

LOCATION:	IH 35 South of Hwy 29
LOT SIZE:	2.02 Acres
BUILDING SIZE:	6,840 SF
YEAR BUILT:	1903
ZONING:	C1 Commercial
IH 35 TRAFFIC COUNT:	123,204 VPD

The subject property is improved with three buildings was used as a wedding and event center know as The Page House. Improvements total approximately 6,840 sf.

The property grounds include a wood pavilion, gazebo, various wooden decks with pergolas and sitting areas with stone and concrete walkways.

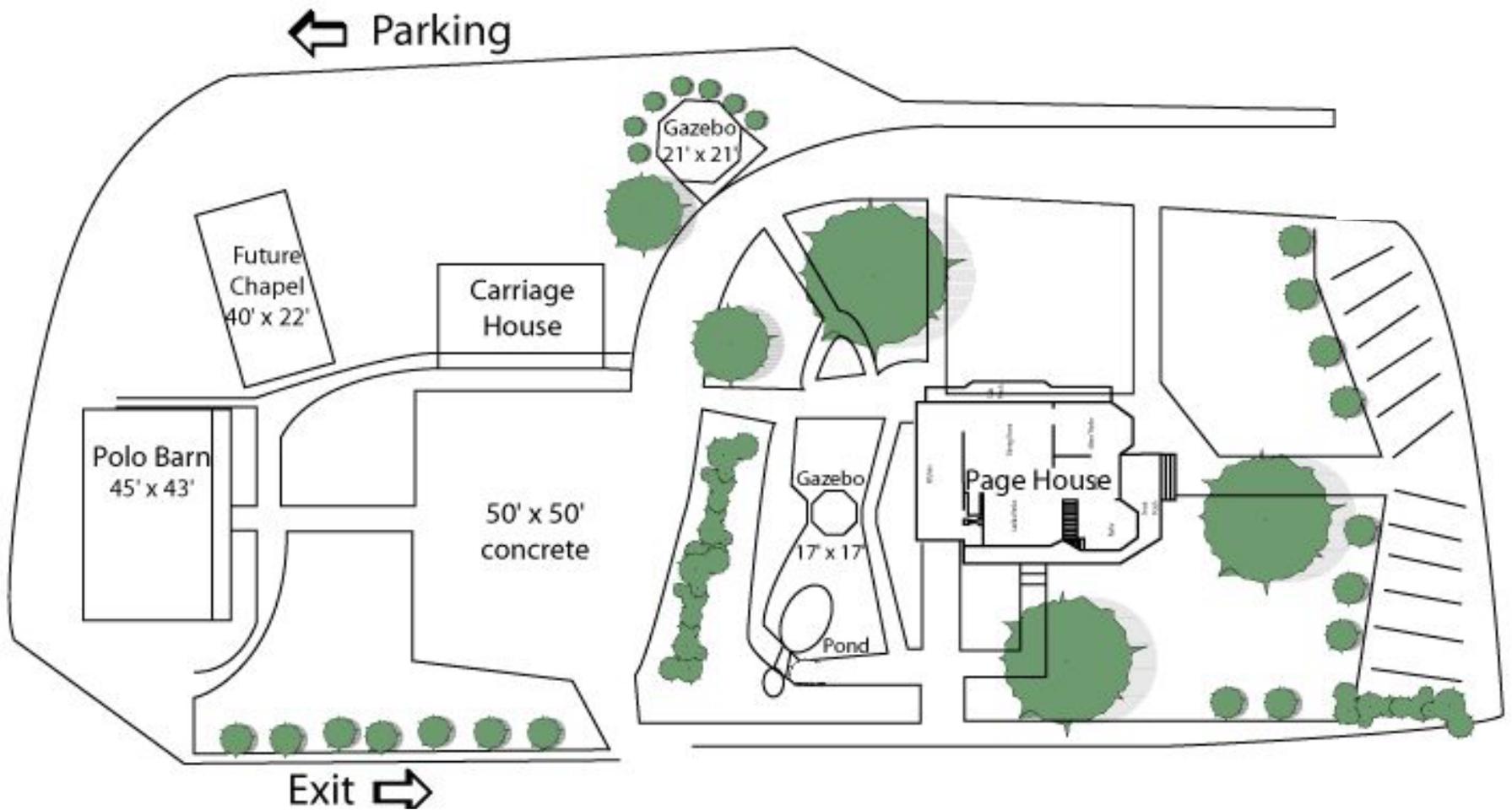


GENERAL INFORMATION

NO. OF BUILDINGS:	Three
NO. OF STORIES:	Building 1 (Page House): two stories, with 3 rd floor room Building 2 (Carriage House): two stories Building 3 (Polo Barn/Banquet Hall): one story
YEAR BUILT:	Building 1: 1903, updated Building 2: 1920, updated Building 3: 1987, updated
GROSS BUILDING AREA:	Building 1: 3,640 sq ft Building 2: 1,200 sq ft Building 3: 1,871 sq ft Total: 6,840 sq ft

CONSTRUCTION CHARACTERISTICS

FRAME:	Wood
EXTERIOR WALLS:	Wood
ROOF TYPE:	Composition Shingle, Metal
FOUNDATION:	Building 1: Pier & Beam Building 2 & 3: Concrete slab foundation
WALKWAYS:	Wood and concrete
PARKING:	Permeable concrete and crushed gravel parking
LIGHTING:	Incandescent, fluorescent & LED



The Page House, a 6,840 SF 1903 Victorian home located in Historic Georgetown, Texas is available for purchase. The property has three buildings, totaling 6,840 SF, on 2.02 acres. The Property is highly visible from IH 35 and has high traffic counts with potential income producing billboards.

The beautiful grounds and building are perfect as a wedding venue and event center.

Possible Uses

- Event Center
- Weddings
- Charging Station
- Restaurant
- Commercial Kitchen
- Office



