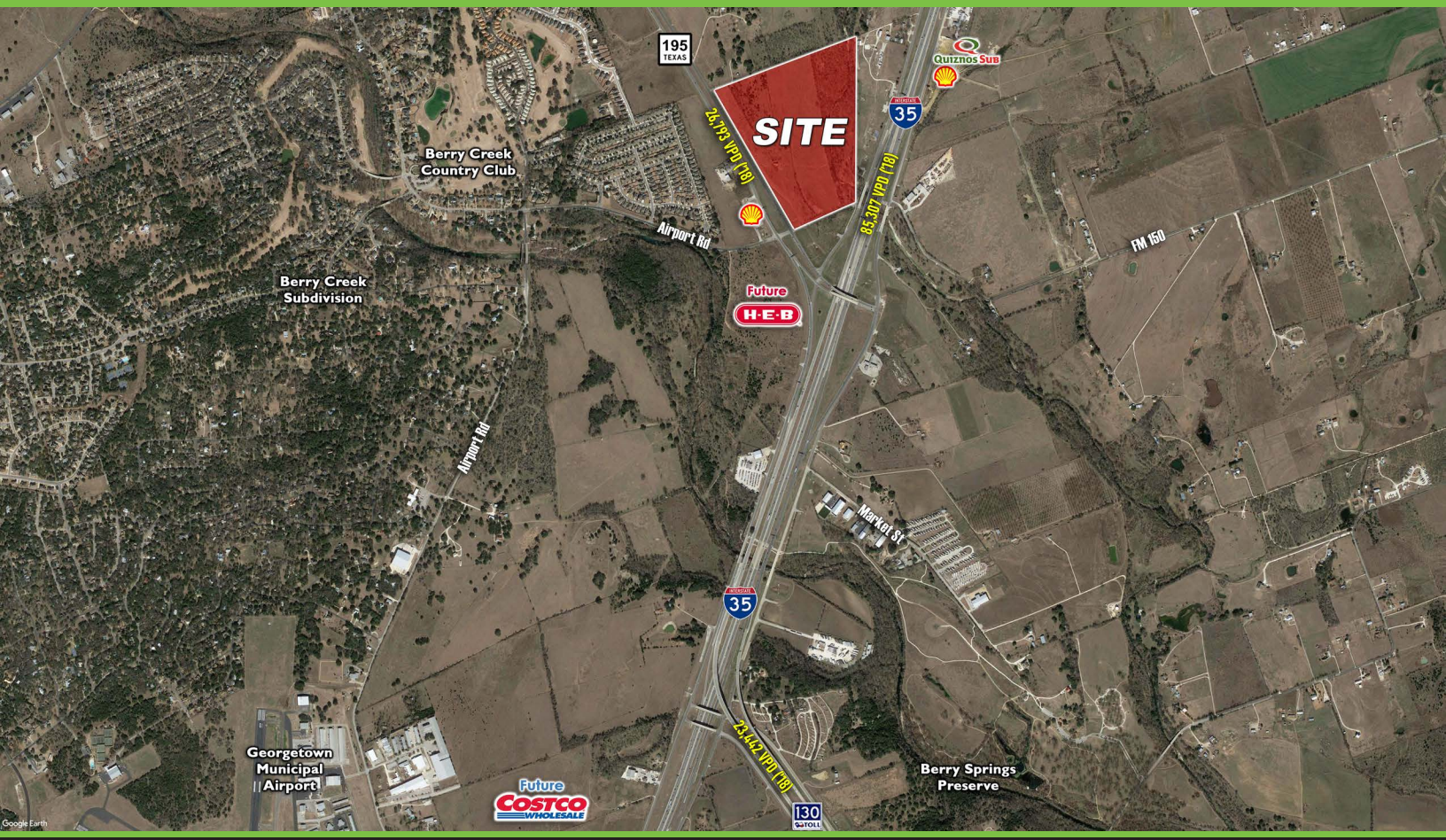
VISTA PROPERTY CO.

Georgetown Retail Development

I-35, 195, & 130 in Georgetown, Texas



Lease Rates: Please Call for Rates

Demographics:

	1 mile	3 miles	5 miles
2019 Population	1,254	10,336	43,623
5 Yr. Proj. Growth	18.0%	18.5%	18.0%
Avg HH Income	$127,103	$136,507	$102,032

Traffic Counts:

I-35: 85,307 VPD
SH 130: 23,442 VPD
SH 195: 26,793 VPD

Available Space:

- 45 Acres Total
- Pad Sites Available

Property Highlights:

- 5 miles north of Wolf Ranch Town Center
- Next great retail grocer/power center intersection in growth path
- Amazing three highway intersection of I-35, SH-195, & SH-130
- 195 four lane expansion complete
- 15,000 new residential lots on the ground or in planning for Georgetown
- Closest grocer site to Sun City

Mason duPerier
214.234.2573
mason@vistapropertyco.com

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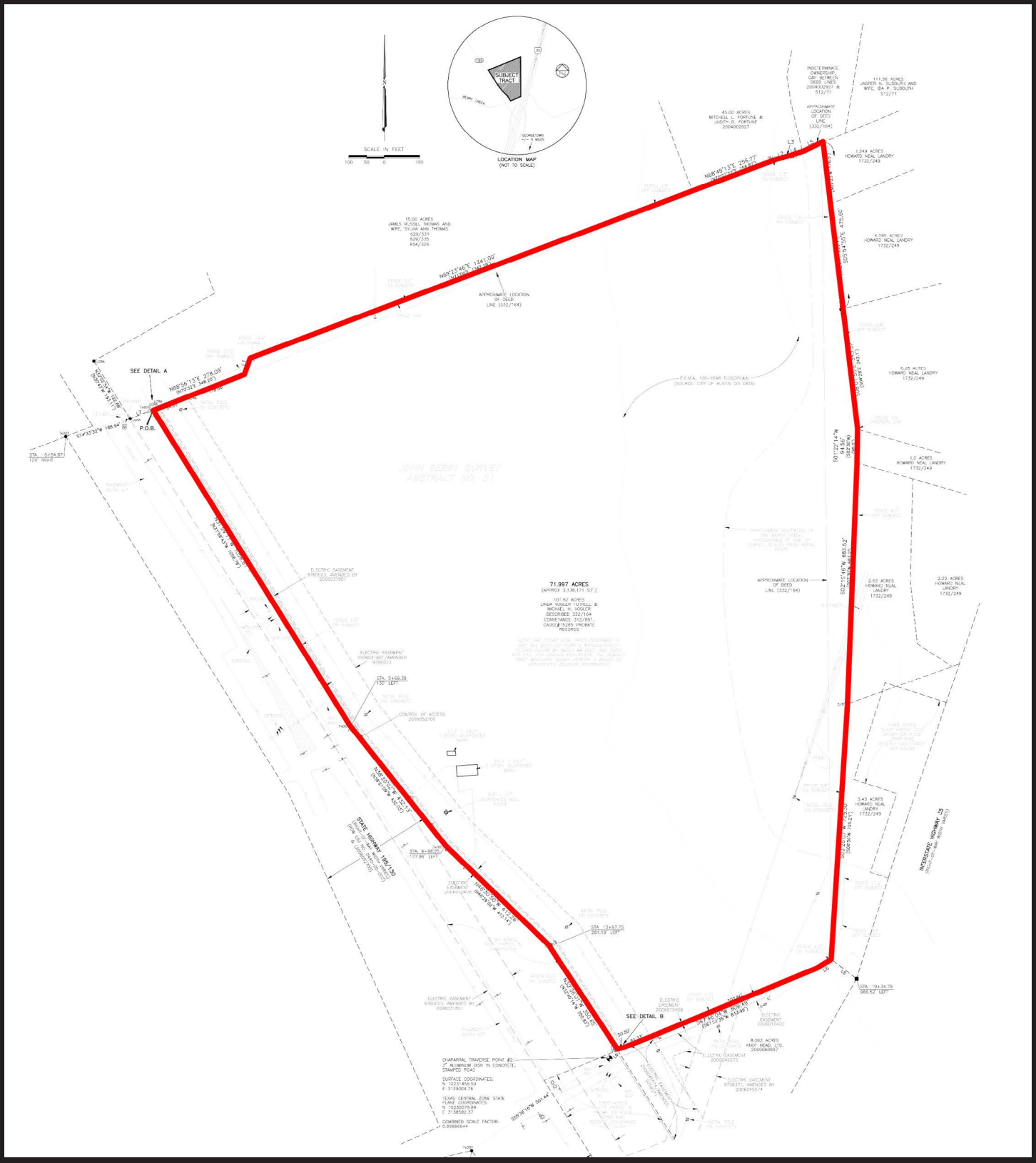

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Georgetown Retail Development

I-35, 195, & 130 in Georgetown, Texas

Georgetown Grocery

Conceptual Plan

0 50 100 200
Scale: 1" = 100'

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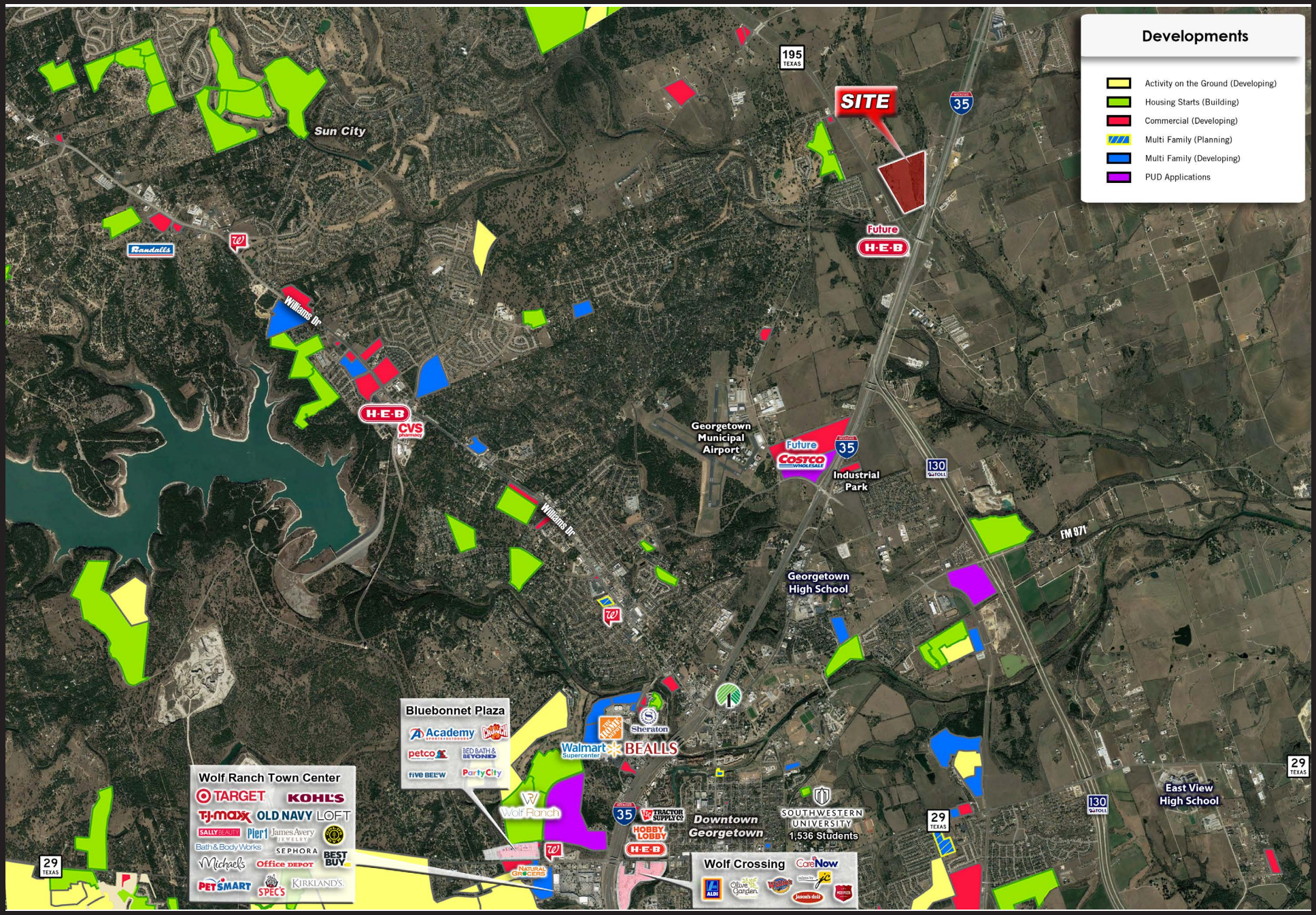

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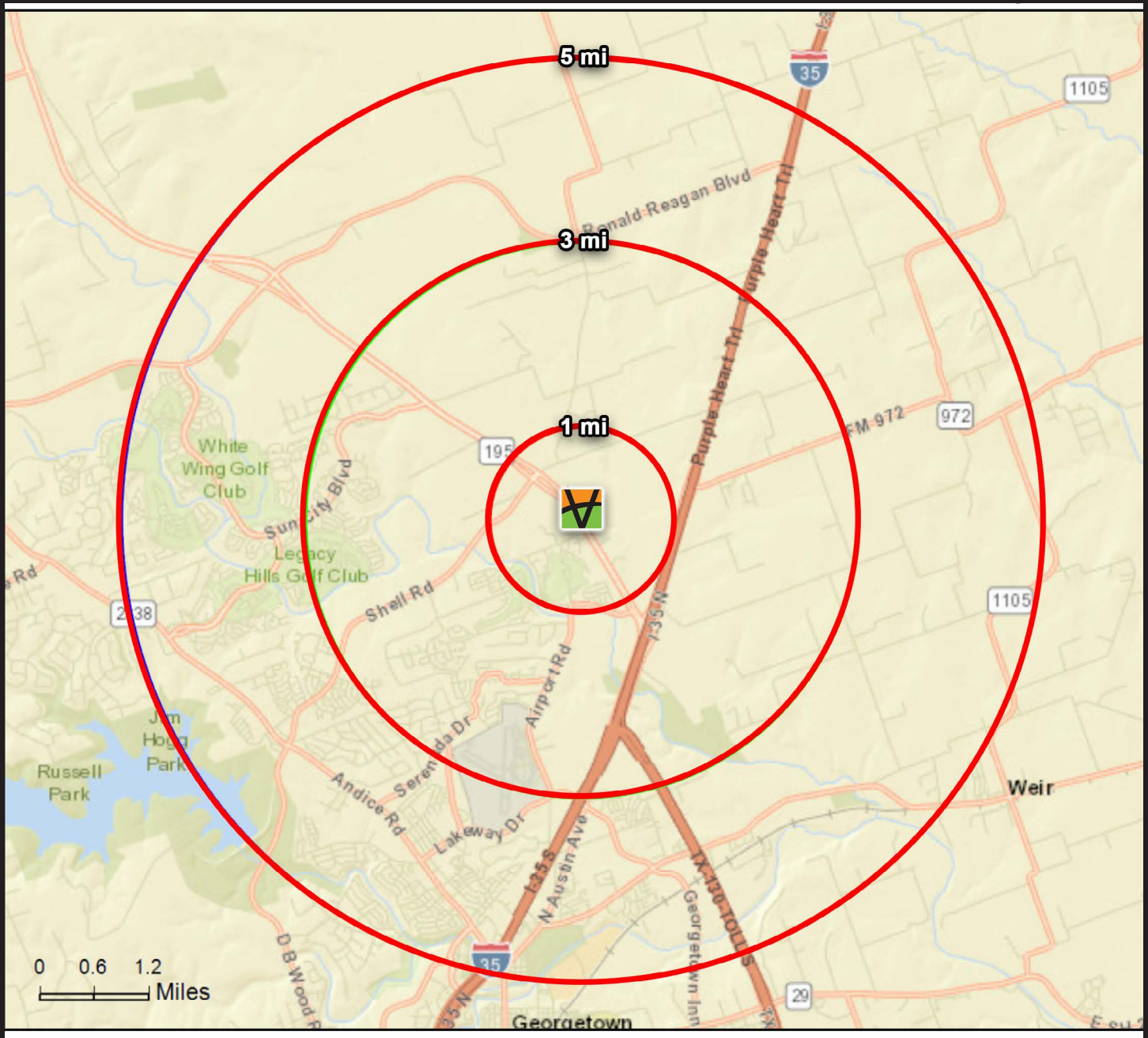

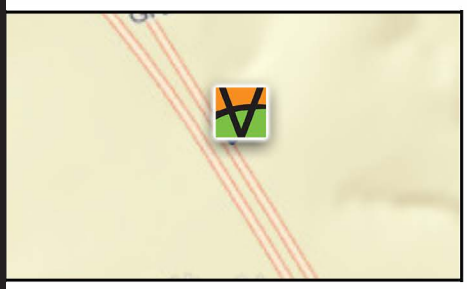

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Georgetown Retail Development

I-35, 195, & 130 in Georgetown, Texas

1320 TX-195 Georgetown, TX 78633		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	1,064	10,336	43,623
	2024 Projected Population	1,254	12,234	51,578
	2010 Census Population	681	7,889	32,739
	2000 Census Population	259	5,141	19,930
	Projected Annual Growth 2019 to 2024	3.6%	3.7%	3.6%
	Historical Annual Growth 2000 to 2019	16.4%	5.3%	6.3%
	2019 Median Age	41.3	49.5	49.2
HOUSEHOLDS	2019 Estimated Households	387	3,811	17,706
	2024 Projected Households	432	4,271	19,824
	2010 Census Households	259	3,123	13,991
	2000 Census Households	112	2,075	7,760
	Projected Annual Growth 2019 to 2024	2.3%	2.4%	2.4%
	Historical Annual Growth 2000 to 2019	12.9%	4.4%	6.7%
RACE AND ETHNICITY	2019 Estimated White	85.8%	89.1%	87.0%
	2019 Estimated Black or African American	4.9%	2.8%	3.9%
	2019 Estimated Asian or Pacific Islander	4.6%	3.1%	2.8%
	2019 Estimated American Indian or Native Alaskan	0.4%	0.2%	0.5%
	2019 Estimated Other Races	4.3%	4.8%	5.8%
	2019 Estimated Hispanic	14.0%	11.6%	15.6%
INCOME	2019 Estimated Average Household Income	$127,103	$136,507	$102,032
	2019 Estimated Median Household Income	$111,328	$105,152	$80,756
	2019 Estimated Per Capita Income	$46,194	$50,334	$41,435
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.4%	1.7%
	2019 Estimated Some High School (Grade Level 9 to 11)	0.3%	2.1%	2.5%
	2019 Estimated High School Graduate	12.7%	14.3%	20.3%
	2019 Estimated Some College	25.6%	21.8%	23.5%
	2019 Estimated Associates Degree Only	2.1%	6.3%	7.0%
	2019 Estimated Bachelors Degree Only	40.3%	32.4%	27.1%
	2019 Estimated Graduate Degree	17.6%	21.7%	17.9%
BUSINESS	2019 Estimated Total Businesses	18	238	1,319
	2019 Estimated Total Employees	199	2,058	9,385
	2019 Estimated Employee Population per Business	11.3	8.7	7.1
	2019 Estimated Residential Population per Business	60.3	43.5	33.1

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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.

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.

VPC Property Services, Inc.	9004601	colton@vistapropertyco.com	214.234.2555
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colton Wright	550365	colton@vistapropertyco.com	214.234.2574
Designated Broker of Firm	License No.	Email	Phone
Mason duPerier	9004601	mason@vistapropertyco.com	214.234.2573
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 _____