



375 County Road 245, Georgetown, TX 78633

- RELIGIOUS FACILITY
- PRIVATE SCHOOL
- OFFICE/MANUFACTURING
- DATA CENTER
- RE-USE/RE-DEVELOPMENT

**FOR
SALE**

18,000 Square Feet/19.98 Acres

Joseph Hoover
JOSEPH HOOVER COMPANY
512.917.3550
hoover@josephhoover.com

CALL FOR PRICING

The information contained herein is from sources deemed reliable, however, no warranty is made as to its accuracy. An interested party should make their own determination as to the accuracy or reliability of the information

The JOSEPH HOOVER COMPANY is proud to present The Worship Place at Rocky Hollow, a contemporarily designed commercial structure currently utilized as a house of worship. It totals approximately 18,000 square feet of building space situated on 19.98 acres and is located at 375 County Road 245 in Georgetown, Texas.

The structure has been well maintained and was constructed in 2007 and 2012. The exterior walls are stucco and stone. The building includes a foyer; a large multipurpose room/sanctuary with a raised stage, two large projection screens, two master control areas for audio, visual, lighting and internet broadcasting; a small sanctuary with a raised stage, three administrative offices, a welcome center area, five classrooms of various sizes, a commercial kitchen, a lounge area, two storage areas and two restrooms (Refer to Floor Plans). The floors are polished stained concrete. The ceilings are 20 feet in height in most areas with the exception of some of the offices and classrooms. The PA system, chairs, tables and other items utilized in the operation of the property are included in the sale. The occupant load allowed by the City of Georgetown provides for up to 482 persons with movable seating or standing.

The site includes an asphalt paved parking area for a total of 214 parking spaces with 13 of those handicapped spaces, a portable building of approximately 500 square foot with electricity, a playground area for kids, landscaping and a pylon signage located at the entrance off County Road 245.

The city of Georgetown is one of the fastest growing cities in America. The Austin suburb has a current population of approximately 109,000. Georgetown is currently growing at a rate of 11.18 annually and its population has increased by 58.55% since 2020. (Refer to *Residential Developments* Included). Also, a copy of Georgetown Demographics is available upon request.

In July of 2022, a master plan was completed by Griffin + Jacobson Architects and Steger-Bizzell Engineering that serves as a conceptual site layout for the expansion of the existing improvements utilizing the entire 19.98 acres. The report suggests ideas to develop additional improvements of approximately 39,300 square feet along with an additional 368 parking spaces. A copy of the Rocky Hollow Master Plan is available upon request.

HIGHLIGHTS

- 18,000 Square Feet of Building Area
- 19.98 Acres
- Contemporary Design
- Well Maintained Structure
- Functional layout
- Numerous Items Included in Sale
- 482 Person Occupancy Load
- Abundant Parking
- Georgetown Fastest Growing City in the U.S
- Room for Expansion



BUILDING:

Building Size: 18,000 Square Feet
Number of Buildings: 1
Year Built: 2007 and 2012
Number of Floors: 1
Number of Rooms: See Floor Plan
Lot Size: 19.98 Acres
Current Use: House of Worship

CONSTRUCTION:

Foundation: Concrete Slab
Exterior: Stucco and Stone
Roofing: Pitched Metal
Interior Ceiling Height: 10 to 20 Feet
Floors: Polished Stained Concrete
Lighting: Incandescent & Recessed
Fluorescent Fixtures
HVAC: Ground Mounted Central
Split System
Parking: 214 Spaces

UTILITIES:

Water: City of Georgetown
Wastewater: Septic
Natural Gas: No

JURISDICTION:

Zoning: None; Outside City Limits

TAX INFORMATION:

Appraisal District: Williamson County
TAX ID Number: R334653
Taxing Entities: Georgetown ISD
Williamson County
Williamson County ESD #8
Williamson County FM/RD

POTENTIAL USES

Religious Facility
Private School
Office/Manufacturing
Data Center
Re-Use/Redevelopment

DUE DILIGENCE ITEMS AVAILABLE:

Georgetown Demographics
Boundary Survey
Tree Survey
Rocky Hollow Master Plan
Preliminary Title Commitment



AERIAL VIEW



19.98 Acres

Williams Dr.

Rocky Hollow Creek Dr.

CR 245

375 County Road 245, Georgetown, TX 78633



RESIDENTIAL DEVELOPMENTS



★ Rocky Hollow Campus

- 1-Future GISD High School Site
- 2-Parmer Ranch/1,000 + Homes Planned
- 3-Tres 3Tierras/123 Homes Planned
- 4-Highland Village South/297 Homes Planned
- 5-Highland Village North/67 Existing Homes
- 6-Somerset Hills/800 Homes Planned
- 7-Somerset Hills/410 Homes Planned
- 8-Woodside/1,169 Home Planned
- 9-Sun City/10k Existing Homes/18k Residents
- 10-Sun City Expansion/394 Homes Planned
- 11-Gabriel's Gove/80 Existing Executive Homes
- 12-Broken Oak/103 Homes Planned



EXTERIOR PHOTOS



ENTRANCE



ENTRANCE



VIEW LOOKING SOUTH & RUBBERIZED PLAYGROUND AREA



STORAGE BUILDING

MAIN MULIPURPOSE ROOM



REAR VIEW



SIDE VIEW



REAR VIEW WITH AV CONTROL AREA



AV CONTROL AREA

FOYERS & HALLWAYS



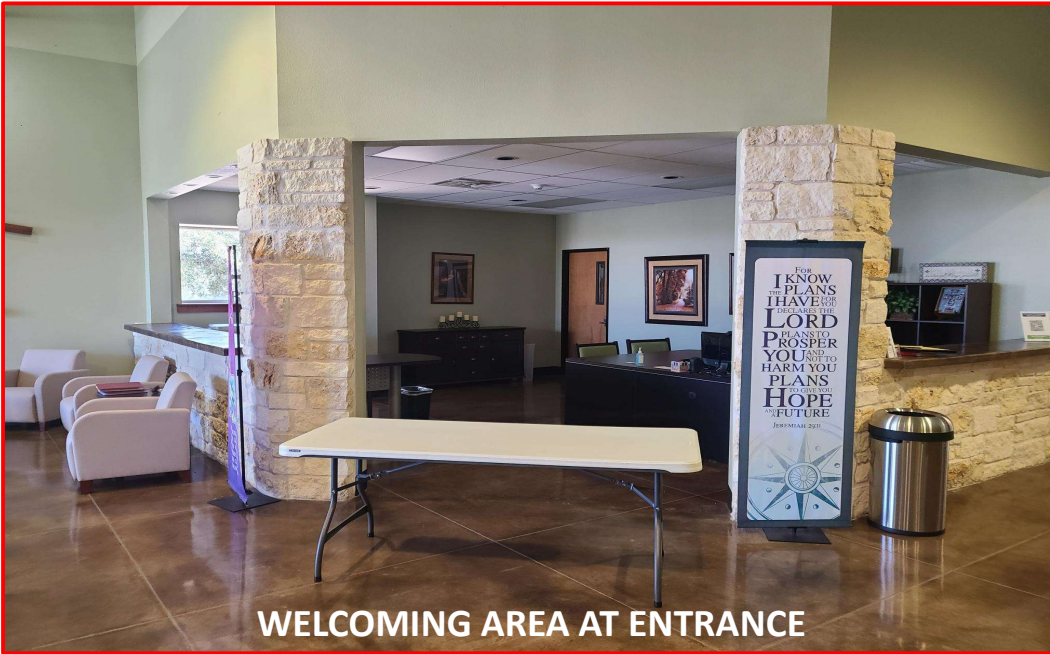
FOYER AT ENTRANCE OF MULTIPURPOSE ROOM



HALLWAY OFF FOYER AT ENTRANCE



HALLWAY OFF FOYER AT ENTRANCE



WELCOMING AREA AT ENTRANCE

COMMERCIAL KITCHEN & DINING AREAS



SECOND MULTIPURPOSE ROOM & CLASSROOMS



SMALL MULTIPURPOSE ROOM WITH RAISED STAGE



CLASSROOM



CLASSROOM