



Outstanding Commercial Development Site 2201 Texstar Dr. Georgetown, Texas

Highlights

- 3 Curb Cuts
- C3 General Commercial Zoning
- Access from FM 1460, Quail Valley Dr., & Texstar Dr.

For Sale

- SqFt : 75,794
- Available Acres : 1.74
- Asking Price: Contact Broker

Anthony Kuri
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**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

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GEORGETOWN | LAND | FOR SALE

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SEE INSET



OFFICIAL ZONING MAP

10/31/2022

Legend

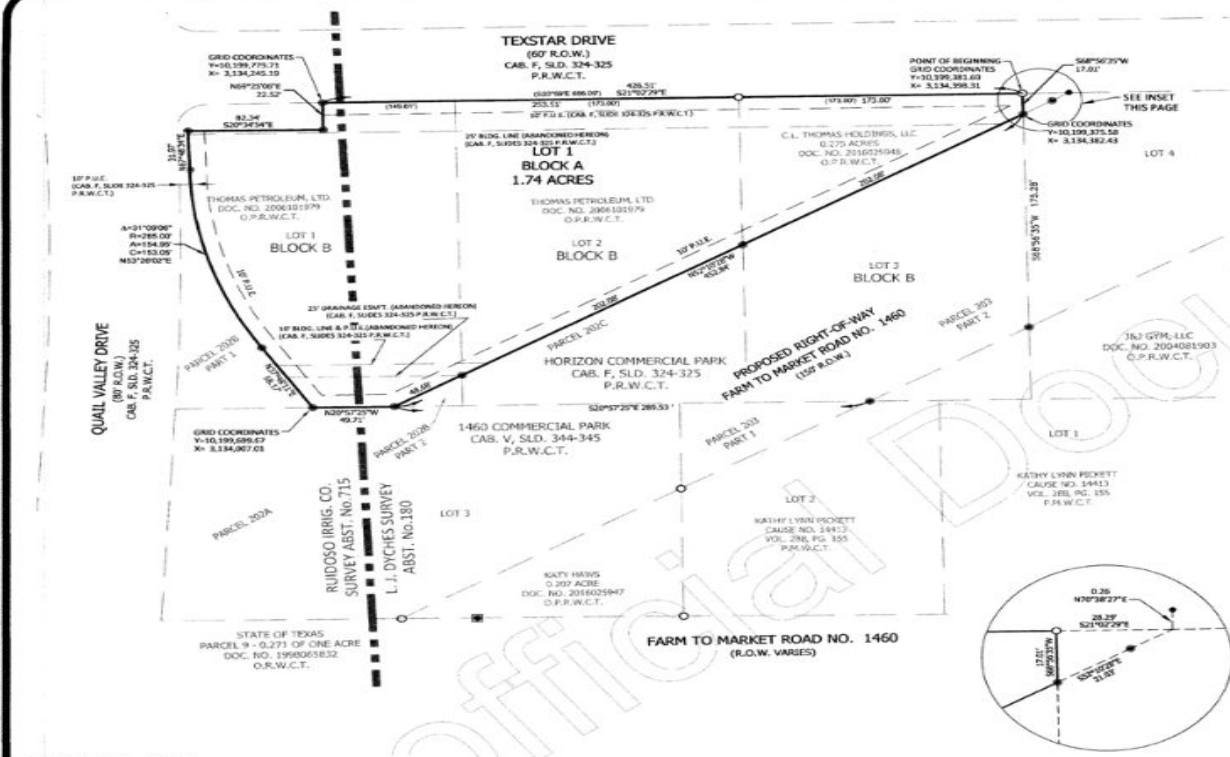
- City Limits
- Ag-Exempt Development Agreements

Zoning Districts

- AG (Agriculture)
- RE (Residential Estate)
- RL (Residential Low Density)
- RS (Residential Single-Family)
- MH (Manufactured Housing)
- TF (Two Family)
- TH (Townhouse)
- MF-1 (Low-Density Multifamily)
- MF-2 (High-Density Multifamily)
- OF (Office)
- MU (Mixed Use)
- MU-DT (Mixed Use - Downtown)
- CN (Neighborhood Commercial)
- C-1 (Local Commercial)
- C-3 (General Commercial)
- IN (Industrial)
- PF (Public Facility)
- BP (Business Park)

Subject Tract

These drawings are the property of STEGER BIZZELL. The use of these drawings is hereby authorized by the original owner for the project and for which they were prepared. Reproduction or reuse of these drawings without the written permission of STEGER BIZZELL is strictly prohibited.



GENERAL NOTES:

1. Total Acreage: 1.74 Ac.
2. Number of lots: 1
3. Number of blocks: 1
4. Utility providers for this subdivision: Water - City of Georgetown, Wastewater - City of Georgetown, Electric Service - City of Georgetown.
5. All structures/subdivisions are to be located within the boundaries of the subdivision.
6. There are no areas within the subdivision to be reserved for the City of Georgetown.
7. Map Number 4848104848, and its order to provide drainage are to be a distance of at least 10 feet from the centerline of the road.
8. A 10-foot Public Utility Easement is shown on the map.
9. This project is referenced for all North American Datum of 1983 and surface values represented on the map are based on the datum of 1983.
10. The minimum engineering cost for this project is \$10,000.00.
11. The engineer assumes all easements. By placing anything on this map, the City of Georgetown, any liability owing to property damage or injury may be incurred by the City of Georgetown and/or its representatives.
12. The building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the City of Georgetown and Williamson County, Texas. Neither the City of Georgetown nor Williamson County assumes any obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. Neither the City of Georgetown nor Williamson County assumes any responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and situated in their respective jurisdictions.
13. Neither the City of Georgetown nor Williamson County assumes any responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance to the City and its County.
14. Right-of-way easements for widening existing or improving existing streets or for the construction of new streets or drainage improvements are actually constructed on the property. The City and County have the right at any time to take possession of any road widening easement for construction, improvement, or maintenance of the adjacent road.

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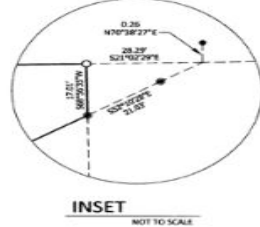
LOCATION MAP - 1"=1000'



OWNER:
C.T. THOMAS HOLDINGS, LLC
9701 U.S. HWY. 59N
VICTORIA, TEXAS 77905

ENGINEER/SURVEYOR:
STEGER BIZZELL
1978 S. AUSTIN AVE.
GEORGETOWN, TEXAS 78626

- LEGEND**
- TxDOT TYPE II MONUMENT FOUND
 - IRON REBAR FOUND (1/2" OR AS NOTED)
 - IRON REBAR WITH CAP FOUND (STAMPED "XDOT")
 - IRON REBAR WITH CAP SET (1/2" STAMPED "MPLS 5/84")
 - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - PROBATE MINUTES OF WILLIAMSON COUNTY, TEXAS
 - PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - RIGHT-OF-WAY
 - PUBLIC UTILITY EASEMENT



REPLAT
REMAINDER OF LOTS 1, 2 & 3
BLOCK B
HORIZON COMMERCIAL PARK
A 1.74 Acre Subdivision situated in the
L. J. Dyches Survey Abstract No. 180 and
Ruidoso Irrig. Company Survey, Abstract No. 715
Williamson County, Texas

STEGER BIZZELL

1978 S. AUSTIN AVENUE
512.930.9412 TEXAS REGISTERED ENGINEERING FIRM #181
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OFFERING SUMMARY

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Address	2201 Texstar Dr. Georgetown, TX 78626
County	Williamson
Jurisdiction	City of Georgetown
Zoning	C3 General Commercial
Size	1.74 Acres
Sewer	6" Wastewater line to site
Water	8 & 12" Water lines to site
Comments	Deed restriction on Fuel Sales

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Information About Brokerage Services

Texas law requires all real estate licensees 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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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
Anthony Kuri	683724	anthony@matexas.com	(512)903-1960
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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IABS 1-0 Date
1AB9 2022