

DEMOGRAPHIC & LOCATION ANALYSIS

Berry Creek Crossing
2800 N IH-35, Georgetown, TX 78626

MARKET OVERVIEW

Strategically positioned at the high-growth corridor of Interstate 35 near the Highway 130 interchange, Berry Creek Crossing represents one of North Georgetown’s premier mixed-use developments. Situated directly in the path of rapid residential expansion and major employment hubs, 2800 N IH-35 offers unmatched regional visibility, capturing over 150,000 vehicles per day with an immediate, built-in customer and patient base driven by surrounding master-planned communities and high-density multi-family projects. On-site multi-family has begun construction with 308 units delivering Q2 of 2027.

KEY MEDICAL RADIUS DEMOGRAPHICS SUMMARY

90,753 5-Mile Population (Proj)	\$97,054 5-Mile Median Income	121,880 + Vehicles Per Day on IH-35 & 36,085 VPD on SH-130	15.3% 5-Yr Projected Growth
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DEMOGRAPHIC BREAKDOWN BY TRADE AREA RADIUS

Demographic Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population (2026)	1,633	25,416	78,713

Projected Population (5-Year)	1,875	29,251	90,753
5-Year Population Growth Rate	14.8%	15.1%	15.3%
Average Household Income	\$116,200	\$114,800	\$121,500
Median Age	37.0 Years	41.0 Years	45.0 Years
Total Households	553	10,006	32,247
Household Growth (5-Year)	15.2%	15.6%	15.7%
Insured Population Rate	93.8%	92.9%	93.2%

DEVELOPMENT & LOCATION HIGHLIGHTS

- **Immediate Built-In Multi-Family Density:** Located directly adjacent to 700+ new multi-family units delivering within the project footprint, creating immediate walkable and hyper-local demand.
- **Unrivaled Regional Visibility & Access:** Positioned on I-35 near the TX-130 toll road interchange, capturing over 150,000 vehicles per day (VPD) from both highways for seamless mobility across Williamson County.
- **Major Retail Anchors & Shadow Drivers:** Less than one mile from Costco, Lowe's Home Improvement, and a planned H-E-B site, drawing steady, high-frequency consumer traffic to the trade area.
- **Substantial Daytime Workforce:** Proximity to major industrial and logistics hubs—including Amazon, HOLT CAT, CellLink, and the nearby 520,000+ SF Berry Creek Business Park—generating high daytime worker population density.
- **High Insurance Coverage & Income Profile:** Over 93% of the trade area population maintains health insurance coverage, supported by strong household incomes exceeding \$97,000.