



## INTRODUCTION

Knight Real Estate Company is pleased to offer this parcel of land located at the corner of University Blvd. (SH-29) and TX-130 Toll Road.

## PROPERTY FACTS

- Located at the northwest corner of University Blvd/SH-29 & TX-130 Toll Rd.
- Total Land Size is ±47.79 Acres
- Parcel numbers are R040580 & R040581
- Current Zoning is Agriculture
- Future Land use is Community Center or Mixed-Use Neighborhood
- ±1,090' of frontage on SH- 29
- I-30 Toll Road is east of the site
- Not in a Flood Plain

## DEMOGRAPHICS

Radius	2021 Population	2026 Proj. Population	Average HH Income
1-mile	3,095	3,891	\$111,832
3-mile	30,047	34,312	\$94,082
5-mile	70,986	80,927	\$105,268

## TRAFFIC COUNTS

University Blvd/SH-29: 13,105 VPD west of site  
TX-130 Toll Rd: 28,241 VPD  
(TXDOT 2019)



## GEORGETOWN, TEXAS

Georgetown is the county seat of Williamson County, located between Austin & Temple. The growth of the area, along with the availability and affordability, make Georgetown desirable for retail and business as well as residential communities. Georgetown is located approximately 30 miles north of Austin

Southwestern University is located near downtown Georgetown. It is the oldest university in Texas and has ±1,505 students enrolled.

Georgetown's labor shed encompasses over 700,000 workers, meaning that local employers can draw from a pool well outside the city itself.

Over 2,000,000 SF of new development coming soon, including:

- New 158,000 SF Costco coming soon at I-35 & NE Inner Loop
- Amazon warehouse: 518,792-square-foot sorting facility proposed near IH-35 & SH-130
- Gateway 35 Commerce Center, a 85.73 acre industrial park at the southeast corner of SH-130 & IH-35
- Northpark35, a Class A industrial development at IH-35 & SH 130, across from Georgetown Municipal Airport
- Holt Cat's expansion to add track shop & rental facility



**±47.79 ACRES FOR SALE**  
**3587 E UNIVERSITY AVE, GEORGETOWN, TX**



**#1**

**South's Best Cities to Live In**  
(Southern Living Magazine, 2018)

**#3**

**Safest City in Texas with a  
Population of at least 50,000**  
(SafeHome.org)

**#7**

**Fastest Growing City in the U.S.  
with a population of over 50,000**  
(U.S. Census Bureau)

**56%**

**Growth between 2010-2018  
and continuing to grow**  
(U.S. Census Bureau)

**80%**

**Residents believe the value of the  
city taxes paid is good or excellent**  
(City of Georgetown)

**98%**

**Georgetown residents feel the quality  
of life is either good or excellent**  
(City of Georgetown)

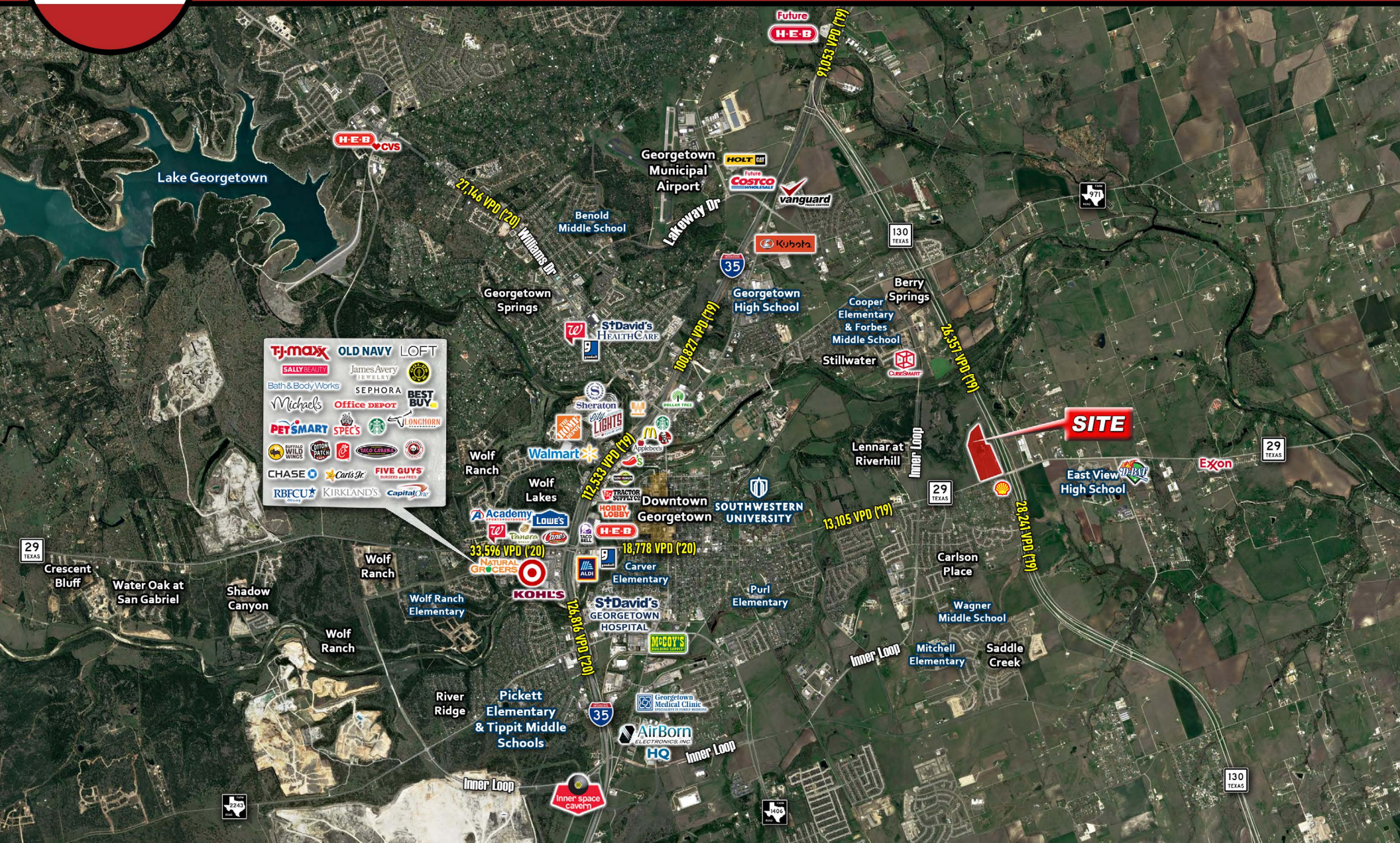


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#### KEY FACTS

74,198

Population



2.5  
Average Household Size

45.1

Median Age

\$79,355

Median Household Income

#### EDUCATION

6%

No High School Diploma



22%  
High School Graduate



30%  
Some College



42%  
Bachelor's/Grad/Pr of Degree

#### BUSINESS



2,240

Total Businesses



25,102

Total Employees

#### EMPLOYMENT



White Collar

73%



Blue Collar

17%



Services

10%



4.5%  
Unemployment Rate

#### INCOME



\$79,355

Median Household Income



\$41,891

Per Capita Income



\$332,856

Median Net Worth

#### Households By Income

The largest group: \$100,000 - \$149,999 (18.8%)

The smallest group: \$25,000 - \$34,999 (5%)

Indicator ▲	Value	Diff	
<\$15,000	5.2%	+1.5%	
\$15,000 - \$24,999	5.1%	+1%	
\$25,000 - \$34,999	5%	+0.4%	
\$35,000 - \$49,999	13%	+2.3%	
\$50,000 - \$74,999	18.7%	+0.9%	
\$75,000 - \$99,999	13%	-0.4%	
\$100,000 - \$149,999	18.8%	-3.2%	
\$150,000 - \$199,999	10.5%	-2.3%	
\$200,000+	10.6%	-0.3%	

Bars show deviation from Williamson County

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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