

# 3.49 ACRES FOR SALE

## 1855 ROCKRIDE LN, GEORGETOWN, TEXAS



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The information contained herein is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, prior sale, change, or withdrawal without notice.



# 1855 ROCKRIDE LANE

LOCATION	East side of Rockride Ln between Inner Loop & Saddle Creek Ave, just south of James Mitchell Elementary
PROPERTY	3.49 Acres
SIZE	293.32' x 563.35' 423.61' x 365.85'
USES	Mixed-Use – Commercial , Retail, High-Density MF
UTILITIES	- Water-16" line on Rockride - Wastewater-accessible from Saddle Creek Development
ZONING	City of Georgetown – AG
PRICE	\$1,824.293 \$12 PSF / \$522,720 Per Acre

## LAND USE

### 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.

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

## UNIFORM DEVELOPMENT CODE

Maximum of 24 dwelling units per acre



**Georgetown May Be the Perfect Place to Live, Work, and Play. Located on Interstate 35 Just North of Austin and Within 200 Miles of Dfw, Houston and San Antonio It's the Seventh Fastest Growing City in the Nation. While Retaining Its Own Authentic Identity Georgetown is Close Enough to Enjoy Austin's Many Cultural and Entertainment Activities. Regardless Its 68% Population Increase the Last Decade Georgetown is Still Recognized as the Third Safest City in Texas.**





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# Up and Coming Families

1855 Rockride Ln, Georgetown, Texas, 78626

Ring of 5 miles



**TAPESTRY**  
SEGMENTATION  
[esri.com/tapestry](http://esri.com/tapestry)

## DOMINANT TAPESTRY SEGMENT



**13,088** households are *Up and Coming Families*

**35.1%** of households are in this segment

**Up and Coming Families:** *Sprouting Explorers* LifeMode

*Up and Coming Families* is a market in transition—residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

## ABOUT THIS SEGMENT



Young families still feathering the nest and establishing their style. Most households have 2 or more workers.



Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by other opinions.



Carry debt from credit card balances to student loans and mortgages, but also maintain retirement plans and make charitable contributions.



Find leisure in family activities, movies at home, trips to theme parks or the zoo, and sports from golfing, weight lifting, to taking a jog or run and drinking coffee.



Rely on the Internet for entertainment, information, shopping, and banking.

## ABOUT THIS AREA

### Household Type:

Single Family

### Employment:

Prof; Svcs

### Median Age:

34.7

### Median Household Income:

\$95,862

### Education:

56.8% have a college degree



## KEY FACTS FOR THIS AREA

**101,178**

Population

**37,289**

Households

**2.66**

Avg Size  
Household

**111**

Wealth  
Index

**88**

Housing  
Affordability

**79**

Diversity  
Index

**\$382,645**

Median Home  
Value

**3.73%**

Forecasted Annual  
Growth Rate

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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date