

FOR LEASE / FOR SALE

East View Crossing SEC OF TX-29 & TX-130 Georgetown, TX 78626

» Prime Hard Corner Visibility in one of Georgetown's highest-traffic intersections

» Explosive Trade Area Growth in a market that has added nearly 46,000 residents since 2020, making Georgetown the #1 city in the U.S. for absolute population growth. Average household incomes exceed \$111,000, delivering a deep, high-quality consumer base.

» Southwestern University's 560-acre mixed-use development with Phase 1A's 67-acre first build-out planned to include a hotel, retail, restaurants, offices, residential units, and a music hall. The first buildings are set to deliver as early as 2027. This site is positioned to capture the sustained traffic and daytime population that a live-work-play district of this scale will generate.

Availabilities: Pads Available
Ground Lease,
Build-to-Suit, or For Sale

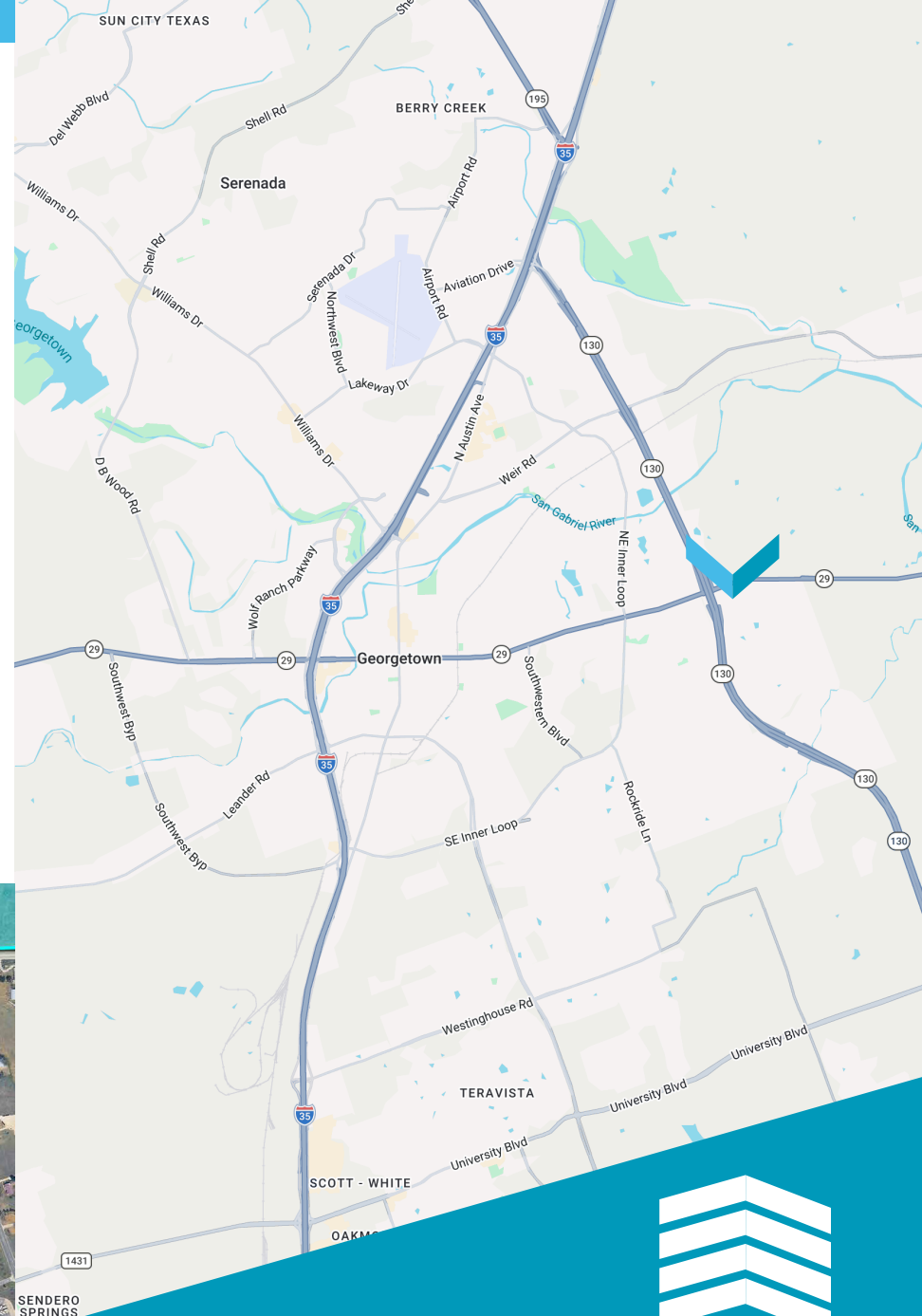
Pricing: Call for details

Traffic Counts: TX-29: 17,504 VPD
TX-130: 42,842 VPD

Area Retailers:



Gabe Sanchez | 512.417.7305 | gabe@SanCoCRE.com



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CONCEPTUAL SITE PLAN

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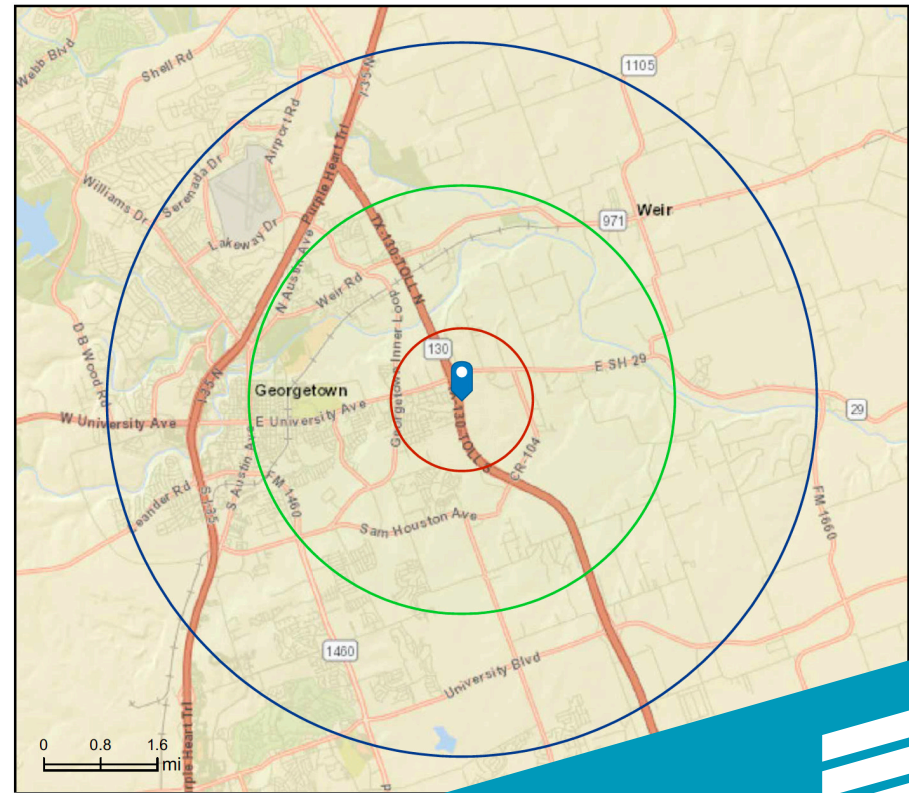


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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,531	17,694	39,874
2020 Total Population	3,197	24,442	58,859
2020 Group Quarters	2	1,374	1,720
2025 Total Population	5,603	33,278	81,315
2025 Group Quarters	2	1,391	1,788
2030 Total Population	6,736	38,258	95,173
2025-2030 Annual Rate	3.75%	2.83%	3.20%
2025 Total Daytime Population	3,717	26,847	78,021
Workers	914	10,529	37,015
Residents	2,803	16,318	41,006
Household Summary			
2010 Households	753	5,530	13,888
2010 Average Household Size	3.36	2.91	2.69
2020 Total Households	990	8,174	21,827
2020 Average Household Size	3.23	2.82	2.62
2025 Households	1,881	11,618	30,729
2025 Average Household Size	2.98	2.74	2.59
2030 Households	2,317	13,599	36,538
2030 Average Household Size	2.91	2.71	2.56
2025-2030 Annual Rate	4.26%	3.20%	3.52%
2010 Families	669	4,089	9,913
2010 Average Family Size	3.53	3.39	3.19
2025 Families	1,496	8,123	20,804
2025 Average Family Size	3.43	3.26	3.13
2030 Families	1,823	9,443	24,554
2030 Average Family Size	3.37	3.24	3.11
2025-2030 Annual Rate	4.03%	3.06%	3.37%
Housing Unit Summary			
2000 Housing Units	476	3,666	10,503
Owner Occupied Housing Units	92.2%	66.1%	63.5%
Renter Occupied Housing Units	5.5%	28.8%	32.1%
Vacant Housing Units	2.3%	5.1%	4.4%
2010 Housing Units	780	6,007	14,956
Owner Occupied Housing Units	84.0%	62.5%	58.1%
Renter Occupied Housing Units	12.6%	29.5%	34.8%
Vacant Housing Units	3.5%	7.9%	7.1%
2020 Housing Units	1,064	8,950	23,693
Owner Occupied Housing Units	79.6%	61.8%	57.4%
Renter Occupied Housing Units	13.4%	29.5%	34.7%
Vacant Housing Units	6.5%	8.3%	7.7%
2025 Housing Units	2,033	12,758	33,964
Owner Occupied Housing Units	82.6%	63.7%	57.1%
Renter Occupied Housing Units	9.9%	27.3%	33.4%
Vacant Housing Units	7.5%	8.9%	9.5%
2030 Housing Units	2,446	14,790	40,121
Owner Occupied Housing Units	79.6%	63.5%	56.8%
Renter Occupied Housing Units	15.1%	28.4%	34.2%
Vacant Housing Units	5.3%	8.1%	8.9%
2025 Households by Income			
Household Income Base	1,881	11,618	30,729
<\$15,000	1.8%	6.3%	6.1%
\$15,000 - \$24,999	2.5%	2.8%	2.9%
\$25,000 - \$34,999	2.5%	2.4%	3.0%
\$35,000 - \$49,999	7.0%	6.6%	8.0%
\$50,000 - \$74,999	11.2%	14.5%	14.1%
\$75,000 - \$99,999	10.3%	14.9%	13.3%
\$100,000 - \$149,999	31.3%	28.1%	23.2%
\$150,000 - \$199,999	20.0%	12.0%	12.0%
\$200,000+	13.5%	12.4%	17.6%
Average Household Income	\$130,795	\$118,171	\$130,370

2025 Population 25+ by Educational Attainment			
Total	3,729	21,584	54,832
Less than 9th Grade	1.6%	4.3%	3.1%
9th - 12th Grade, No Diploma	4.0%	4.0%	4.1%
High School Graduate	15.9%	18.8%	17.6%
GED/Alternative Credential	4.3%	3.5%	3.7%
Some College, No Degree	15.3%	17.3%	17.1%
Associate Degree	11.1%	12.6%	10.2%
Bachelor's Degree	27.7%	23.8%	26.7%
Graduate/Professional Degree	20.0%	15.7%	17.5%
2025 Population 15+ by Marital Status			
Total	4,453	26,834	65,654
Never Married	27.0%	36.7%	31.0%
Married	60.4%	47.9%	53.8%
Widowed	1.2%	3.6%	4.4%
Divorced	11.3%	11.8%	10.8%





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 an 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.

Gabe Sanchez	586190	gabe@SanCoCRE.com	(512) 417-7305
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Gabe Sanchez	586190	gabe@SanCoCRE.com	(512) 417-7305
Designated Broker of Firm	License No.	Email	Phone

Michael Sanchez	510359	mike@SanCoCRE.com	(512) 584-3019
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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