

McALLISTER
& ASSOCIATES
REAL ESTATE SERVICES

201 Barton Springs Road • Austin, Texas 78704
(512)472-2100 • FAX: (512)472-2905
www.mcallistertexas.com

FOR SALE 10 AC.

1965 ROCKRIDE LN, GEORGETOWN, TEXAS 786276

SIZE: 1869 sf Custom Single-Family Home on Approximately 10 acres

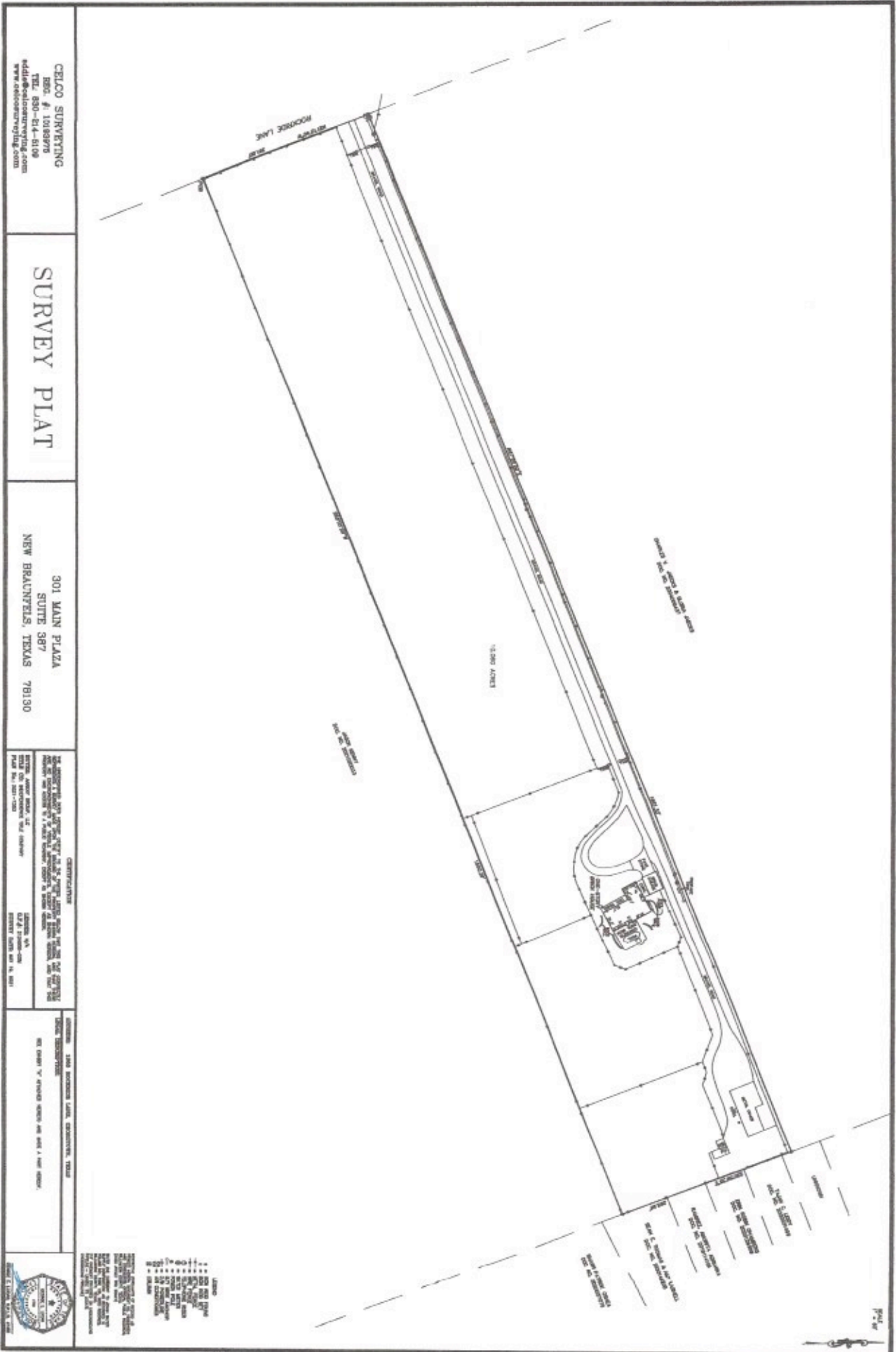
LEGAL DESCRIPTION: AW0021 AW0021 – Wm. Addison, Sur. 10 Acres, (AKA Rolling Acres, Lot 2)

UTILITIES: Jonah Water
City of Georgetown Wastewater Accessible from adjacent Saddle Creek Housing Development
ONCOR Electric
Atmos Gas

ZONING: Georgetown City Limits
Interim AG

PRICE: Call for Price

EXHIBIT "A" 1965 ROCKRIDE LN.





LAND USE

36

Policy LU.2

Promote more compact, higher density, well-connected development within appropriate infill locations.

Policy LU.3

Promote development of complete neighborhoods across Georgetown.

» Population growth and housing affordability are placing an ever-increasing demand for alternatives to low density, single-family detached housing. Compact development takes advantage of the typically limited site area in infill locations. Not necessarily larger in scale, but can accommodate a higher density with building form that supports a pedestrian oriented environment.

» Appropriate infill sites are typically surrounded by existing development with interconnected streets and utility systems to support higher density residential uses, appropriately scaled commercial uses and pedestrian friendly environments.

» Higher density compact development features:

» Proximity to amenities and open space areas.

» Housing products and opportunities that may be missing within a neighborhood.

» Integrates with existing development.

» Promoted through public-private partnerships, programs, and/or tailored development standards.

» Georgetown has many well designed and maintained neighborhoods. Well maintained and stable neighborhoods provide a high quality of life for residents. New neighborhoods include a variety of housing options and price-points, access to neighborhood serving commercial, and recreational and cultural amenities.

» Complete neighborhoods include a range of housing types or may be exclusively single-family housing types; however, a critical component is the provision of appropriately-scaled amenities and commercial services. Amenities include the provision of open space (active and passive) as well as GISD schools, retail and services.

MULTI-FAMILY DEVELOPMENT

UNIFORM DEVELOPMENT CODE:

In addition to the requirements of Section 5.02.020.E.2, when reviewing the conceptual site layout required per Section 3.07, the City Council may consider and add conditions provided the requirements of the zoning district are not exceeded, to the Special Use Permit, including but not limited to the following:

Dwelling units per acre (maximum 24);

TAX STRUCTURE BY COMPARISON

Georgetown	\$0.42	Round Rock	\$0.44	Cedar Park	\$0.45
Pflugerville	\$0.49	Austin	\$0.53	Leander	\$0.54
San Marcos	\$0.59	Hutto	\$0.61	Temple	\$0.65
Killeen	\$0.73	Taylor	\$0.81		

*per \$100 assessed valuation

DEMOGRAPHICS

Population :	Projected Growth:
79,604 (Georgetown City Limits)	47,934 (2010)
1,041,294 (20 mile radius)	68,574 (2020)
2,294,94 (Austin MSA)	81,641 (2024)
Median Household Income:	Median Household Size:
\$79,014	2.5
Median Home Value:	Types of Housing:
\$291,340	18,914 (Owner Occupied)
	6,735 (Apartment)
	25,649 (Total Housing Units)
Median Age:	Educational Attainment:
45.4	HS Diploma 17.6%
	Some College 22.0%
	Associates Degree 8.1%
	Bachelors Degree 25.4%
	Graduate Degree 17.2%



Full Extent



Previous Extent



Map Markup



Street View



Client Info



Help



Search...



Layers



Legend



Export



Print



Share



Map Query



Point Select



Line Measure

Tax Parcel (1)

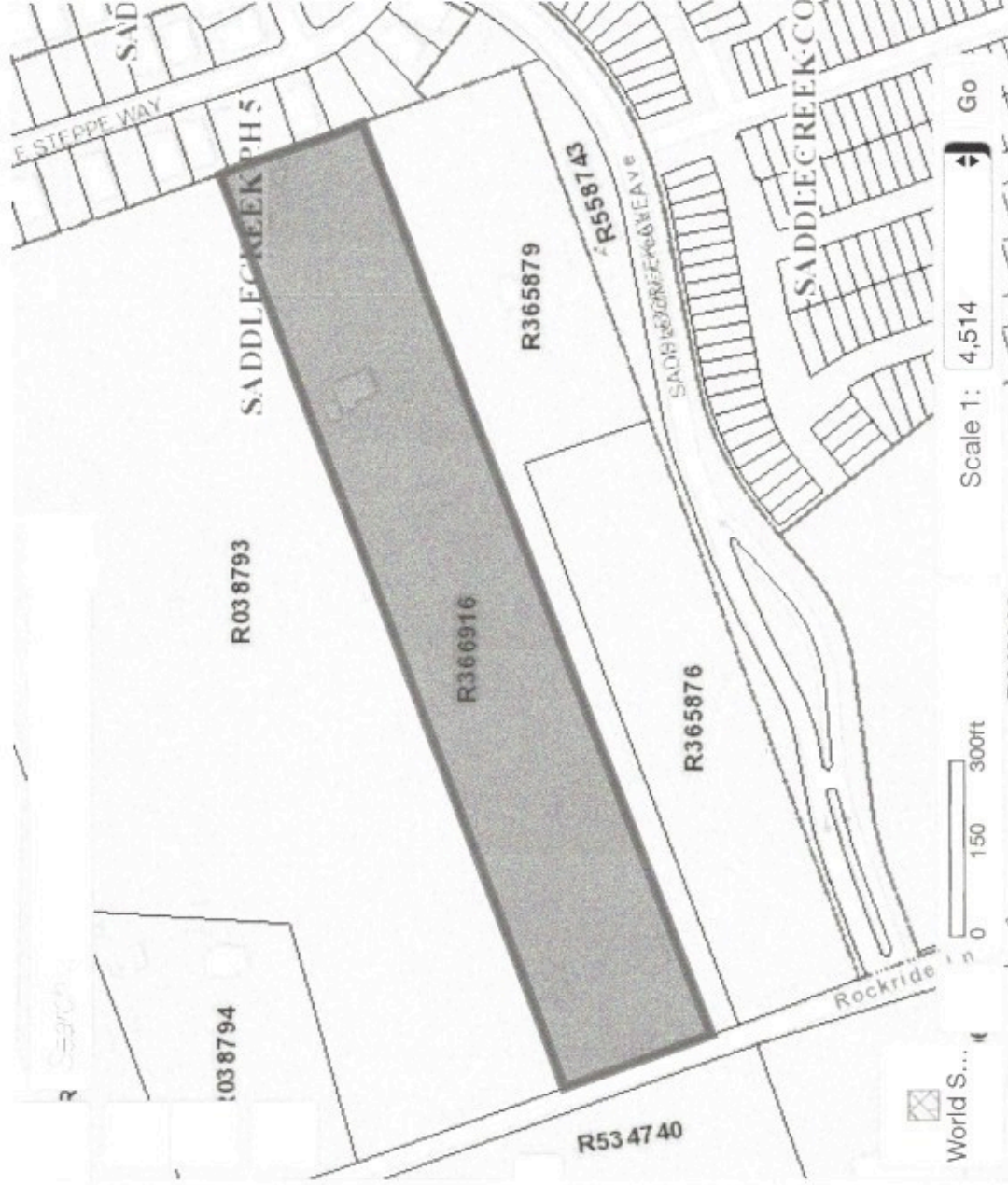
Tax Parcel: R366916

Owner:

ROCKRIDE LANE LLC

Site Address:

1965 ROCKRIDE LN, GEORGETOWN, TX 78626



Displaying 1 - 1 (Total: 1)

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Layers



Tax Parcel (1)

World S...

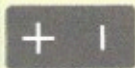
Scale 1: 4,514

Go



Economic Development Reference Map

Contact Georgetown GIS



Find address or place



200ft

-97.642 30.618 Degrees

1855 ROCKRIDE LN
1855 ROCKRIDE LN

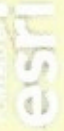
1855 ROCKRIDE LN

1901 ROCKRIDE LN

1965 ROCKRIDE LN

1977 ROCKRIDE LN

1989 ROCKRIDE LN



Georgetown | City of Austin, County of Williamson, Texas Parks & Wil...

Williamson County, TX

I want to...

Tools

UNIVERSITY PARK

五

4670316

54 12/20/2019

五

EE

OR



Zone

Serials

...ability to perform a task

<http://gis.valeo.org/maps/>

<https://gis.valeo.org/maps/7viewer=floodzone>

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WCAD

Property	Owner	Property Address	Tax Year	2023 Market Value
R366916	ROCKRIDE LANE LLC	1965 ROCKRIDE LN, GEORGETOWN, TX 78626	2023	N/A

2023 GENERAL INFORMATION

Active
LTRR-Land Transitional Residential
AW0021 AW0021 - Addison, Wm. Sur., ACRES 10.06, (aka Rolling Acres, Lot 2)
G305M50H - E Gtown ISD Abstracts
R-20-0021-0000-0008DA
3-1937

2023 VALUE INFORMATION

N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A

2023 OWNER INFORMATION

ROCKRIDE LANE LLC
Homestead
100%
5808 BALCONES DR #STE 200 AUSTIN, TX 78731

2023 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		N/A	N/A	N/A	N/A
CGT- City of Georgetown		N/A	N/A	N/A	N/A
GWI- Williamson CO		N/A	N/A	N/A	N/A
RFM- Wmsn CO FM/RD		N/A	N/A	N/A	N/A
SGT- Georgetown ISD		N/A	N/A	N/A	N/A

2023 IMPROVEMENTS

Expand/Collapse All

A1 - Residential Single Family		Yes	1,869 Sq. Ft		N/A	
RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO	
1	Main Area	1997	1,869		N/A	Details
2	Garage	1997	529		N/A	Details
3	Open Porch	1997	328		N/A	Details
4	Patio	1997	420		N/A	Details
5	Detached Garage	1998	625		N/A	Details
6	Out Bldg	1998	-		N/A	Details
7	Site Improvement	-	1		N/A	Details
8	Concrete Pool	2012	350		N/A	Details
9	Fireplace	1997	1		N/A	Details
10	Barn	-	352		N/A	Details
11	Barn	-	1,872		N/A	Details
12	Carport	2017	432		N/A	Details

2023 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Residential	A1 - Residential Single Family	Yes	N/A	N/A	N/A	10.060000 acres

TOTALS 438,214 Sq. ft / 10.060000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2022	\$445,665	\$607,750	\$1,053,415	\$0	\$0	\$1,053,415	\$402,745	\$650,670
2021	\$288,772	\$350,791	\$639,563	\$0	\$0	\$639,563	\$48,045	\$591,518
2020	\$295,247	\$242,497	\$537,744	\$0	\$0	\$537,744	\$0	\$537,744
2019	\$300,741	\$297,500	\$598,241	\$0	\$0	\$598,241	\$100,370	\$497,871
2018	\$270,608	\$297,500	\$568,108	\$0	\$0	\$568,108	\$127,308	\$440,800

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
7/22/2022	SEIDENBERGER RUSSELL & PAIGE CO-TR OF SEIDENBERGER FAMILY TRUST	ROCKRIDE LANE LLC	2022087839	
3/28/2012	SEIDENBERGER, RUSSELL & PAIGE	SEIDENBERGER RUSSELL & PAIGE CO-TR OF SEIDENBERGER FAMILY TRUST	2012022786	
6/28/2002	BREWER, DONALD & JANICE	SEIDENBERGER, RUSSELL & PAIGE	2002058376	
4/17/2001	CRIDDLE ROGER D & MARY TANKSLEY	BREWER, DONALD & JANICE	-	2001/025681
2/7/1997	CRIDDLE ROGER D & MARY TANKSLEY	CRIDDLE ROGER D & MARY TANKSLEY	-	199954504/199954503
2/7/1997	JOHNSON LINDA BRADY TR OF THE ELENORA BRADY NON- REVOCABLE TRUST	CRIDDLE ROGER D & MARY TANKSLEY	-	DOC 19/9706475
11/19/1991	JOHNSON LINDA BRADY TR OF THE ELENORA BRADY NON- REVOCABLE TRUST	JOHNSON LINDA BRADY TR OF THE ELENORA BRADY NON- REVOCABLE TRUST	-	2084/564



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.

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Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Larry Locke	295637	Larry@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date