

# Developer plans mixed use project in Georgetown

By [M.B. Taboada](#)

AMERICAN-STATESMAN STAFF

Friday, February 29, 2008

**Arizona-based Bourn Partners plans to transform 185 acres in Georgetown into a development that will include apartments, medical office or research space and senior assisted-living facilities.**

**The land off Westinghouse Road by the Interstate 35 frontage road is near major retail centers in Round Rock, two medical centers and higher education campuses.**

A site plan has not been completed, but Joe Simmons, a principal in the company, said plans likely will include up to 800 multifamily units, neighborhood retail, and up to 750,000 square feet of commercial space, including medical and biotech research facilities.

Bourn might sell the multifamily area of the site, about 40 acres, to developers and develop the 80 to 90 acres of commercial space itself.

A groundbreaking will probably take place in mid-2009, although work to bring sewer and utilities to the site is under way. It will take up to five years to complete the project.

In December, Bourn announced plans for a 70-acre development with up to 1 million square feet of retail in Georgetown as part of Longhorn Junction, a 350-acre mixed-use, master-planned development. Bourn plans to break ground in 2009 on that project, which will be larger than the city's biggest retail spot, Wolf Ranch Town Center, which has about 750,000 square feet of retail.

Although the recent softening of housing and retail markets has slowed some projects, Simmons said he expects the economy to be in better shape when the project is completed.

He said the company has received quite a bit of interest from local, regional and national developers, who will need six to 12 months to plan their specific tract.

"By the time the project is completed, the economy will be in full swing again," Simmons said.

Simmons said adding medical or biotech facilities to the site is ideal because of other medical facilities nearby or planned.

**The proposed development is near Scott & White Hospital, Seton Medical Center Williamson and the proposed Texas A&M medical school. And Georgetown is trying to attract biotech companies.**

"It's part of the city's economic development plan in drawing those types of business to the community," Assistant City Manager Tom Yantis said.

**The Bourn tract will be near the Round Rock Premium Outlets, IKEA, the University Oaks shopping center, the Round Rock Higher Education Center and the Teravista subdivision.**

"You have a tremendous amount of activity in the area, and I think it's really a great destination now," Simmons said.

Bourn will develop part of the Oakmont Drive extension through the property. The Texas Department of Transportation plans to widen Westinghouse Road by mid-2009, he said.

**Other major Georgetown projects on the way:**

The Summit at Rivery Park, a convention center and hotel developed by the LedgeStone Group Inc.

Three Forks Community, a 353-acre mixed-use project by local developer Bob Wunsch.

A 600-acre urban development with homes and retail just outside Georgetown's city limits by David Singleton, president of Leander-based Southwest Land Services Inc.

**Courtesy of JB Goodwin**