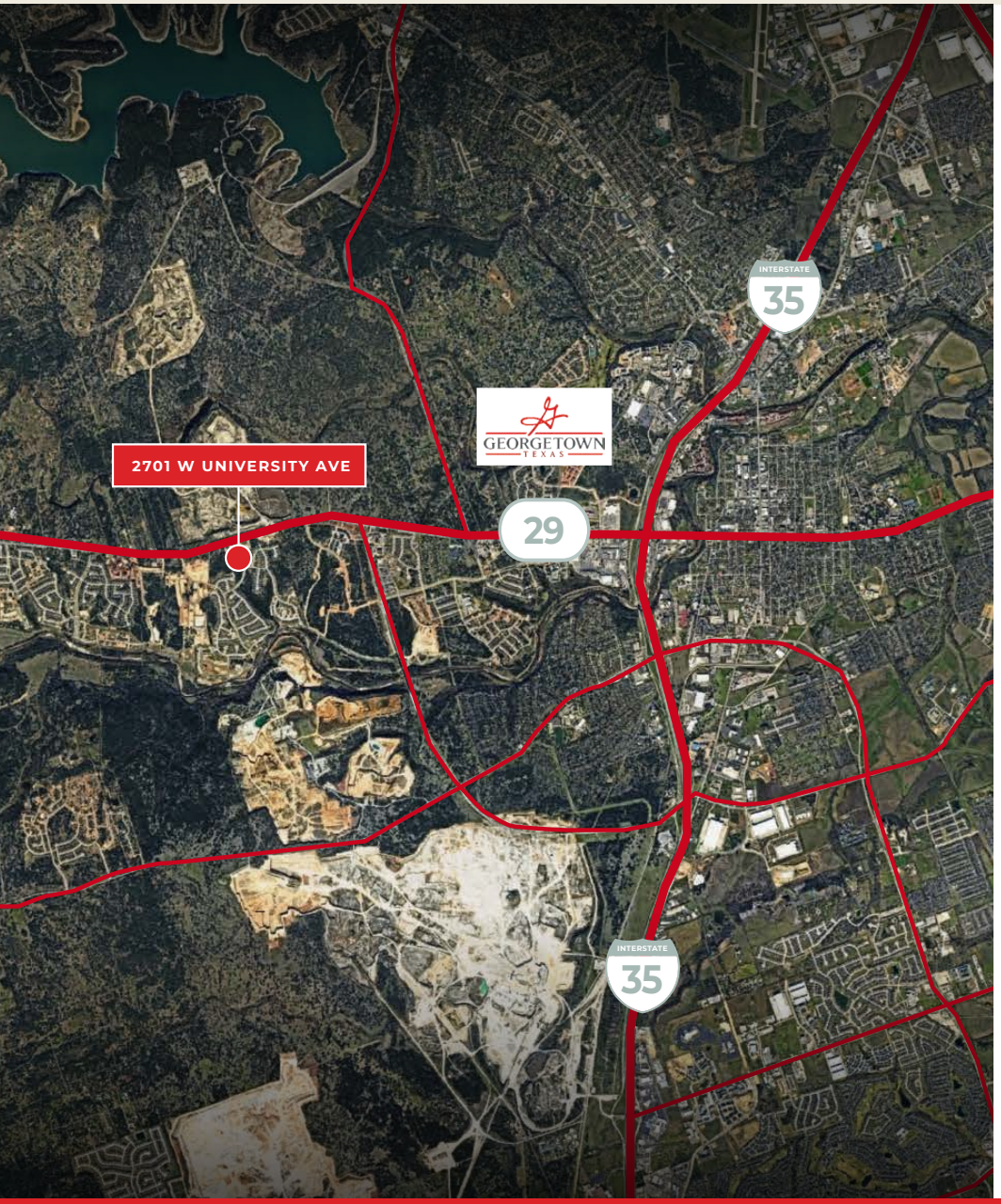
# 2701 W University Ave




| SALE | 2701 W UNIVERSITY AVE // GEORGETOWN, TEXAS // 78628 | |
|---|---|---|
| | LAND | HANNAH HUSKEY // HHUSKEY@ECRTX.COM // 512.635.7760 |

# 2701 W University Ave

LAND // FOR SALE




*Prime hard-corner commercial site at the entrance to the Riverview neighborhood, offering exceptional visibility and access along Highway 29 and River Terrace Drive. With traffic counts exceeding 33,000 VPD, the property benefits from strong daily exposure along one of Georgetown's primary east-west corridors connecting US 183 and I-35.*

*The surrounding area continues to see rapid residential and retail growth, driving consistent demand for well-located land sites.*

## AVAILABILITY

| | |
|---|---|
| **Lot 2** | 1.786 Acres |

## FEATURES

- High-visibility with 33,000 VPD
- Zoned C-3 (Georgetown)
- All utilities to site
- Local detention on-site
- Ideal for retail, QSR, medical, or service-oriented users

2701 W UNIVERSITY AVE // GEORGETOWN, TEXAS 78628

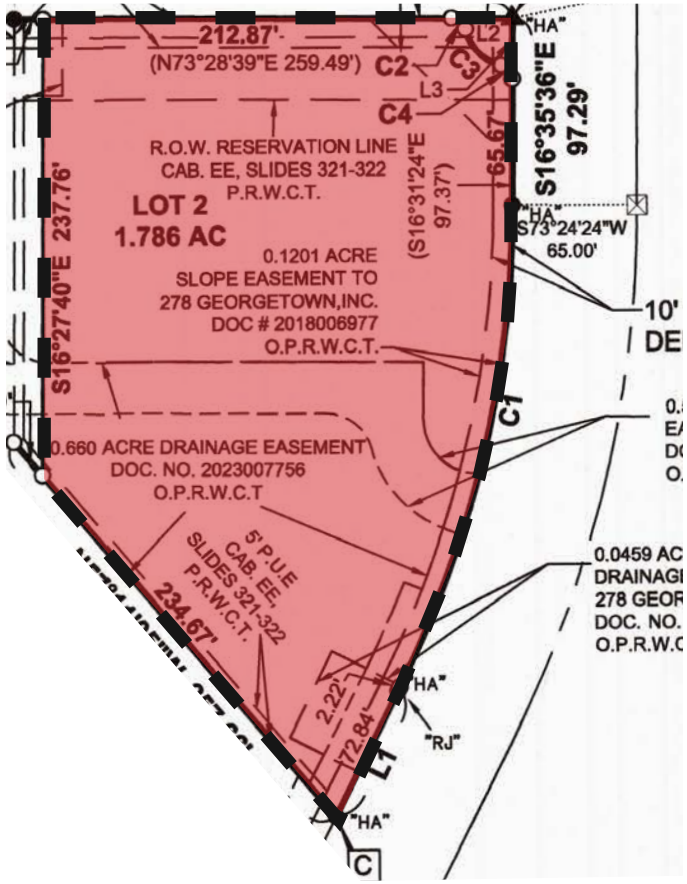
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# 2701 W University Ave

LAND // FOR SALE

## SITE SURVEY

**LOT 2**
1.786 AC




### POPULATION & HOUSEHOLDS (RADIUS)

| | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| **Population (2024):** | ~5,800 | ~48,500 | ~95,300 |
| **Households (2024):** | ~2,200 | ~18,400 | ~36,200 |

### HOUSEHOLD INCOME (RADIUS)

| | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| **Median Household Income:** | ~$112,500 | ~$104,800 | ~$96,500 |
| **Average Household Income:** | ~$138,200 | ~$128,400 | ~$120,100 |

### TRAFFIC COUNTS (NEARBY ROADS)

- **W University Ave / SH-29 (Frontage):** ~30,000–33,000 vehicles per day (VPD) — TxDOT recorded ~32,992 VPD at the I-35/SH-29 intersection (one of Georgetown's busiest)
- **I-35 (≈1 mile East):** ~125,000–135,000 VPD through Georgetown
- **Williams Drive (≈1.5 miles North):** ~32,000 VPD
- **Infrastructure:** SH-29 / W University Ave is being widened from 4 lanes to 6 lanes near Wolf Ranch Parkway (construction began fall 2025). Wolf Ranch Parkway is also being widened to 4 lanes with a median. A TxDOT feasibility study for SH-29 from Georgetown to Bertram is underway, signaling continued capacity expansion along the corridor.

### ADDITIONAL DEMOGRAPHICS

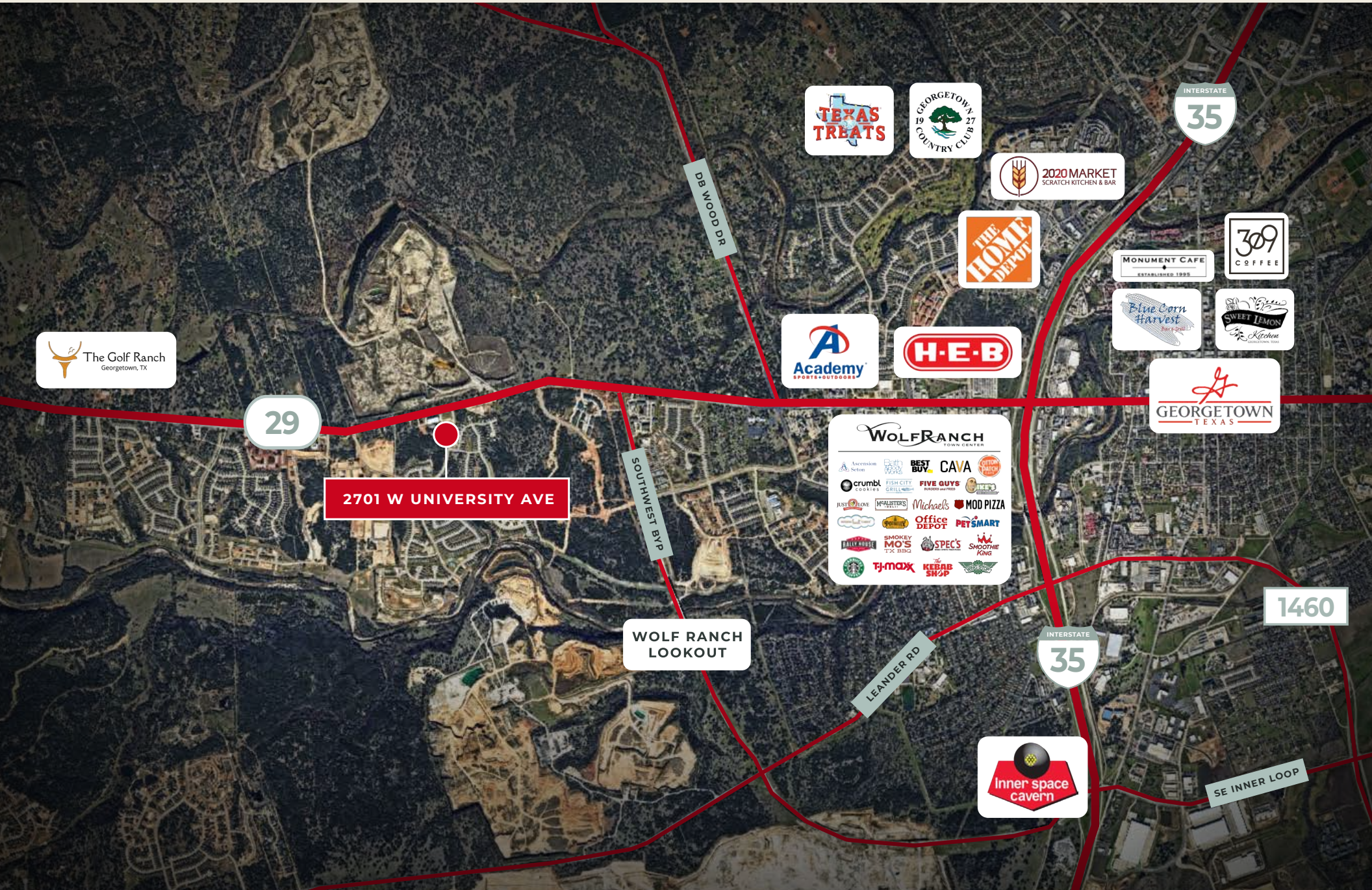
- **Median Age:** ~40 years (1-mi) and ~44–46 years (3-mi & 5-mi) — older than typical Austin-metro suburbs due to Sun City Texas (4,700+ acre age-restricted community, ~15,700 residents) within the 5-mile ring
- **Education:** Highly educated — approx. 43% of ZIP 78628 residents hold a bachelor's degree or higher; management occupations are the largest single category (~53%)
- **Growth:** Georgetown was the fastest-growing U.S. city (pop. 20,000+) for three consecutive years (2022, 2023, 2024 estimates), now over 117,000 residents (2026) — a ~71% increase since the 2020 Census
- **Housing:** Median home value in 78628 is ~$467,700 (vs. $260,400 Texas median); 75%+ owner-occupied; new Class A multifamily (Radius Wolf Ranch, Grand Living at Georgetown) within ½ mile



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# 2701 W University Ave

LAND // FOR SALE



# 2701 W University Ave

Georgetown, Texas 78628


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**512.635.7760**



**ECR // 114 WEST 7TH STREET**

**SUITE 1000 // AUSTIN, TX // 78701**

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EQUAL HOUSING OPPORTUNITY

## 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 interest 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 say 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential 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 interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

| | | | |
|---|---|---|---|
| Equitable Commercial Realty<br>Licensed Broker/Broker Firm Name or Primary Assumed Business Name | 603700<br>License No. | mlevin@ecrtx.com<br>Email | 512.505.0000<br>Phone |
| Matt Levin<br>Designated Broker of Firm | 548312<br>License No. | mlevin@ecrtx.com<br>Email | 512.505.0001<br>Phone |
| Matt Levin<br>Licensed Supervisor of Sales Agent/ Associate | 548312<br>License No. | mlevin@ecrtx.com<br>Email | 512.505.0001<br>Phone |
| Hannah Huskey<br>Sales Agent/Associate's Name | 818894<br>License No. | hhuskey@ecrtx.com<br>Email | 512.505.0015<br>Phone |

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____