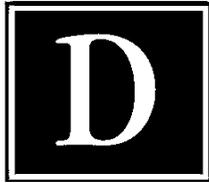


**Water Oak at San Gabriel
Master Planned Community
Georgetown, Texas**



DRAKE COMMERCIAL GROUP

DEBORAH BAUER

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WATER OAK

AT SAN GABRIEL



WATER OAK

AT SAN GABRIEL





KEY ENTITLEMENTS

- Over 1,056 acres available for development
- Approved Development Agreement with City of Georgetown
- Offsite Wastewater and Water Lines built to Site
- Approved Consent Agreement to form three Municipal Utility Districts
- MUD 25 is formed and active and includes 297 acres out of 1,056 acres of South side



OTHER INFORMATION

- 175 Lots construction/engineering complete-at City
- TCEQ approval received January, 2015 – construction plan approval additional 90 days
- 360 Single Family Lots with full construction /engineering plans need to submit to city & TCEQ (90 days)
- Master CCR's and builder restrictions available
- Water and Sewer Commitment with City of Georgetown
- Leander and Georgetown ISD

Legend	
	Project Boundary
	Boulevard Street
	Phase Boundary
	Community Trail
	Improved Concrete
	Park Trails (City Constructed)
	Civic Use
	Commercial Use
	Environmental Feature
	Preserved Open Space

Product Type	
	50'
	55'
	60'
	65'
	70'
	75'



*The information shown is based on the best information available and is subject to change without notice.
 **Not subject to change based on market conditions.

Chad Swiatecki

Staff Writer- *Austin Business Journal*

How Georgetown is leading the region's biotech industry

Life sciences startups see big value in clustering at a new business accelerator in Georgetown, north of Austin, to stake their claim in a global industry expected to be worth \$445 billion by 2019.

SUBSCRIBER CONTENT: Sep 4, 2015, 5:00am CDT



Arnold Wells/ABJ

Tracy Torrente of Molecular Templates Inc. works in a lab at the Texas Life-Sciences Collaboration Center. The company is developing the next generation of immunotoxins for the treatment of cancer and other diseases.

As the Dell Medical School at the University of Texas heads toward completion, business leaders are expecting it will help Austin develop a thriving life sciences economy over the next decade. Those proponents point to hubs in the Boston and San Francisco areas as models of what Austin should emulate, with startup companies clustering around medical schools and working together to commercialize the latest findings in health care research.

But in Georgetown, about 30 minutes north of Austin, professionals there have a head start on becoming a biotech magnet and leaders are attracting young companies to help diversify the economy, which until now has largely relied on the residents of a massive senior citizen community named Sun City.

At the center of Georgetown's new focus is the Texas Life-Sciences Collaboration Center, a nonprofit business accelerator that provides resources and hard-to-find scientific workspace to member companies that are typically pre-revenue and in the early stages of the often long road to developing and taking their drugs, devices or diagnostics to the market.

There's big money at stake in this industry. A recent study from Deloitte predicts global life sciences revenue will grow at an annual rate of 9 percent during the five years through 2019, reaching \$445 billion. The center launched in 2007 as a partnership with the city of Georgetown, the Georgetown Chamber of Commerce and Southwestern University. It now has eight member companies using 50,000 square feet of wet lab space. Another four or five companies are expected to join by the end of 2016, adding to the 200 jobs and more than \$60 million — in direct and indirect economic development — generated since its start. Not bad for an initial investment of \$550,000.

Working where it's wet

The numbers associated with Georgetown's life sciences accelerator don't matter to [Karla Johanning](#) as much as the simple fact that it gave her business the start it needed.

Johanning is the founder and CEO of KJ Scientific, a company in the emerging field of testing how various manufacturing chemicals proliferate in the tissues of living organisms.

As a consultant working for companies that required reviews of their industrial processes, Johanning saw an opportunity to develop her own methodology and go into business. But she was stymied by the lack of wet lab space in Austin and was considering starting her business in a larger Texas market that had more research infrastructure.

However, when colleagues tipped her off to the Georgetown facility, she found exactly what she needed to start her business without having to pull up the roots she and her husband had planted in Austin after they relocated from New Orleans due to Hurricane Katrina.

"When I looked on the Web it seemed to be the perfect thing for me," said Johanning, who moved into the center last summer and is the company's only full-time employee along with two contract workers. "When you're a young business you want your costs to be low, and this allows you to rent space for your lab and they have other equipment you can use instead of paying for it yourself."

Johanning said her small company is already profitable and she hopes it will grow big enough to open her own facility in the area as bioaccumulation testing becomes required for certain manufacturing companies.

"I consider myself lucky to have stumbled into this place," she said. "When you make it to a certain point you need to move out so that (the TLSCC) can offer the space to other startups."

That's the goal of [Michael Douglas](#), the center's executive director and former biotech executive who is charged with the center's growth. He also helps lead its educational programs in a partnership with Austin Community College.

With another 60,000 square feet of office and wet lab space recently completed at the nearby Inner Visions Corporate Center, Douglas said Georgetown is starting to attract attention from life science companies in California and Asia.

The city's biggest advantage is its ability to get wet lab space approved quickly by local planners compared to Austin, where developers anticipate delays and lots of revisions to plans that add costs to projects.

"There's a window for us to do this because Austin is more complicated from a planning and code point of view to create the kind of space that these companies need," Douglas said. "We're trying to make ourselves the best fit for central Texas, and we get to use Austin being nearby as our magnet."

Recent funding from the U.S. Department of Commerce has helped Douglas and other representatives go on recruiting trips to Asia, with companies in South Korea and Japan in the exploratory stages that could lead to opening U.S. offices in Georgetown. In all, Douglas said he expects four or five "decent-sized" companies to locate in the area in the near future because of the cluster of companies and resources offered by the TLSCC.

Critical mass

Karen Sheldon, president of the Georgetown Chamber of Commerce, wants Douglas' dream to come true. Her organization's former president and Carrie Oliver, the CEO of TLSCC member company Radix Biosolutions, conceived the idea for a health care business cluster in 2007 as a way to grow the local economy without poaching companies from nearby towns.

The life science industry, small as it may be, adds diversity to the city of 57,000, which is the home of the Sport Clips headquarters and the Sun City Texas senior housing community.

The results of the TLSCC have been typical of most incubator or accelerator-type projects, with some companies failing while others have prospered. But the growing interest in Central Texas as a region for life science companies is helping to create a critical mass.

"Some of these companies are on the verge of really breaking through with things like cures for types of cancer, with exciting technology and lots of folks are lined up and interested," she said. "The goal is to help these companies grow and get established here in Georgetown, so that they can set up their base here."

Having a spinoff cluster of biotech companies already established close to Austin is seen as a plus for the leaders of the under-construction Dell Medical School.

Mini Kahlon, the vice dean for partnerships and strategy at the school, is the driving force for the university's ambitions to make Austin into a health care business destination.

She said having a cluster of life science and biotech companies already established in the region will help to win over other companies and institutions that get recruited to move to the Austin area.

"We're delighted that they're there because that is exactly what we need to see in the region since it's all part of a larger ecosystem we're trying to create," she said.

"Some businesses may need to be located closer to downtown to be closer to the clinical work that is being done, but for others being in a place like Georgetown that's more affordable but is still within a reasonable distance (to Austin) is great."

Kahlon said the most important ingredients for growing young biotech money are availability of wet lab space, access to capital for growth and the ability to test new innovations in appropriate health care settings.

With the Georgetown facility already providing lab space and UT set to add its resources to the local mix in the coming years, she said it won't take long for the new industry to blossom.

"The more we can do to bolster the resources for helping all the companies in the region, the better our chances are for how the region competes nationally," she said. "We're going to be providing a unique setting with health care settings that will stand out nationally."

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

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IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Buyer, Seller, Landlord or Tenant

Date

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