



**CAPITOL
MARKET
RESEARCH**

North Georgetown Business Park
Economic Analysis for Potential TIRZ District

Prepared for

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By

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On

December 7, 2021

Table (1)
Absorption Summary
 North Georgetown Business Park

Year	Absorption		
	Industrial Sq. Ft.	Multi-Family Units	Retail Sq.Ft.
2021	0	0	0
2022	236,000	0	0
2023	0	0	25,000
2024	0	0	25,000
2025	50,000	0	25,000
2026	52,000	300	25,000
2027	56,000	0	25,000
2028	61,000	0	25,000
2029	65,000	0	0
2030	68,000	0	0
2031	79,000	0	0
2032	84,000	0	0
2033	89,000	0	0
2034	95,000	0	0
2035	100,000	0	0
2036	107,000	0	0
Total	1,142,000	300	150,000

Source: Capitol Market Research, December 2021
 Summary of Absorption estimates by property type

Development Summary.xls

Table (2)
Average Building Value by Type
 Georgetown Market Area

Land Use Category	Taxable Value	Square Footage	Value Per Sq.Ft.	Number of Units	Value per Unit
Industrial Space	\$41,273,584	502,345	\$82.16	n.a.	n.a.
Apartments	\$369,592,735	2,135,606	\$173.06	2,093	\$176,585
Multi-tenant Retail	\$91,576,160	548,860	\$166.85	n.a.	n.a.

development summary.xls

Source: WCentral Appraisal District 2020 Taxable Values
 Sample of Existing Buildings in Georgetown
 Selected and compiled by Capitol Market Research, December 2021

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Table (3)
Value Added by Property Type
 North Georgetown Business Park

Year	Industrial Absorption in SF	Industrial Assessed Value	Multi-Family Absorption in Units	Multi-Family Assessed Value	Retail Absorption in SF	Retail Assessed Value	Planned Development Value
2021	0	\$0	0	\$0	0	\$0	\$0
2022	236,000	\$19,352,000	0	\$0	0	\$0	\$19,352,000
2023	0	\$0	0	\$0	25,000	\$4,175,000	\$4,175,000
2024	0	\$0	0	\$0	25,000	\$4,175,000	\$4,175,000
2025	50,000	\$4,100,000	0	\$0	25,000	\$4,175,000	\$8,275,000
2026	52,000	\$4,264,000	300	\$52,975,500	25,000	\$4,175,000	\$61,414,500
2027	56,000	\$4,592,000	0	\$0	25,000	\$4,175,000	\$8,767,000
2028	61,000	\$5,002,000	0	\$0	25,000	\$4,175,000	\$9,177,000
2029	65,000	\$5,330,000	0	\$0	0	\$0	\$5,330,000
2030	68,000	\$5,576,000	0	\$0	0	\$0	\$5,576,000
2031	79,000	\$6,478,000	0	\$0	0	\$0	\$6,478,000
2032	84,000	\$6,888,000	0	\$0	0	\$0	\$6,888,000
2033	89,000	\$7,298,000	0	\$0	0	\$0	\$7,298,000
2034	95,000	\$7,790,000	0	\$0	0	\$0	\$7,790,000
2035	100,000	\$8,200,000	0	\$0	0	\$0	\$8,200,000
2036	107,000	\$8,774,000	0	\$0	0	\$0	\$8,774,000
Total	1,142,000	\$93,644,000	300	\$52,975,500	150,000	\$25,050,000	\$139,607,500

Source: Capital Market Research, December 2021

Development Summary.xls

Table (4)
Projected Tax Values 2021 - 2036
 North Georgetown Business Park

Year	GTWN Taxable Value (January 1)	Planned Development Value	GTWN Taxable Value (December 31)	Inflated Value at (2.5%)	TIRZ Tax Revenue
2021	\$550,786	\$0	\$550,786	\$564,556	\$2,264
2022	\$564,556	\$19,352,000	\$19,916,556	\$20,414,470	\$81,862
2023	\$20,414,470	\$4,175,000	\$24,589,470	\$25,204,206	\$101,069
2024	\$25,204,206	\$4,175,000	\$29,379,206	\$30,113,686	\$120,756
2025	\$30,113,686	\$8,275,000	\$38,388,686	\$39,348,404	\$157,787
2026	\$39,348,404	\$61,414,500	\$100,762,904	\$103,281,976	\$414,161
2027	\$103,281,976	\$8,767,000	\$112,048,976	\$114,850,201	\$460,549
2028	\$114,850,201	\$9,177,000	\$124,027,201	\$127,127,881	\$509,783
2029	\$127,127,881	\$5,330,000	\$132,457,881	\$135,769,328	\$544,435
2030	\$135,769,328	\$5,576,000	\$141,345,328	\$144,878,961	\$580,965
2031	\$144,878,961	\$6,478,000	\$151,356,961	\$155,140,885	\$622,115
2032	\$155,140,885	\$6,888,000	\$162,028,885	\$166,079,607	\$665,979
2033	\$166,079,607	\$7,298,000	\$173,377,607	\$177,712,047	\$712,625
2034	\$177,712,047	\$7,790,000	\$185,502,047	\$190,139,598	\$762,460
2035	\$190,139,598	\$8,200,000	\$198,339,598	\$203,298,088	\$815,225
2036	\$203,298,088	\$8,774,000	\$212,072,088	\$217,373,890	\$871,669
Total	\$1,634,474,679	\$171,669,500	\$1,806,144,179		\$7,423,704

Source: Capitol Market Research, December 2021

Tax revenue assumes the current City of Georgetown tax rate of \$0.4010

Development Summary.xls

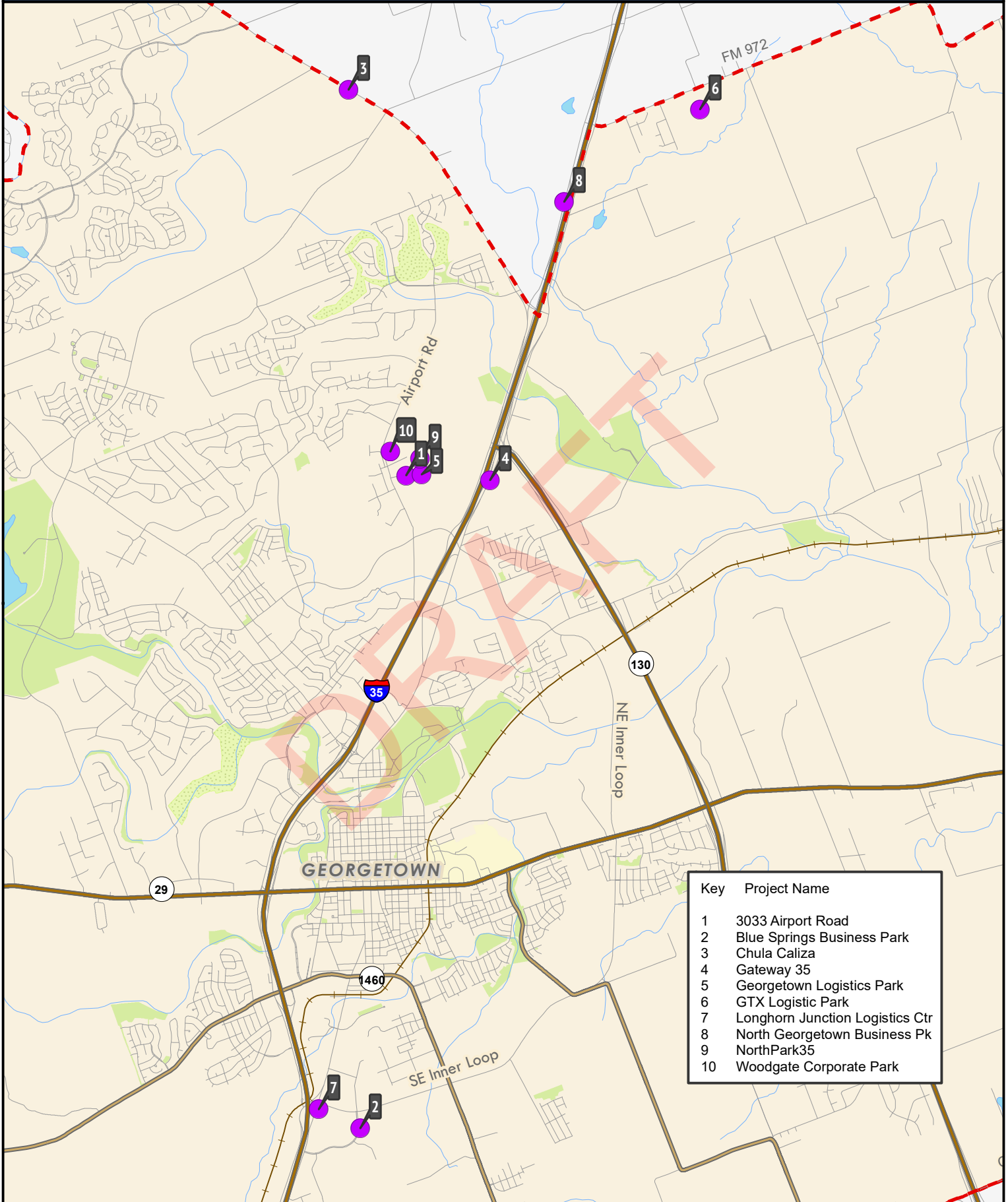
Table (5)
Multi-Tenant Industrial Buildings in Development
Georgetown, Texas

Map No.	Name	Address	Developer Name	Size	Status
1	3033 Airport Road	3033 Airport Road	Texas Outdoor Power	110,000	Approved
2	Blue Springs Business Park	2900 S US Hwy 183	Molto properties	604,064	Submitted
3	Chula Caliza	Texas 195	Centric Commercial	203,125	Approved
4	Gateway 35	2550 North IH-35	Titan Development	1,133,530	Construction
5	Georgetown Logistics Park	Aviation Drive	Stonelake Capital	618,169	Approved
6	GTX Logistic Park	900 FM 972	Colliers International	3,434,782	Planned
7	Longhorn Junction Logistics Ctr	SE Inner Loop	Hilco Real Estate	447,000	Submitted
8	North Georgetown Business Pk	4811-4815 N IH-35	Jackson Shaw	1,540,260	Submitted
9	NorthPark35	101 Velocity Drive	Titan Development	503,730	Construction
10	Woodgate Corporate Park	4045 Airport Road	Cantera Real Estate Group	116,624	Construction
Total Square Feet				8,711,284	

Source: Capitol Market Research, Georgetown City Records and Developer Interviews, December 2021

composites_ind_gtn_2021.xls

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Key	Project Name
1	3033 Airport Road
2	Blue Springs Business Park
3	Chula Caliza
4	Gateway 35
5	Georgetown Logistics Park
6	GTX Logistic Park
7	Longhorn Junction Logistics Ctr
8	North Georgetown Business Pk
9	NorthPark35
10	Woodgate Corporate Park



Table (6)
Industrial Project Timing
 Georgetown, Texas

Map No.	Name	Sq.Ft.	First Bldg. Delivered	2021	2022	2023	2024	2025	Future
1	3033 Airport Road	110,000	tbd	...	...	...	...	...	110,000
2	Blue Springs Business Park	604,064	Mar-22	...	604,064	...	...	...	...
3	Chula Caliza	203,125	Aug-22	...	40,625	...	...	...	162,500
4	Gateway 35	1,133,530	Jun-22	...	294,250	...	...	...	839,280
5	Georgetown Logistics Park	618,169	Mar-23	...	...	495,450	...	...	122,719
6	GTX Logistic Park	3,434,782	tbd	...	...	...	...	...	3,434,782
7	Longhorn Junction Logistics Ctr	447,000	tbd	...	...	...	...	...	447,000
8	North Georgetown Business Pk	1,540,260	Sep-22	...	236,000	...	...	...	595,347
9	NorthPark35	503,730	Oct-21	331,030	172,700	...	...	...	...
10	Woodgate Corporate Park	116,624	Mar-22	...	116,624	...	...	...	...
Total Square Feet		8,711,284		331,030	1,464,263	495,450	0	0	5,711,628

Source: Capitol Market Research, Georgetown City Records and Developer Interviews, December 2021

composites_ind_gtn_2021.xls

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Table (7)
Industrial Demand Forecast
 Georgetown and North Georgetown Business Park

Year	MSA	Market Area			Subject				
	Annual Demand	Market Area %	Demand (Sq.Ft.)	Additions (Sq.Ft.)	Capture Rate	Competitive Capture Rate	Blended Capture Rate	Absorption (Sq.Ft.)	Cumulative Absorption (Sq.Ft.)
2021	2,368,000	11.2%	265,216	331,030	17.7%	30.0%	23.8%	63,229	63,229
2022	3,123,200	11.6%	362,291	1,464,263	17.7%	30.7%	24.2%	87,580	150,809
2023	2,179,200	12.0%	261,504	495,450	17.7%	31.3%	24.5%	64,087	214,897
2024	1,788,800	12.4%	221,811	0	17.7%	32.0%	24.8%	55,099	269,996
2025	1,539,200	12.8%	197,018	0	17.7%	32.7%	25.2%	49,597	319,593
2026	1,552,000	13.2%	204,864	0	17.7%	33.3%	25.5%	52,255	371,848
2027	1,587,200	13.6%	215,859	216,000	17.7%	34.0%	25.8%	55,779	427,627
2028	1,651,200	14.0%	231,168	231,000	17.7%	34.7%	26.2%	60,506	488,133
2029	1,705,600	14.4%	245,606	246,000	17.7%	35.3%	26.5%	65,104	553,237
2030	1,721,600	14.8%	254,797	255,000	17.7%	36.0%	26.8%	68,389	621,626
2031	1,907,200	15.2%	289,894	290,000	17.7%	36.7%	27.2%	78,776	700,402
2032	1,955,200	15.6%	305,011	305,000	17.7%	37.3%	27.5%	83,900	784,302
2033	2,000,000	16.0%	320,000	320,000	17.7%	38.0%	27.8%	89,090	873,392
2034	2,048,000	16.4%	335,872	336,000	17.7%	38.7%	28.2%	94,628	968,020
2035	2,096,000	16.8%	352,128	352,000	17.7%	39.3%	28.5%	100,382	1,068,402
2036	2,147,200	17.2%	369,318	369,000	17.7%	40.0%	28.8%	106,514	1,174,916
Total			4,432,358	5,210,743			26.5%	1,174,916	

Source: Capitol Market Research, Georgetown City Records and Developer Interviews, December 2021

compsites_ind_2020.xls

Table (8)
Industrial Absorption Forecast
 North Georgetown Business Park

Year	Subject				
	Subject Demand	Cumulative Demand	New Industrial Space Added	Cumulative Industrial SF Added	Cumulative Demand less SF Added
2021	63,229	63,229	0	0	63,229
2022	87,580	150,809	236,000	236,000	(85,191)
2023	64,087	214,897	0	236,000	(21,103)
2024	55,099	269,996	0	236,000	33,996
2025	49,597	319,593	50,000	286,000	33,593
2026	52,255	371,848	52,000	338,000	33,848
2027	55,779	427,627	56,000	394,000	33,627
2028	60,506	488,133	61,000	455,000	33,133
2029	65,104	553,237	65,000	520,000	33,237
2030	68,389	621,626	68,000	588,000	33,626
2031	78,776	700,402	79,000	667,000	33,402
2032	83,900	784,302	84,000	751,000	33,302
2033	89,090	873,392	89,000	840,000	33,392
2034	94,628	968,020	95,000	935,000	33,020
2035	100,382	1,068,402	100,000	1,035,000	33,402
2036	106,514	1,174,916	107,000	1,142,000	32,916
Total	1,174,916		1,142,000		

Capitol Market Research, December 2021

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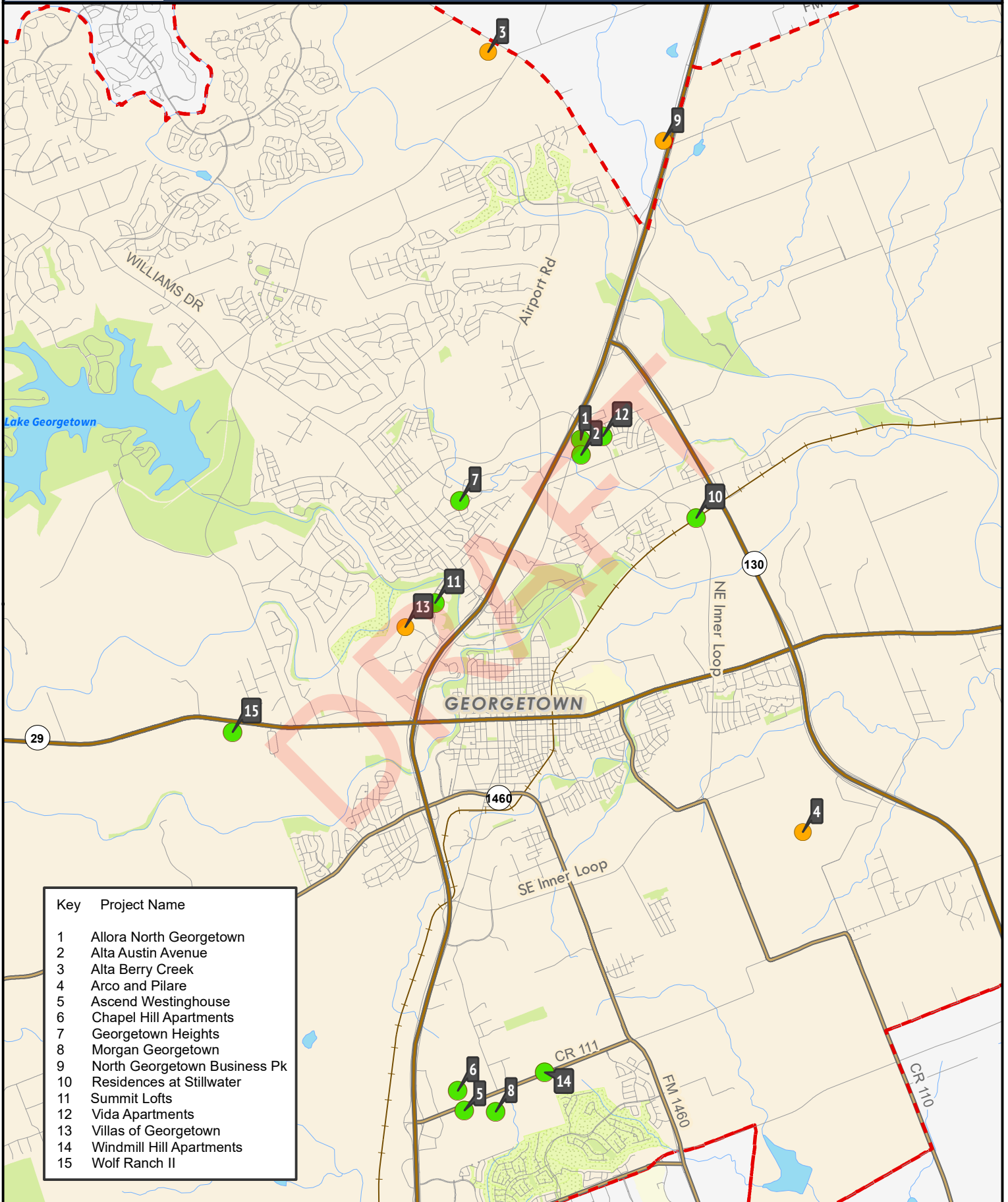
Annual Demand is from Table (7). Build out estimated by CMR.

Table (9)
Multi-Family Projects in Development
 Georgetown Market Area

Map No	Project	Address	Units	Developer	Status	Zoning
1	Allora North Georgetown	2815 N Austin Avenue	432	Trammel Crow Res.	Construction	C-3
2	Alta Austin Avenue	2601 N Austin Avenue	312	Wood Partners	Construction	MF-2
3	Alta Berry Creek	2201 SH 195	300	Wood Partners	Submitted	PUD
4	Arco and Pilare	2510 Bell Gin Road	350	KCG Development	Approved	PUD
5	Ascend Westinghouse	500 Westinghouse Rd.	300	DHI Communities	Construction	PUD
6	Chapel Hill Apartments	401 Westinghouse Rd.	324	Duke Companies	Construction	ETJ
7	Georgetown Heights (BFR)	512 Northwood Drive	100	Wan Bridge	Construction	TF
8	Morgan Georgetown	5400 North Mays Street	336	Morgan Group	Construction	PUD
9	North Gtwn Business Park	4811-4815 N Ih-35	300	Jackson Shaw	Planned	MF-2
10	Residences at Stillwater (AH)	1500 NE Inner Loop Rd	192	Pedcor	Construction	MF-2
11	Summit Lofts	1500 Rivery Blvd	256	TAC, Inc.	Construction	PUD
12	Vida Apartments (MI)	2900 NE Inner Loop	124	BT Cobb Development	Construction	MF-1
13	Villas of Georgetown	516 Wolf Ranch Pkwy	288	Western Securities	Approved	C-3
14	Windmill Hill Apartments	1221 Westinghouse Rd.	350	Mid-America Apts	Construction	MF-2
15	Wolf Ranch II	1845 W University Ave	321	McCann Realty	Construction	PUD
Total Units			4,285			

Source: Capitol Market Research, Review of City records, developer interviews, December 2021

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Key	Project Name
1	Allora North Georgetown
2	Alta Austin Avenue
3	Alta Berry Creek
4	Arco and Pilare
5	Ascend Westinghouse
6	Chapel Hill Apartments
7	Georgetown Heights
8	Morgan Georgetown
9	North Georgetown Business Pk
10	Residences at Stillwater
11	Summit Lofts
12	Vida Apartments
13	Villas of Georgetown
14	Windmill Hill Apartments
15	Wolf Ranch II

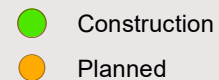


Table (10)
Multi-Family Project Timing
 Georgetown Market Area

Map No.	Project Name	First Unit Delivery	Units Planned	2021	2022	2023	2024	2025	Future
1	Allora North Georgetown	Sep-22	432	...	200	232	...	...	...
2	Alta Austin Avenue	Feb-22	312	...	312	...	...	...	...
3	Alta Berry Creek	Feb-23	300	...	...	300	...	...	...
4	Arco and Pilare	Mar-23	350	...	...	300	50	...	...
5	Ascend Westinghouse	Jan-23	300	...	...	300	...	...	...
6	Chapel Hill Apartments	Mar-22	324	...	324	...	...	...	...
7	Georgetown Heights (BFR)	Mar-22	100	...	100	...	...	...	...
8	Morgan Georgetown	Oct-22	336	...	120	216	...	...	...
9	North Gtwn Business Park	Jan-25	300	...	...	...	...	300	...
10	Residences at Stillwater (AH)	May-21	192	192	...	...	...	...	...
11	Summit Lofts	Feb-22	256	...	256	...	...	...	...
12	Vida Apartments (MI)	Oct-22	124	...	62	62	...	...	...
13	Villas of Georgetown	Mar-23	288	...	...	288	...	...	...
14	Windmill Hill Apartments	Feb-22	350	...	350	...	...	...	...
15	Wolf Ranch II	Sep-22	321	...	160	161	...	...	...
Total New Units:			4,285	192	1,884	1,859	50	300	0
Demand:				592	640	692	747	805	
Annual Excess (shortage) of Demand:				400	(1,244)	(1,167)	697		...

Source: Capitol Market Research, Review of City records, developer interviews, December 2021

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Table (11)
Multi-Family Housing Demand Forecast
Market Area and Subject demand

Year	Market Area		Subject				
	Demand	Additions	Proportional Capture Rate	Competitive Capture Rate	Blended Capture Rate	Subject Demand	Cumulative Unit Demand
2021	393	192	7.0%	15.0%	11.0%	43	43
2022	409	1,884	7.0%	15.0%	11.0%	45	88
2023	427	1,859	7.0%	15.0%	11.0%	47	135
2024	445	50	7.0%	15.0%	11.0%	49	184
2025	465	0	7.0%	15.0%	11.0%	51	235
2026	485	480	7.0%	15.0%	11.0%	53	288
2027	505	510	7.0%	15.0%	11.0%	56	344
2028	528	530	7.0%	15.0%	11.0%	58	402
2029	551	550	7.0%	15.0%	11.0%	61	463
2030	575	570	7.0%	15.0%	11.0%	63	526
2031	599	600	7.0%	15.0%	11.0%	66	592
2032	624	620	7.0%	15.0%	11.0%	69	661
2033	650	650	7.0%	15.0%	11.0%	72	733
2034	676	680	7.0%	15.0%	11.0%	74	807
2035	703	700	7.0%	15.0%	11.0%	77	884
2036	731	730	7.0%	15.0%	11.0%	80	964
Total	8,765	10,605			11.0%	964	

Capitol Market Research, December 2021

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Note: Market Area forecasted apartment demand from Table (9), supply based on currently under construction product listed in Table (10), approximating demand starting in 2024. Subject Capture Rate based on the percentage of mixed commercial land in subject as a percentage of similar land in five other mixed-use communities in the market area, and the Competitive Rate as established by CMR.

Table (12)
Multi- Family Housing Absorption Forecast
 North Georgetown Business park

Year	Subject				
	Subject Demand	Cumulative Demand	New TIRZ Units Added	Cumulative Units Added	Cumulative Demand less Units Added
2021	43	43	0	0	43
2022	45	88	0	0	88
2023	47	135	0	0	135
2024	49	184	0	0	184
2025	51	235	0	0	235
2026	53	288	300	300	(12)
2027	56	344	0	300	44
2028	58	402	0	300	102
2029	61	463	0	300	163
2030	63	526	0	300	226
2031	66	592	0	300	292
2032	69	661	0	300	361
2033	72	733	0	300	433
2034	74	807	0	300	507
2035	77	884	0	300	584
2036	80	964	0	300	664
Total	964		300		

Capitol Market Research, Decmber 2021

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Annual Demand is from Table (11). The delivery schedule was estimated by CMR.

Table (13)
Planned & Under Construction Retail Projects
 Georgetown Market Area

Map No	Name	Address	Developer / Broker	Size	Anchor	Status
1	Bluebonnet Plaza	1310 West University Ave	JLL	100,000	Academy Sports	Construction
2	Cedar Breaks West	4600 Williams Dr	Durham & Bassett	115,000	Chase Bank	Construction
3	North Gtwn Business Park	4811-4815 N. IH-35	Jackson Shaw	150,000	tbd	Planned
4	WestingHouse & A.W. Grimes	3900 FM 1460	Resolut RE	38,650	tbd	Planned
5	Westinghouse Rd Corp Cntr	1200 Westinghouse Rd	TIG Realtors	40,000	tbd	Planned
6	Wolf Crossing	916 West University Dr.	JLL	142,900	tbd	Construction
7	Wolf Lakes Village	1010 West University Dr.	Wolf Lakes LP	521,377	HEB	Planned
8	Woodlake Crossing	4720 Williams Dr	ORYX	21,183	tbd	Construction
Total Square Feet				1,129,110		

Source: Capitol Market Research, City of Georgetown site plans, developer interviews, December 2021

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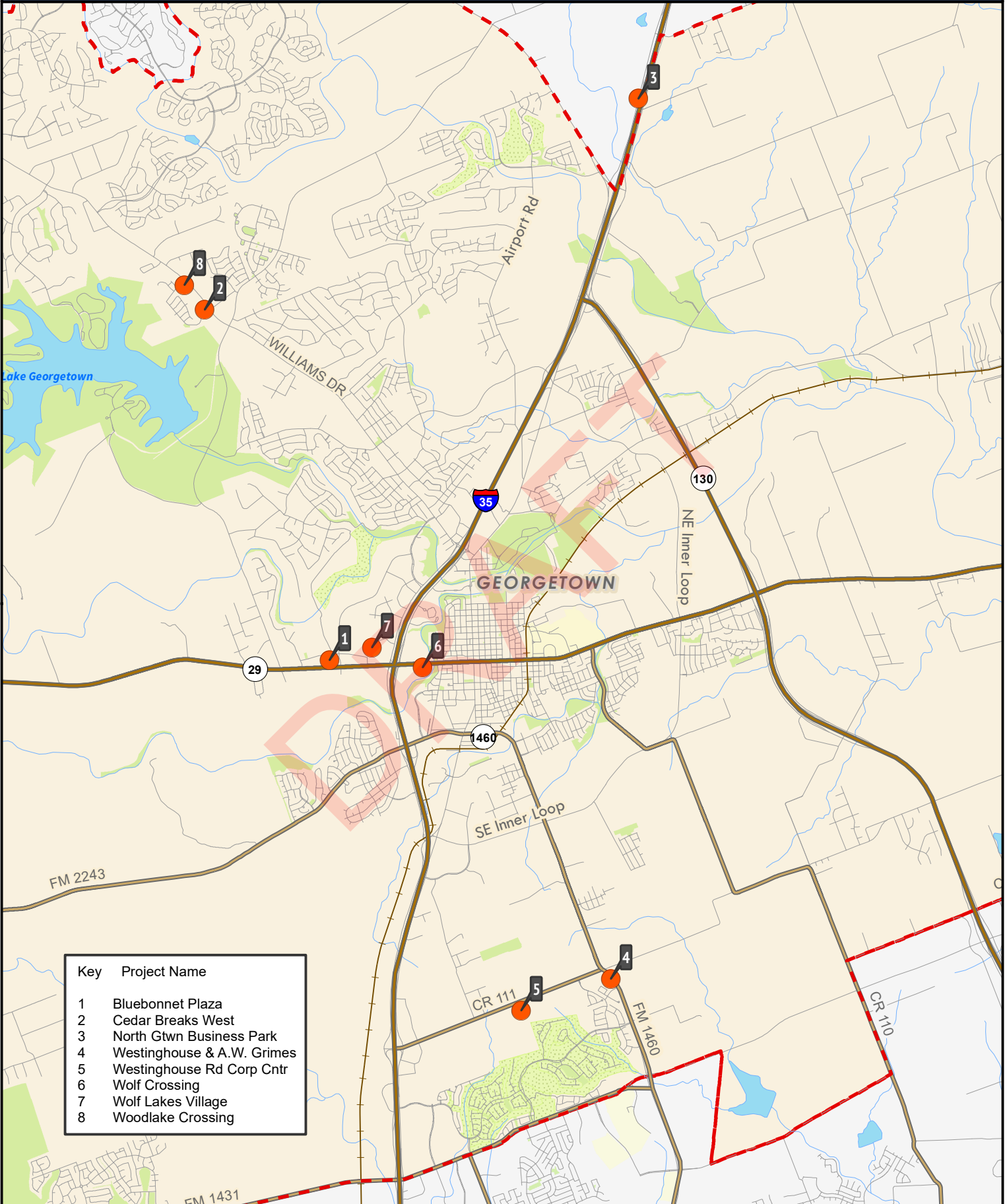


Table (14)
Planned Retail Project Timing
 Georgetown Market Area

Map No.	Name	Size	2021	2022	2023	2024	Future
1	Bluebonnet Plaza	100,000	.....	.....	.....	.....	100,000
2	Cedar Breaks West	115,000	.....	.....	.....	.....	115,000
3	North Gtwn Business Park	150,000	.....	.....	.....	.....	150,000
4	WestingHouse & A.W. Grimes	38,650	.....	.....	.....	.....	38,650
5	Westinghouse Rd Corp Cntr	40,000	.....	.....	.....	.....	40,000
6	Wolf Crossing	142,900	.....	32,000	.....	.....	110,900
7	Wolf Lakes Village	521,377	.....	.....	117,000	.....	404,377
8	Woodlake Crossing	21,183	.....	.....	.....	.....	.....
Total		1,129,110	0	32,000	117,000	0	958,927

Source: Capitol Market Research, City of Georgetown site plans, developer interviews, December 2021

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Table (15)
Retail Demand Forecast
 Market Area and Subject Demand

Year	Market Area		Subject				
	Demand in Sq.Ft.	Additions	Proportional Capture Rate	Competitive Capture Rate	Blended Capture Rate	Subject Demand	Cumulative Unit Demand
2021	122,369	0	13.3%	20.0%	16.6%	20,365	20,365
2022	125,333	32,000	13.3%	20.0%	16.6%	20,858	41,223
2023	128,719	117,000	13.3%	20.0%	16.6%	21,422	62,645
2024	132,093	0	13.3%	20.0%	16.6%	21,983	84,628
2025	135,825	136,000	13.3%	20.0%	16.6%	22,604	107,232
2026	139,433	139,000	13.3%	20.0%	16.6%	23,205	130,437
2027	143,010	143,000	13.3%	20.0%	16.6%	23,800	154,237
2028	146,872	147,000	13.3%	20.0%	16.6%	24,443	178,680
2029	150,817	151,000	13.3%	20.0%	16.6%	25,100	203,780
2030	154,733	155,000	13.3%	20.0%	16.6%	25,751	229,531
2031	158,603	159,000	13.3%	20.0%	16.6%	26,395	255,926
2032	162,438	162,000	13.3%	20.0%	16.6%	27,034	282,960
2033	166,221	166,000	13.3%	20.0%	16.6%	27,663	310,623
2034	169,725	170,000	13.3%	20.0%	16.6%	28,246	338,869
2035	173,371	173,000	13.3%	20.0%	16.6%	28,853	367,722
2036	177,166	177,000	13.3%	20.0%	16.6%	29,485	397,207
Total	2,386,727	2,027,000			16.6%	397,207	

Table (16)
Retail Absorption Forecast
North Georgetown Business Park

Year	Subject				
	Subject Demand	Cumulative Demand	New Retail Space Added	Cumulative Industrial SF Added	Cumulative Demand less SF Added
2021	20,365	20,365	0	0	20,365
2022	20,858	41,223	0	0	41,223
2023	21,422	62,645	25,000	25,000	37,645
2024	21,983	84,628	25,000	50,000	34,628
2025	22,604	107,232	25,000	75,000	32,232
2026	23,205	130,437	25,000	100,000	30,437
2027	23,800	154,237	25,000	125,000	29,237
2028	24,443	178,680	25,000	150,000	28,680
2029	25,100	203,780	0	150,000	53,780
2030	25,751	229,531	0	150,000	79,531
2031	26,395	255,926	0	150,000	105,926
2032	27,034	282,960	0	150,000	132,960
2033	27,663	310,623	0	150,000	160,623
2034	28,246	338,869	0	150,000	188,869
2035	28,853	367,722	0	150,000	217,722
2036	29,485	397,207	0	150,000	247,207
Total	397,207		150,000		

Capitol Market Research, December 2021
 Annual Demand is from Table (7). Build out estimated by CMR.

comsites_ind_2020.xls

Table (17)

Assessed Values by Property Type 2021**Industrial Assessed Values**

Building Name	Street Address	City	County	Completion Date	Building Sq.Ft.	Assessed Value	Value per Sq.Ft.
Tasus Corp	211 Tasus Way	Georgetown	Williamson	2005	95,810	\$8,966,899	\$93.59
Gtwn Industrial Park	6757 Airport Blvd.	Georgetown	Williamson	1983	157,620	\$10,379,841	\$65.85
Tx Electric COOP	100 Coop Way	Georgetown	Williamson	1998	133,326	\$9,374,093	\$70.31
Oakmont Center Sec 7	33 Cypress Blvd.	Round Rock	Williamson	2001	74,880	\$8,813,014	\$117.70
Oakmont Center Sec 7	29 Cypress Blvd.	Round Rock	Williamson	1999	40,709	\$3,739,737	\$91.87
					502,345	41,273,584	\$82.16

Apartment Community Assessed Values

Community Name	Street Address	City	Completion Date	Total No. Units	Building Sq.Ft.	Assessed Value	Value Per Unit
Villages of Georgetown	1400 Westinghouse Rd.	Georgetown	2017	410	354,066	\$81,333,904	\$198,375
Retreat at Wolf Ranch	2323 Wolf Ranch Pky	Georgetown	2017	303	268,556	\$49,000,000	\$161,716
Bexley Wolf Ranch	2300 Wolf Ranch Pky	Georgetown	2016	332	307,473	\$53,165,000	\$160,136
Carroll at Rivery Ranch	800 Wolf Ranch	Georgetown	2018	360	495,688	\$69,079,642	\$191,888
Mansions 54	5401 N Mays St	Georgetown	2020	418	467,100	\$70,708,484	\$169,159
Williamson at the Overlook	1 Gabriels Bluff Dr	Georgetown	2020	270	242,723	\$46,305,705	\$171,503
				2,093	2,135,606	\$369,592,735	\$176,585

Retail Assessed Values

Building Name	Street Address	City	County	Completion Date	Building Sq.Ft.	Assessed Value	Value per Sq.Ft.
The Summit at Rivery Park	1503 Rivery Blvd	Georgetown	Williamson	2017	66,000	\$19,268,217	\$291.94
Georgetown Crossing	901 S IH 35	Georgetown	Williamson	2000	72,613	\$10,163,192	\$139.96
Oak Meadows Marketplace	5731 Williams Drive	Georgetown	Williamson	2018	77,050	\$13,902,940	\$180.44
Williamsburg Village	3010 WILLIAMS DR	Georgetown	Williamson	1990	106,610	\$12,549,539	\$117.71
Georgetown HEB	4500 WILLIAMS DR	Georgetown	Williamson	2001	109,569	\$17,732,555	\$161.84
Republic Square	900 N AUSTIN AVE	Georgetown	Williamson	1986	117,018	\$17,959,717	\$153.48
					548,860	\$91,576,160	\$166.85

Source: WCAD taxable values for 2021

Values.xlsx