



6870 W SH 29

GEORGETOWN, WILLIAMSON COUNTY, TX

ASKING
\$475,000
UNDEVELOPED ACREAGE

1.554

ACRES (±67,692 SF)

22,375

VPD ON SH 29

30 ft

SHARED CONCRETE DRIVE

Shell

ANCHOR NEXT DOOR

22,375VEHICLES / DAY —
SH 29**30 ft**COMMERCIAL DRIVE
BUILT TO SITE**New**SHELL C-STORE
ANCHOR**INVESTMENT HIGHLIGHTS**

- Access-solved infill pad directly behind a brand-new Shell c-store & fuel center
- A 30-foot commercial concrete driveway is already built from the highway through the site
- ±22,375 vehicles/day on the signalized W SH 29 corridor (TxDOT 2025)
- Flanked by The Ridge at Cross Creek rooftops and Majestic Oaks RV Resort
- Planned office / warehouse on the adjoining lot
- Ideal for QSR/coffee drive-thru, medical, office/flex, retail or service

LOCATION & MARKET

A rare, access-solved infill pad directly behind a brand-new Shell c-store and fuel center on W SH 29. A 30-foot commercial concrete driveway is already built from the highway up to and through the property — the hard part is done.

Let the Shell draw the traffic; you capture it. Surrounded by established rooftops and an RV resort, with a planned office/warehouse next door on the signalized SH 29 corridor.

OFFERING SUMMARY

Property Type	Commercial Pad
Location	6870 W SH 29
County	Williamson
Area	1.554 AC — ±67,692 SF
Traffic	±22,375 VPD (TxDOT 2025)
Access	30 ft shared concrete drive
Anchor	New Shell c-store & fuel
Adjacent	Planned office / warehouse
Status	Available

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