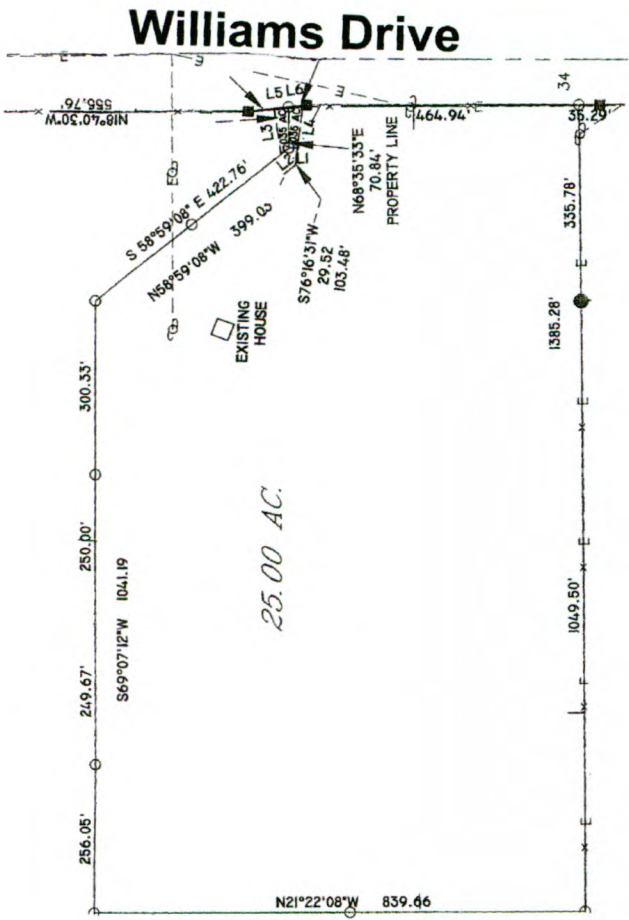




C.L. Hocker Real Estate  
Williams Drive, Georgetown, TX 78628  
Mobile: 512.914.8440  
Office: 254. 793.3116  
[clh@clhocker.com](mailto:clh@clhocker.com)

# 25 Acres Commercial



**Location:**  
-Sun City is approximately 3 1/2 miles away  
-Ronald Reagan Blvd. is approximately 3 miles to the west

**Utilities:**  
-Pedernales Electric Corp  
-Chisholm Trail SUD and Well water  
-Located in the ETJ of Georgetown

**Roadways:**  
-Williams Drive has a 5 lane road from IH35 to Ronald Reagan Blvd. (465' of frontage on Williams Drive)  
-IH35 is 7.5 miles east

**Proposed Developments:**  
-Sun City- 7500 residential units, and still growing  
-Georgetown ISD- Planning to build a new high school at CR 248 & RR 2338  
-Gabriel Grove & Mission Oak- Two new housing developments with approximately 400 units

