

FOR SALE

HIGHWAY ACCESS

1.98 ACRES - SUBJECT

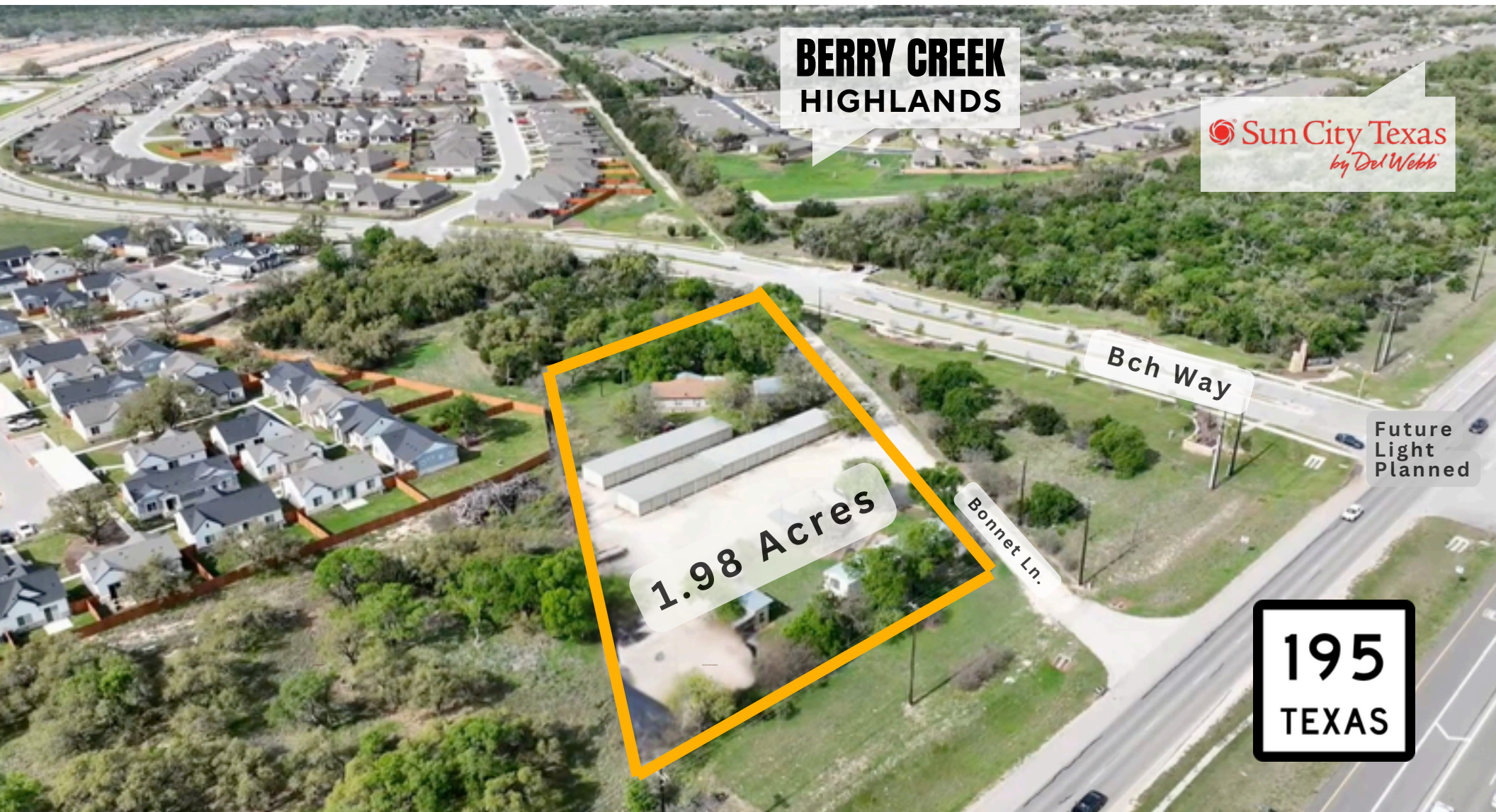
Neighboring lots also available

101 & 505 Bonnet Ln
Georgetown TX. 78633

LISTING BROKER
BRITTNEE GREGOIRE

📞 512-864-5620

📧 BRITT@TALENTSCOMMERCIAL.COM



**BERRY CREEK
HIGHLANDS**

 **Sun City Texas**
by Del Webb

1.98 Acres

Bch Way

Bonnet Ln.

Future
Light
Planned

**195
TEXAS**

LISTING HIGHLIGHTS

BLUE AGAVE SELF STORAGE

Executive Summary

IDEAL FOR DEVELOPMENT OR INVESTOR

This 1.98-acre assemblage offers a premier development footprint at Georgetown's primary growth corridors. Strategically conjoined to a City of Georgetown-owned lot, the site provides unparalleled logistical advantages with direct proximity and streamlined access to both State Highway 195 and BCH Highway (Berry Creek Highlands). Currently operating as a stable, cash-flowing self-storage facility, the property provides immediate revenue with substantial value-add potential through operational optimization or full-scale redevelopment. Positioned directly across from over 220,000 square feet of new industrial space and minutes from the Ronald Reagan Blvd interchange, this 1.98-acre site is uniquely situated to capture the demand of the region's surging commercial, industrial, and retail sectors.

Listing Price *Approx. \$10/SF*

Acres 1.98

Occupancy 80%

Utilities City Nearby

Zoning ETJ

Value Add Offering



Utilities Nearby



27+ Self-Storage Units

19 - 10 x 20 units
8 - 10 x 10 units



3 Leased
Mobile Homes



Private Access



Neighborhood
Gateway



18.5% Projected
Growth



Future 220,000 SF Industrial →

195
TEXAS

EXISTING 2" WL

EXISTING 8" WWL & 12" WL

1.41 Ac

6 Ac

1.98 Ac

City
Owned
Property

<u>DEMOGRAPHICS</u>	1-Mile Radius	2-Mile Radius	5-Mile Radius
Total Population	2,850	12,500	55,000
Total Households	1,200	5,800	22,000
Average HH Income	\$114,500	\$108,000	\$101,800
Median Age	64.2	58.5	53

Note: Population estimates figures include current infill from developments like Berry Creek Highlands (1,500+ planned units) and the northern expansion of Sun City Texas.

GATEWAY TO NORTH GEORGETOWN

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TRAFFIC COUNTS

Highway 195 serves as the primary north-south alternative to I-35 for traffic moving between Georgetown, Florence, and Killeen/Fort Hood.

- State Highway 195 (at site): **40,000 – 43,000+ Vehicles Per Day**
- Shell Road (Near intersection): **8,500+ Vehicles Per Day**
- I-35 (approx. 1.5 miles south): **125,000+ Vehicles Per Day**