

Commercial Real Estate

# Industrial park could bring two 500,000-square-foot buildings to Georgetown

More space is planned aside from the monstrous buildings



Developers plan to build more industrial space in Georgetown, a suburb north of Austin.

DAVE CREANEY



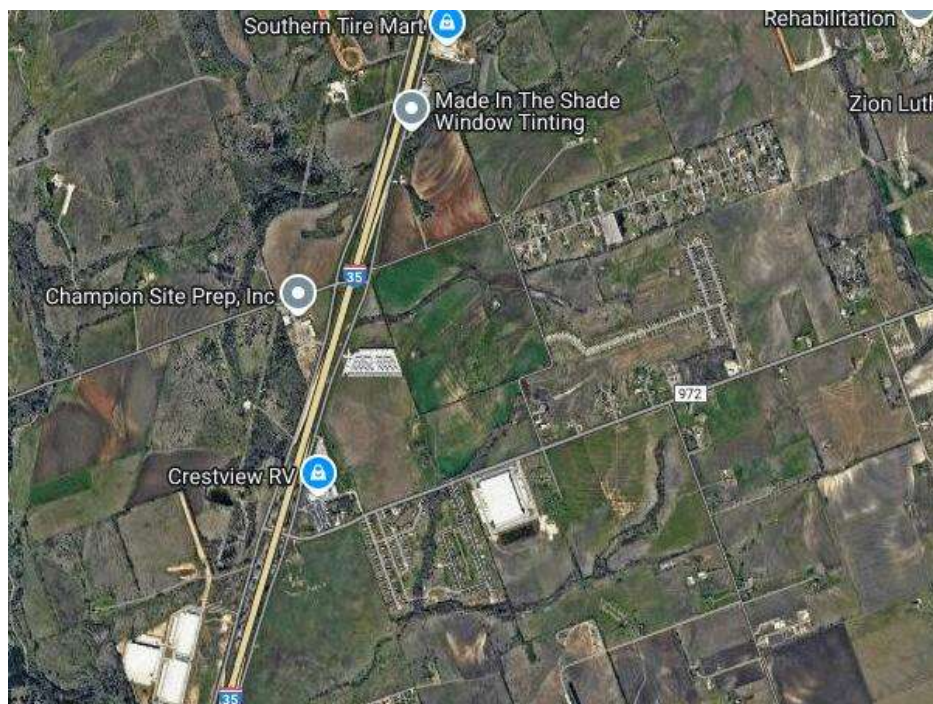
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An unknown developer is planning a massive 147-acre industrial park at the far north end of Georgetown. It could potentially bring more than 1.5 million square feet of industrial space and include two buildings upward of 500,000 square feet each.

What's being called Georgetown Gateway Business Park was unanimously approved on July 8 by the Georgetown City Council to zone the property at 700 County Road 142, upon annexation, to a planned unit development to account for industrial and commercial uses.



The property is planned to include six industrial buildings, ranging in size from 120,000 square feet to the two-largest buildings at 502,900 square feet, which could be used for warehouse or distribution, data centers, cold storage and light manufacturing, according to Council documents. A building measuring 500,000 square feet is roughly as large as five H-E-B grocery stores or the Frost Bank Tower in downtown Austin.

The plan also includes about 2.9 acres of commercial space that officials noted is anticipated to be used for either restaurant or fuel service.

It's unclear who is developing the project. The property is owned by Seton Fund of the Daughters of Charity of St. Vincent De Paul Inc., a subsidiary of Ascension Seton Foundation, and Georgetown Healthcare Community Services Inc., a subsidiary of Georgetown Health Foundation. But officials confirmed new ownership is upcoming.



An unknown developer could bring as much as 2 million square feet of industrial to the far north end of Georgetown.

SCREENSHOT OF CITY OF GEORGETOWN DOCUMENTS

The applicant was represented by Pamela Madere, an attorney with Jackson Walker LLP, and Kimley Horn and Associates Inc. is handling engineering.

Officials from the city of Georgetown and Georgetown Health Foundation said the new ownership would provide more details in the coming weeks. Other entities did not immediately respond to requests for comment.

The project would add more industrial space to Georgetown, which is located about 30 miles north of Austin and recently eclipsed 100,000 people. It has become a hotbed of manufacturing. [GAF Energy LLC](#), [Total Site Solutions Inc.](#), [Cellink Corp.](#), [US Farathane Corp.](#), [Hanwha Advanced Materials LLC](#), [Austin Cutlery & Tool LLC](#), [Sanmina Corp.](#) and more all have moved to the area in recent years.

It would also represent another massive development at the city's far north end. Other projects there include [Columnar Investments' Heirloom](#)

development, which is also across from a new [H-E-B](#) store. Several of the industrial parks in the area have been developed by [Titan Development Ltd.](#)

THE LIST

## Largest industrial parks in the Austin area

Gross leasable s.f.

Rank	Prior Rank	Property
1	1	Kyle 35 Logistics Park
2	2	Tech Ridge
3	3	Research Park
<a href="#">View This List</a>		