

AVAILABLE

656 CR 176 & Parkside Pkwy

PARKSIDE ON THE RIVER • GEORGETOWN,
WILLIAMSON COUNTY, TX

ASKING
\$1,624,000

±2.3
ACRES

All 3
UTILITIES

±2,667
HOMES ADJACENT

2
ROAD FRONTAGES

#1

U.S. BOOMTOWN
(2026)

±2,667

HOMES — PARKSIDE
O/T RIVER

All 3

UTILITIES TO SITE

INVESTMENT HIGHLIGHTS

- Hard-corner gateway site at the entrance to Parkside on the River
- 1,573-acre, ±2,667-home master-planned community with GISD school & fire station
- Full utilities — water, wastewater and electric available to the site
- Dual frontage on Parkside Pkwy (widening planned) and CR 176
- Ideal for townhomes/condos, build-to-rent, daycare, medical & office
- In the #1 fastest-growing boomtown in the U.S. (2026)

LOCATION & MARKET

A hard-corner gateway site at the entrance to Parkside on the River — Georgetown's 1,573-acre, ±2,667-home master-planned community with its own GISD school and fire station.

Full utilities to the site and dual road frontage on a parkway slated for widening, in the #1 fastest-growing boomtown in the U.S. Shovel-ready for the uses a booming young-family suburb needs most.

OFFERING SUMMARY

Property Type	Development / Mixed-Use
Location	656 CR 176 & Parkside Pkwy
County	Williamson
Area	±2.3 AC
Utilities	Water · Wastewater · Electric
Frontage	Parkside Pkwy & CR 176
Survey	John T. Church Survey Abs 140
Context	Parkside on the River gateway
Status	Available



AERIAL — SUBJECT PARCEL OUTLINED IN GREEN

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