

CALL FOR MORE INFORMATION



AVAILABLE SPACE

100% Leased

PROPERTY HIGHLIGHTS

- Retail Hub for Georgetown - IH-35 and HWY 29
- Great Visibility
- New HEB planned for the intersection

TRAFFIC COUNT

IH 35: 118,505 VPD
W University Ave: 22,743 VPD
(CoStar 2020)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



43,738
2021 POPULATION
3 MILE RADIUS



31,858
2021 DAYTIME POPULATION
3 MILE RADIUS



\$105,343
2021 AVERAGE INCOME
3 MILE RADIUS



118,505 VPD
IH 35

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Wolf Crossing

SWC OF IH-35 AND HWY 29
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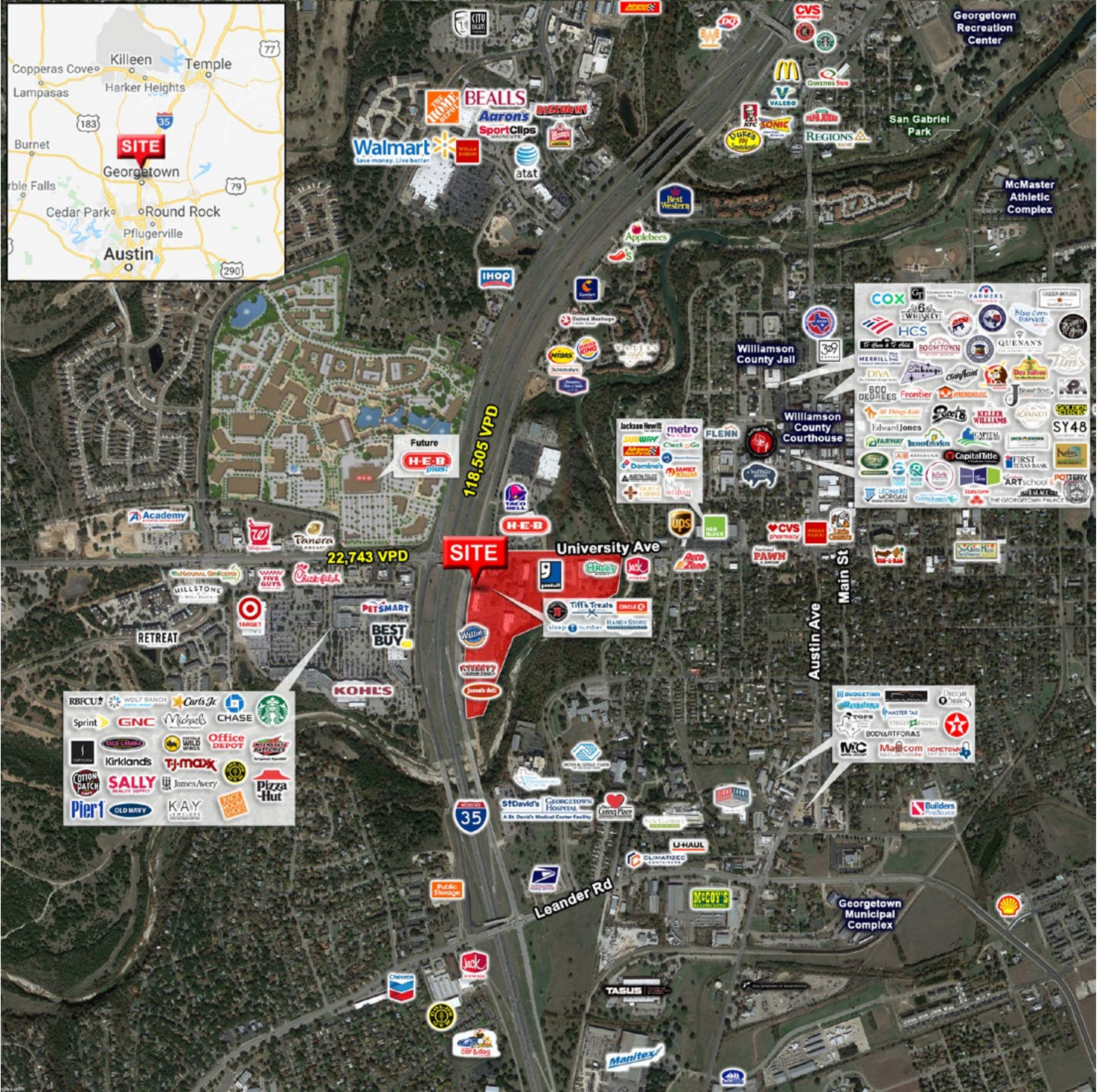
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Welcome to **WOLF CROSSING**

Businesses in the Wolf Crossing development began opening in October. Here is a look at what the 250,000-square-foot property will offer.

Approximately **25** businesses
Approximately **1,120** parking spots



Wolf Crossing development brings new stores, minor road changes to Georgetown

Drivers can expect a couple of minor roadway changes as businesses begin to open in the new Wolf Crossing development.

The relocation of the light signal on Hwy. 29 and the H-E-B driveway more east as well as the addition of deceleration lanes into the development are in the works in order to address a potential increase in traffic, according to city of Georgetown and Wolf Crossing officials.

"One thing to keep in mind about traffic in general around Georgetown is the amount of growth that has continued for the last several years and doesn't look to be slowing down," city Director of Public Works Ray Miller wrote in an email. "It takes some time to develop, design, fund and construct large roadway or infrastructure projects that will help with the increase in traffic that is due to growth."

Wolf Crossing is a 250,000-square-foot property located along I-35 and Hwy. 29 across from H-E-B and will bring about 25 businesses to the area. Goodwill was the first to open Oct. 10 with more scheduled to open by year's end, said Jon Switzer, senior vice president for JLL, the Realtor for the development. Twenty-three businesses were confirmed to join the development as of Oct. 21.

A traffic impact analysis, or TIA, conducted by Alliance Transportation Group looked at current traffic and how much more will be generated by the development, Miller said. This allows traffic engineers to determine what improvements to the roadway will be needed to allow for safe access to and from the new development as well as minimize impacts to existing traffic, he said.

According to the study conducted for this project, as many as 11,000 cars move east and westbound on University Avenue in front of the H-E-B between 7-9 a.m. during the school year.

In addition, nearly 16,000 cars move east and westbound on University Avenue in front of the H-E-B between 4-6 p.m. during the school year.

The study looked at traffic on Hwy. 29 and the I-35 frontage roads as well as the intersections of the H-E-B driveway on Hwy. 29, the future H-E-B driveway farther east on Hwy. 29 and at Scenic Drive, city officials said.

"The city requires a TIA that will address the increase in traffic as much as the traffic law will allow," Miller said. "The developer can only be responsible for his proportion of the congestion, [and] if the TIA shows an improvement that is needed at an intersection, the Wolf Crossing developer will pay for his portion, and other developers will need to make up the difference."

Road changes

There will be four entrances to the development—with two on I-35 and two on Hwy. 29, said Kevin Hunter, chief operations officer and chief financial officer with CSW Development, the project developer.

CSW Developers are adding three deceleration lanes at the two I-35 frontage road entrances and one on Hwy. 29 eastbound, at the cost of \$810,000, Hunter said. The developers will fund the construction, but the city will complete the projects, he said.

The developers are also responsible for constructing turning lanes, restriping the pavement and signal timing modification, according to the TIA. The total for the transportation project is estimated to be \$165,550 at full cost to the developer, the document said....

SOURCE

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New H-E-B coming to Wolf Lakes Village in Georgetown

Wolf Lakes Village finalized a contract with H-E-B for 15 acres within the 164-acre master community off I-35 and Hwy. 29, Wolf Lakes LP President Iva Wolf McLachlan announced during a March 9 City Council workshop.

The new H-E-B will replace the current store on I-35 and east University Avenue moving west into the new development.

"This will be more or less the biggest and best store north of the Colorado River in Central Texas," H-E-B Real Estate Director Jared O'Brien said. "Surely a flagship store at a flagship intersection."

H-E-B also owns the land behind its current location that was intended to be used for a new store, but O'Brien said after looking into the project, H-E-B found roadblocks with flood plains, transmission lines and a variety of other issues that made relocating the site altogether more reasonable.

The new H-E-B will be 117,000 square feet, more than twice the size of the current University Avenue location, and will include a barbecue restaurant with ground-level and balcony-level seating, curbside pickup and a pharmacy drive-thru.

Wolf McLachlan said the estimated tax revenue the new H-E-B will bring to the city per year is \$310,000 in sales and property tax.

"We're holding H-E-B to high standards, and to their credit H-E-B is on board to meet those standards and make this store one of the best most beautiful H-E-Bs in the state of Texas," Wolf McLachlan said.

H-E-B is the latest company to commit to Wolf Lakes Village, which will also house a 12-acre Ascension Seton medical office building as well as mixed-use commercial and residential options and several residential options from townhomes to apartments to single-family homes.

Wolf McLachlan presented a revised site plan for Wolf Lakes, which included the H-E-B and some street layout changes. She added that Wolf Lakes has also partnered with Hines, the largest private developer in the world, to create a multifamily development on 14 acres of the site.

"Our vision for Wolf Lakes has not changed. We are resolute in our commitment to implement our original vision with H-E-B and with all the other projects on our site," Wolf McLachlan said.

Council Member Tommy Gonzalez mentioned some concerns about the H-E-B moving further away from the east side of town, making it more difficult for people east of I-35 to have access to a grocery store as traffic in the area has increased.

"I understand those concerns, and I want to let you guys know that that though we are moving the store slightly west and on the other side of I-35, this does not represent in any way H-E-B's abandonment of the east side of Georgetown," O'Brien said. "In each of the communities in which we serve, we expect to serve all of the customers within those communities."

O'Brien added that the site H-E-B owns at 1460 Inner Loop will become an H-E-B at some point. Georgetown also has an H-E-B location at 4500 Williams Drive, Georgetown.

Wolf Lakes Village anticipates a May start for key infrastructure, Wolf McLachlan previously told Community Impact Newspaper.



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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.

11-2-2015



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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Buyer/Tenant/Seller/Landlord Initials

Date