

# COMMUNITY CORRIDOR

## THE RIVERY, GEORGETOWN

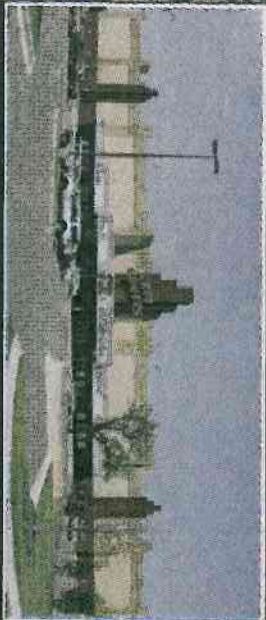


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The Rivery is a multi-use development situated between Williams Drive and Hwy. 29, west of IH 35. Developed in 2002, it is home to retail, banks, restaurants, a park, a large movie theater and other businesses. It is comprised of approximately 280 acres and was the first large, master-planned commercial development in Georgetown. Lots and lease space are available. [www.lhlandgroup.com](http://www.lhlandgroup.com)



Rivery Park



City Lights Theatres



Montana Mikes



## Parks and Recreation

- 1 Rivery Park** is easily seen from the southbound frontage road of IH 35, but its entrance can easily be overlooked. One of Georgetown's newer parks, its features include an 18-hole disc golf course, a playground, restrooms, a gazebo, tables and outdoor grills. A 1-mile concrete trail connects Rivery Park with San Gabriel Park and runs along the banks of the North San Gabriel River. Another trail to the west connects Rivery Park to Chandler Park near Georgetown Country Club. The entrance to this park is located on the north side of Rivery Boulevard, just east of Wolf Ranch Parkway.

## Future Businesses

- 2 Montana Mike's** is a full-service steakhouse featuring USDA steaks that are hand-cut in the on-site butcher shop. This will be the seventh Montana Mike's in Texas. The company's headquarters are located in Taylor. Construction of the 7,800

sq. ft. restaurant is on schedule, and opening is slated for mid-May. [www.stockadecompanies.com](http://www.stockadecompanies.com)

- 3 The owners of Georgetown Fitness**, located at 916 N. Austin Ave., hope to break ground on a new facility in June. The new location will feature 10,000 sq. ft. of dedicated fitness space, along with 4,400 sq. ft. of commercial lease space. The new facility will be two stories and will have an elevated, mezzanine-level walking track. The projected opening is this December. 819-0644

- 4 Sun Auto Service** is under construction and will open later this year. The Arizona-based company currently has 27 locations in both Arizona and Nevada. The Georgetown facility will be the first one in Texas. The full-service auto center will be approximately 10,000 sq. ft. and will have 14 service bays. [www.sundevliauto.com](http://www.sundevliauto.com)

- 5 The LedgeStone Group** is currently

in the permitting stages with the City of Georgetown. The **Summit at Rivery Park** will feature a hotel with 320 to 420 rooms, a conference center that could accommodate up to 2,500 people, parking garages, a six-story office tower, four office condominiums and two upscale restaurants. This center will be unlike any other in the region and will be designed to blend and complement the natural surroundings. Ground breaking and construction could begin early this summer. [www.ledgerstonegroup.com](http://www.ledgerstonegroup.com) (See full story at [www.impactnews.com](http://www.impactnews.com).)

## Existing Businesses

- 6 City Lights Theatres** is far from ordinary. Features include 12 screens, reclining seats, an in-house restaurant (City Café) and a large conference room for meetings. The owners have been in the movie theater business since 1926 and focus on the customer experience. [www.citylightstheatres.com](http://www.citylightstheatres.com)

- 7 The building at 1103 Rivery Blvd.** is home to the following businesses:

**Cici's Pizza, Centerpoint Mortgage, Foot Specialists of Georgetown (Dr. Hurst and Dr. Pietzsch), PostNet, Eternal Nails & Spa, CATO, Subway, Sport Clips, AT&T Wireless, Friendly Computers and Independence Title.**

- 8 Wal-Mart**  
620 S. IH 35, 863-4855
- 9 Wachovia**  
700 S. IH 35, 869-0361
- 10 IHOP**  
750 S. IH 35, 864-2480
- 11 A+ Federal Credit Union**  
804 S. IH 35, 302-6800
- 12 Wendy's**  
1102 Rivery Blvd., 864-9709
- 13 Bealls**  
1103 Rivery Blvd., Ste. 307, 863-9127
- 14 Discount Tire**  
1104 Rivery Blvd., 868-4400
- 15 Home Depot**  
1303 Rivery Blvd., 868-3682