

GEORGETOWN GATEWAY BUSINESS PARK

147-ACRE SITE WITH FLEXIBLE LEASE OR SALE OPTIONS

700 County Road 142, Georgetown, Texas 78626





Georgetown Gateway is a 147-acre master-planned industrial development strategically positioned along the IH-35 corridor, one of the nation's most vital trade routes. With direct frontage on IH-35 and seamless access to SH-130, the project offers tenants unparalleled connectivity to Mexico, the Port of Houston, Dallas-Fort Worth, and the Midwest. Georgetown itself has rapidly emerged as a premier manufacturing hub, attracting national and global operators with its pro-business climate, robust infrastructure, and highly skilled workforce.

PROPERTY HIGHLIGHTS:

- **Unmatched Scale:** ±1.6 million square feet of institutional-quality space across multiple buildings, with direct frontage on IH-35 and quick access to SH-130
- **Versatile Park Design:** Shallow-bay and cross-dock configurations tailored to diverse occupier needs
- **Modern Infrastructure:** Roadway realignments, utility expansions, and signalized access points ensure efficiency and reliability
- **Skilled Workforce:** Robust labor pool fueled by regional population growth and workforce training programs
- **Manufacturing Growth:** National and global manufacturers continue to expand in Georgetown, strengthening the area's industrial base
- **Trusted Partnership:** Developed in partnership with Mac Haik Enterprises and backed by a team with a proven track record of delivering large-scale industrial projects





UNMATCHED CONNECTIVITY





UNMATCHED CONNECTIVITY



The Texas Triangle is the fastest growing region in one of the fastest growing states. By 2050, the area is expected to grow to 35 million people.

- **#1** Job Creator in the Nation; Texas is projected to add one million jobs by 2023 (Forbes)
- **2nd** Largest Workforce in the U.S. (U.S. Census Bureau)
- **50+** Fortune 500 Company HQs



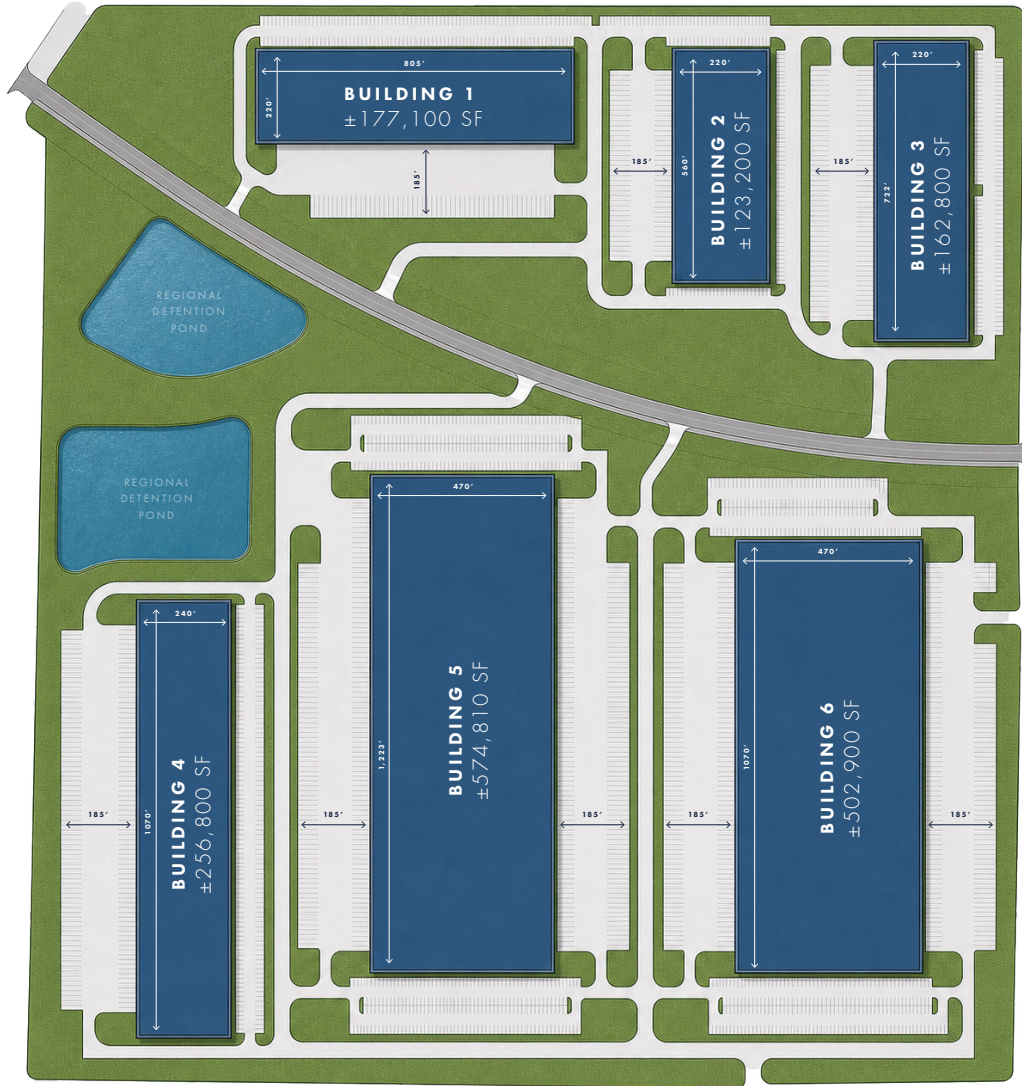
EASY ACCESS



**IH-35 NORTH
ON RAMP**

GEORGETOWN
GATEWAY
BUSINESS PARK

**IH-35 SOUTH
ON RAMP**

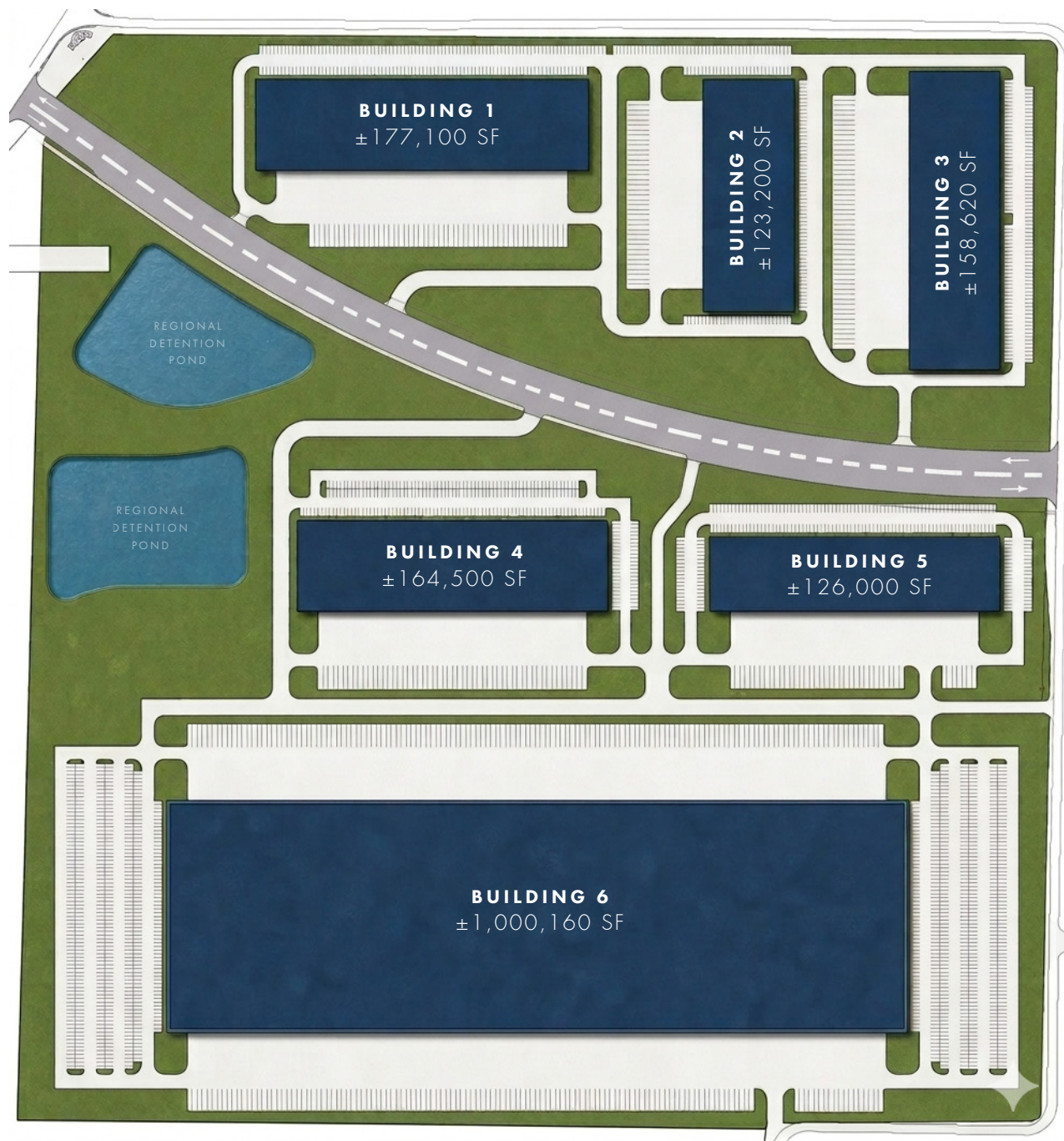


BUILDING SPECS

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6
BUILDING SIZE	177,100 SF	123,200 SF	162,800 SF	256,800 SF	574,810 SF	502,900 SF
BUILDING TYPE	Rear Load	Rear Load	Rear Load	Rear Load	Cross Dock	Cross Dock
TRUCK COURT	185'	185'	185'	185'	185'	185'
CLEAR HEIGHT	32'	32'	32'	32'	36' or 40'	36' or 40'
DOCK DOORS	30	30	40	60	120	120
RAMPS	2	2	2	2	4	4
PARKING	135 spaces	135 spaces	159 spaces	237 spaces	488 spaces	437 spaces
TRAILER STALLS	36 stalls	41 stalls	54 stalls	79 stalls	160 stalls	154 stalls
BUILDING SIZE	220' x 805'	220' x 560'	220' x 722'	240' x 1070'	470' x 1223'	470' x 1070'



ALTERNATE SITE PLAN



BUILDING SPECS

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6
BUILDING SIZE	177,100 SF	123,200 SF	158,620 SF	164,500 SF	126,000 SF	1,000,160 SF
BUILDING TYPE	Rear Load	Rear Load	Rear Load	Rear Load	Rear Load	Cross Dock



PROJECT RENDERINGS





MAC HAIK ENTERPRISES: A LEADING HOUSTON-BASED INVESTMENT COMPANY

Mac Haik Enterprises, based in Houston, Texas, is a dynamic investment company with a diverse portfolio of affiliated businesses. Since its founding, the organization has grown from a two-person startup into a thriving enterprise with over 3,000 associates.

With investments spanning commercial real estate, healthcare, facilities management, media advertising, hospitality, dining, automotive sales and service, insurance, and financial services, Mac Haik Enterprises has built a reputation for strategic growth and innovation. From developing and managing commercial properties to owning restaurants and hotels, the company continues to lead across multiple industries.

A hands-on “SWAT Team” philosophy sets Mac Haik Enterprises apart, emphasizing personalized, high-quality service over volume-driven strategies. This approach has fueled remarkable success stories, fostering lasting relationships and sustained business growth.

Beyond business, Mac Haik Enterprises is committed to giving back to the community. Founder Mac Haik actively supports more than 20 charitable organizations annually, reinforcing the company’s dedication to making a meaningful impact.





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