

- Wolf Ranch Town Center**
- Michael's
 - FIVE BELOW
 - PET SMART
 - ROSS (LESS FOR LESS)
 - OLD NAVY
 - KOHL'S
 - Kirklands
 - TJ-MAXX
 - CVS pharmacy
 - purebarre
 - SEPHORA
 - FIVE GUYS (BURGERS AND FRIES)
 - popshelf
 - Office DEPOT
 - OfficeMax
 - LOFT
 - ULTA
 - SPEC'S
 - crumbl
 - LONGHORN STEAKHOUSE
 - BUFFALO WILD WINGS
 - BOOT BARN
 - GNC
 - hallmark
 - CAVA
 - TARGET
 - bands
 - THE VITAMIN SHOPPE
 - SMOOTHIE KING



LAND AVAILABLE

1810-2000 W. University Ave. & 1905 Maple St. Georgetown, TX 78626

PROPERTY OVERVIEW



Prime retail location on HWY-29, immediately east of Downtown Georgetown



Positioned at the high-traffic lighted intersection of HWY-29 and Southwestern Blvd



Directly across from Southwestern University (1,434 students, 440 employees)



High Incomes – Over \$124,235 average household income within 3 miles



Site sits in the heart of Georgetown, TX, a top 10 fastest-growing Austin suburb since 2015



Highly accessible via HWY-29, and close proximity to both Georgetown Inner Loop and TX-130

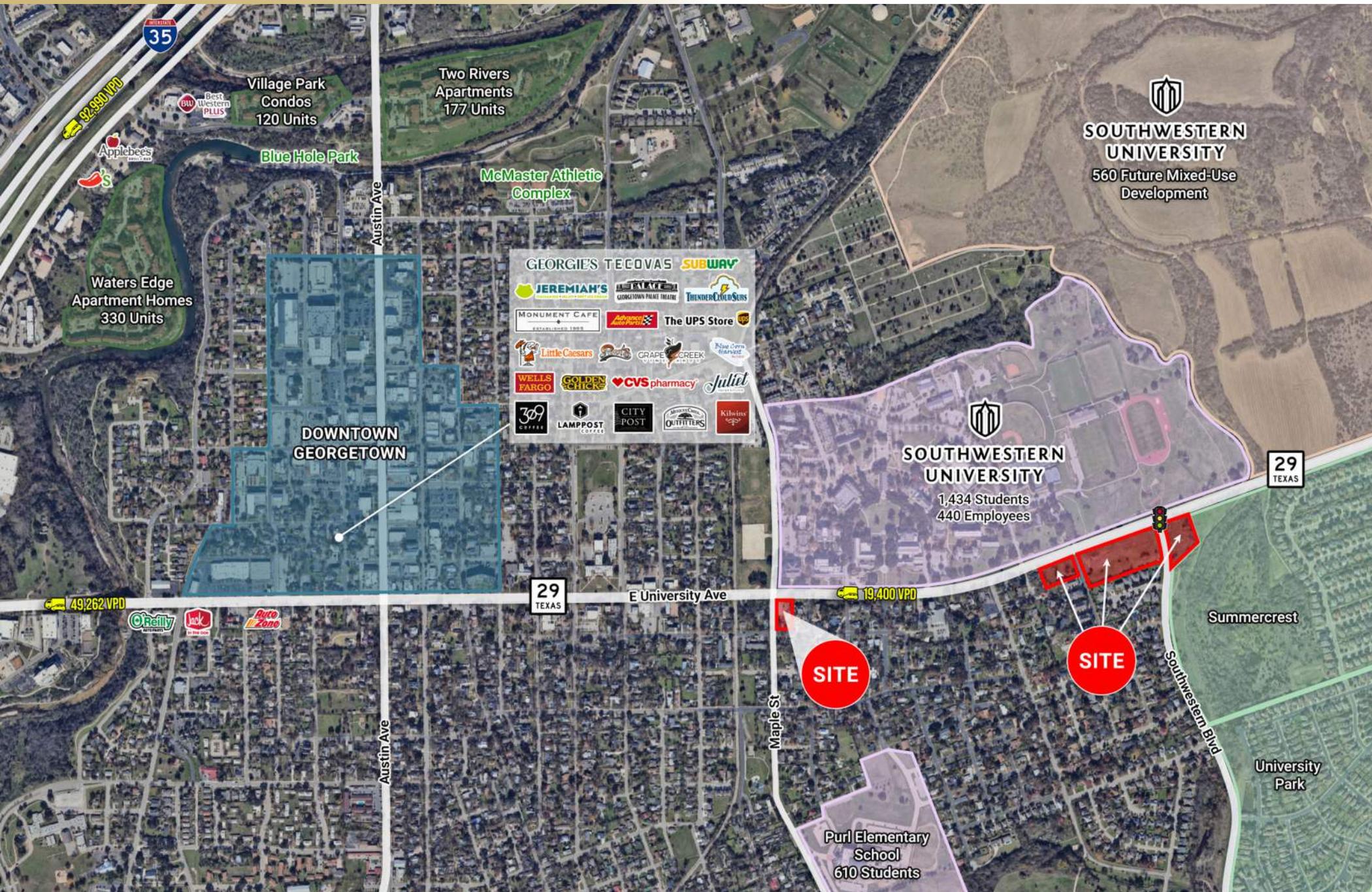


Surrounded by major cotenants: HEB, Target, Seton Hospital, St. David's Hospital, Academy Sports, Aldi, Tecovas

Area Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
Estimated Total Population	8,958	56,551	97,038
Estimated Total Households	2,853	21,767	37,298
Average Household Income	\$115,447	\$124,235	\$137,812
Estimated Daytime Population	6,504	57,425	148,114

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SITE AERIAL



RESIDENTIAL DATA

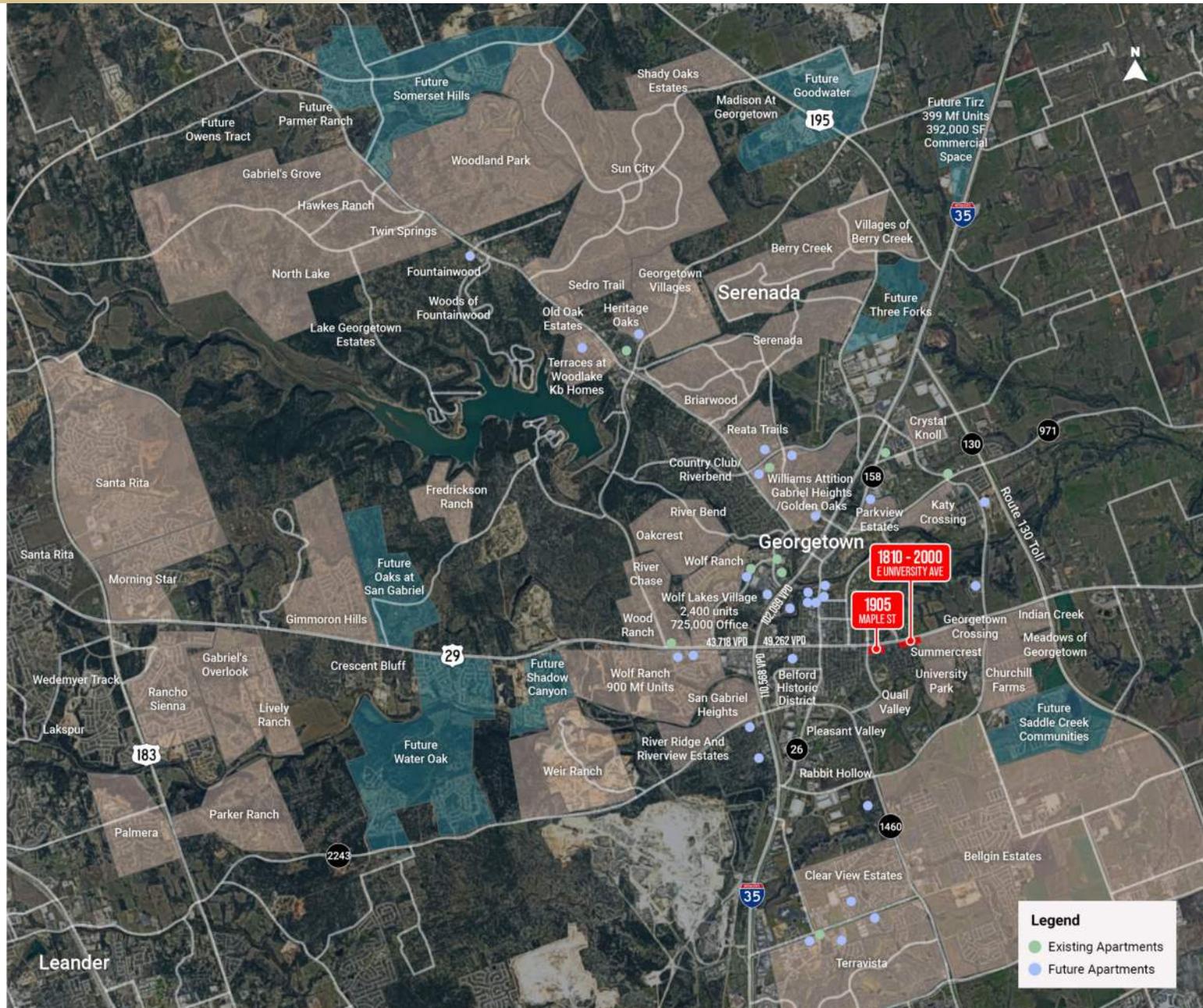


Active Subdivision

Subdivision	Lots	Projected Residents
Santa Rita	7,000	17,500
Sun City	6,500	16,250
Georgetown Villages	3,200	8,000
Terravista	3,187	7,967
Wedemeyer Track	2,970	7,425
Bellgin Estates	2,613	6,532
Berry Creek	1,875	4,687
Rancho Sienna	1,659	4,147
Wolf Ranch	1,600	4,000
Lakspur	1,539	3,847
Lively Ranch	1,160	2,900
Serenada	1,125	2,812
Morning Star	1,044	2,610
Palmera	946	2,365
Madison at Georgetown	936	2,340
North Lake	875	2,187
San Gabriel Heights	821	2,052
Gimmoron Hills	789	1,972
Crescent Blu.	730	1,825
Country Club/Riverbend	701	1,752
Heritage Oaks	600	1,500
Gabriel Heights/Golden Oak	515	1,287
River Ridge and Riverview Estates	488	1,220
Parker Ranch	460	1,150
Hawkes Ranch	407	1,017
Woods of Fountainwood	407	1,017
Twin Springs	339	847
Parkview Estates	310	775
Fountainwood	303	757
Reata Trails	289	722
Shady Oaks Estates	278	695
Gabriel's Overlook	263	657
Lake Georgetown Estates	261	652
Woodland Park	242	605
Gabriel's Grove	197	492
Clear View Estates	187	467
Briarwood	186	465
Terraces at Woodlake	160	400
Texas Traditions	125	312
Fredrickson Ranch	69	172
Old Oak Estates	32	80
Total	47,388	118,470

Future Subdivision

Subdivision	Lots	Projected Residents
Somerset Hills	9,000	22,500
Water Oak	4,000	10,000
Goodwater	2,500	6,250
Parmer Ranch	1,600	4,000
Owens Tract	936	2,340
Oaks at San Gabriel	848	2,120
Shadow Canyon	675	1,687
Berry Creek Highlands	369	922
Three Forks	280	700
Total	20,208	50,520

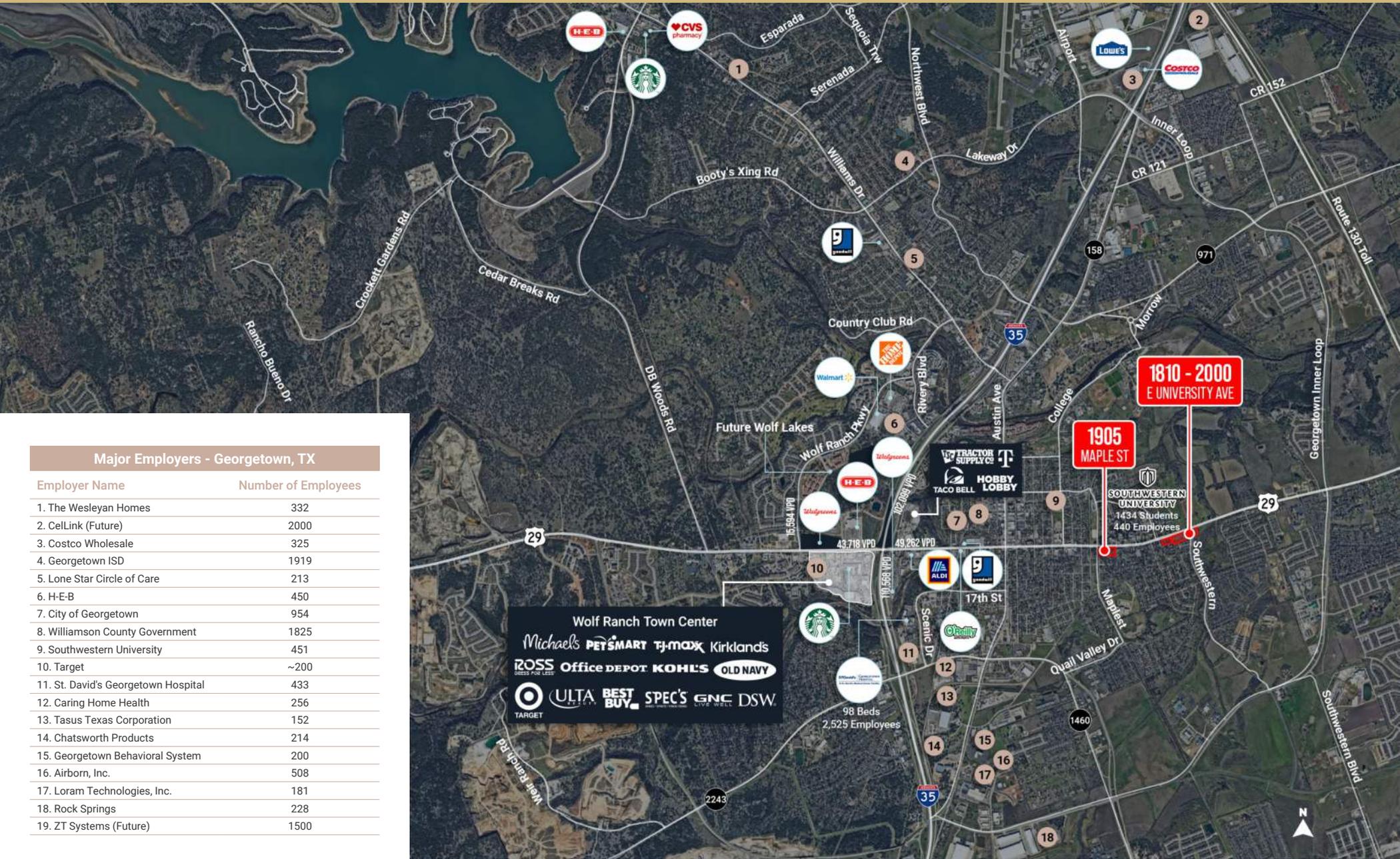


Residential Base & Growth Pipeline

- **47,000+** active lots supporting **118,000+** residents
- **20,000+** future lots projected to add **50,000+** residents
- Nearly **170,000** residents within the surrounding trade area at full buildout

MAJOR EMPLOYERS

GEORGETOWN, TX



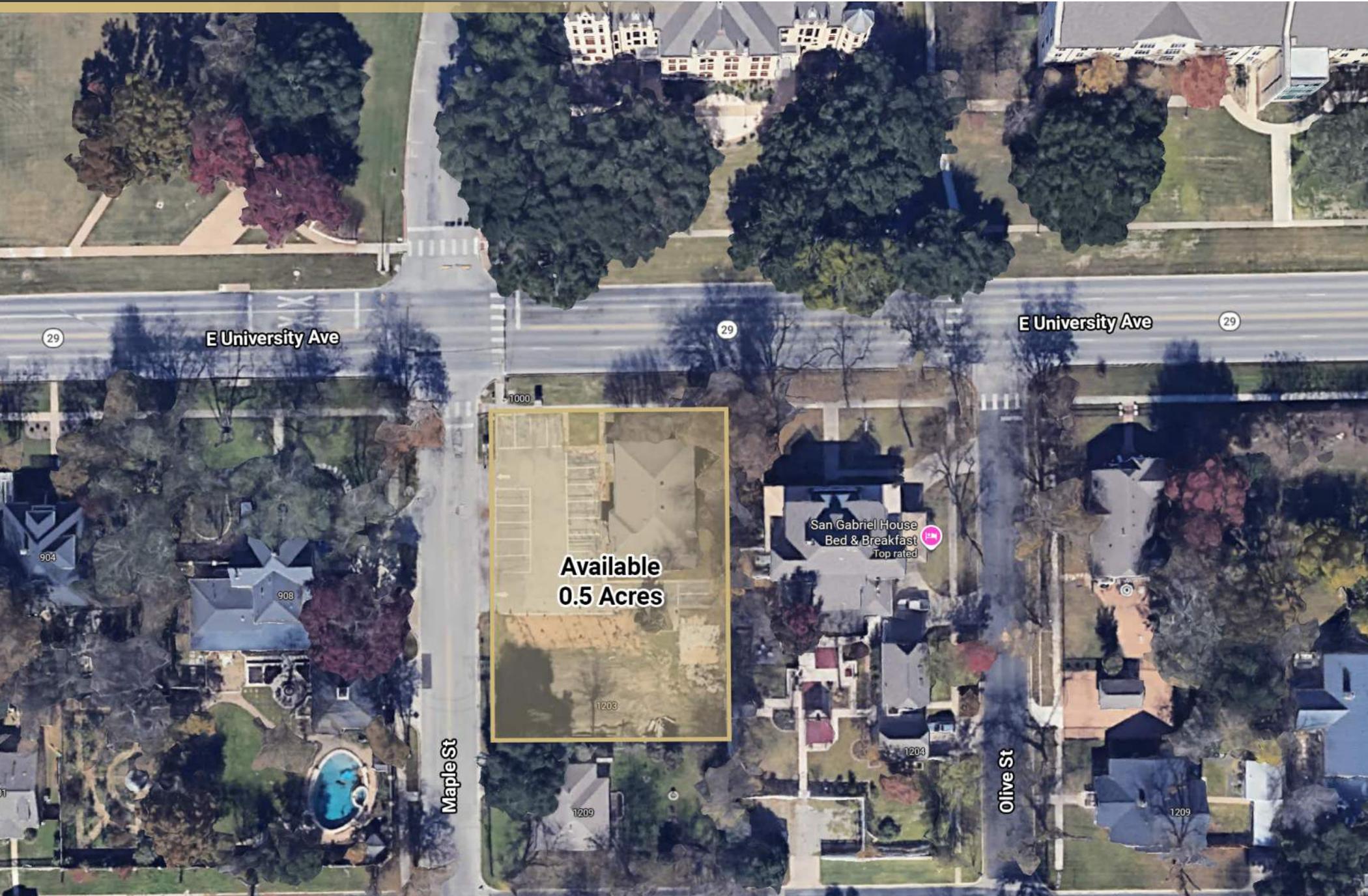
Major Employers - Georgetown, TX

Employer Name	Number of Employees
1. The Wesleyan Homes	332
2. CellLink (Future)	2000
3. Costco Wholesale	325
4. Georgetown ISD	1919
5. Lone Star Circle of Care	213
6. H-E-B	450
7. City of Georgetown	954
8. Williamson County Government	1825
9. Southwestern University	451
10. Target	~200
11. St. David's Georgetown Hospital	433
12. Caring Home Health	256
13. Tassus Texas Corporation	152
14. Chatsworth Products	214
15. Georgetown Behavioral System	200
16. Airborn, Inc.	508
17. Loram Technologies, Inc.	181
18. Rock Springs	228
19. ZT Systems (Future)	1500

TOP EMPLOYERS WITHIN THE TRADE AREA INCLUDE:



1905 MAPLE ST.



29

E University Ave

29

E University Ave

29

1000

Available
0.5 Acres

San Gabriel House
Bed & Breakfast
Top rated

904

908

1203

1209

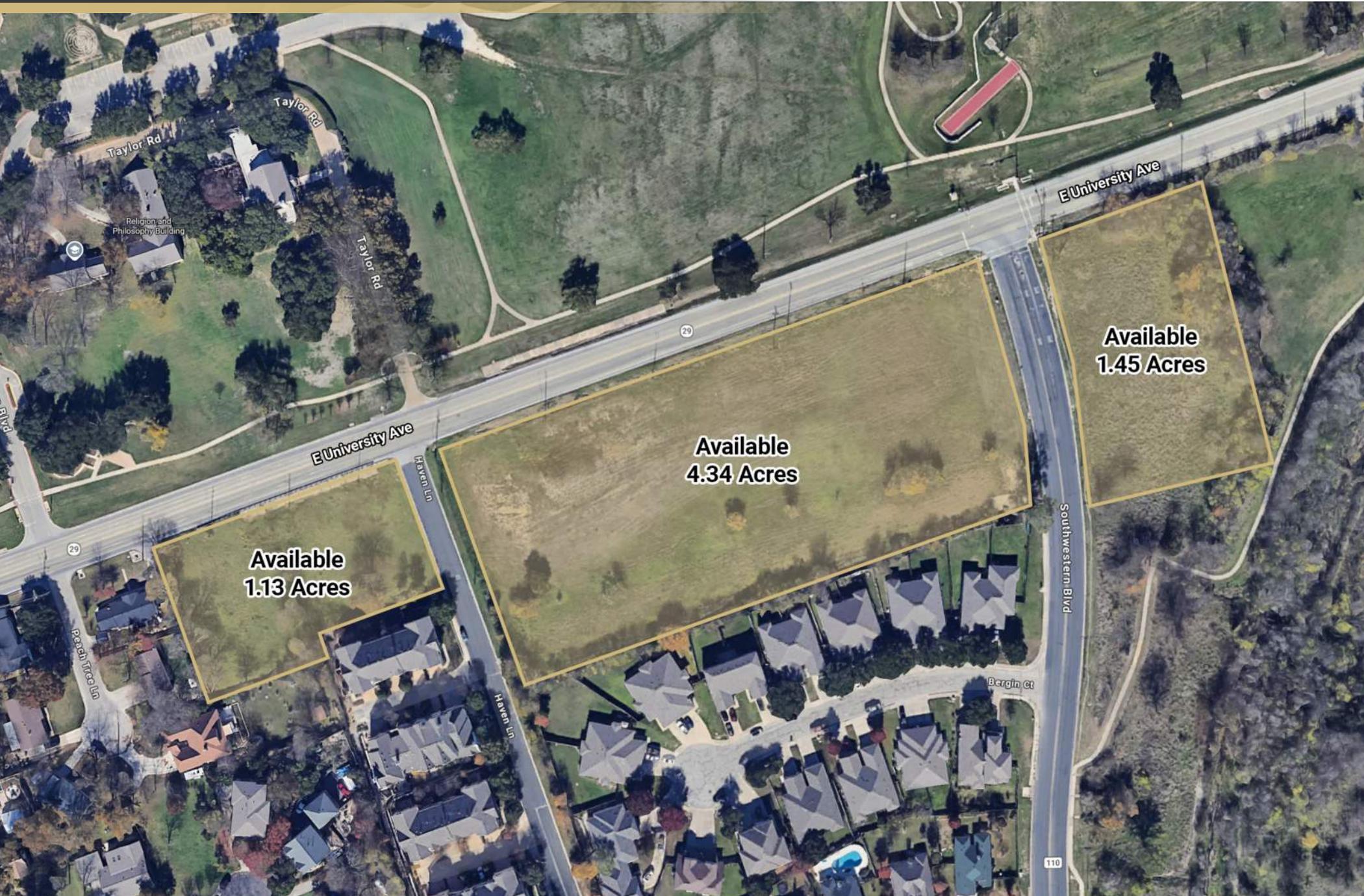
1204

Olive St

1209

Maple St

2000 UNIVERSITY AVENUE



**Available
1.13 Acres**

**Available
4.34 Acres**

**Available
1.45 Acres**



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Information About Brokerage Services - Texas Real Estate Commission

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.

Bridgepoint Real Estate	9016049	info@bridgepointatx.com	512.852.7960
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brett W. Carr	519196	bcarr@bridgepointatx.com	512.540.8040
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

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 or buyer) to communicate with, provide opinions and advice 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 with 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 payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for informational 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 Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials

Information available at www.trec.texas.gov