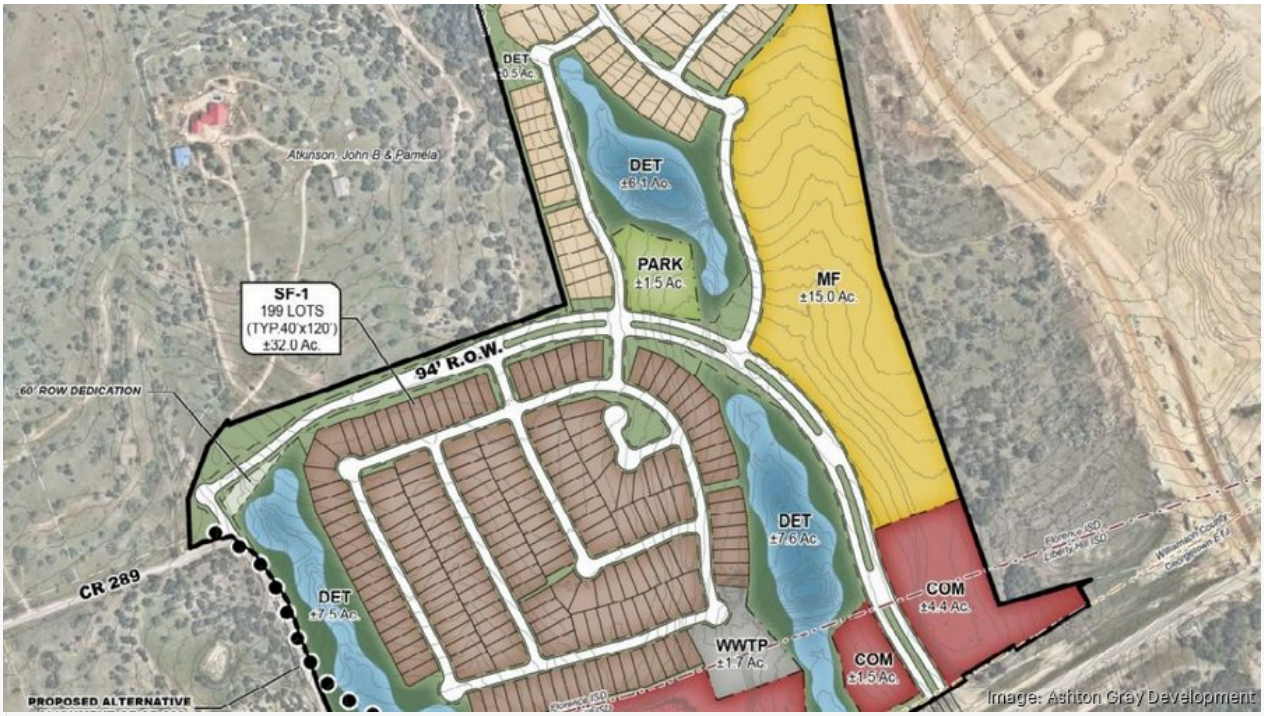
Residential Real Estate

More homes, commercial development on tap for Williamson County after MUD wins approval

The roughly 122-acre project is located between Georgetown and Liberty Hill



Hudson Park will rise on about 122 acres along Williamson County's Ronald Reagan Boulevard.

ASHTON GRAY DEVELOPMENT



By Cody Baird – Staff Writer, Austin Business Journal
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Hundreds of homes could soon rise in a new municipal utility district in Williamson County between Georgetown and Liberty Hill.

Williamson County Commissioners Court approved a development agreement for the MUD, called Hudson Park, on Oct. 1. The roughly 122-acre project from Sugar Land-based Ashton Gray Development will be built along Ronald Reagan Boulevard and feature

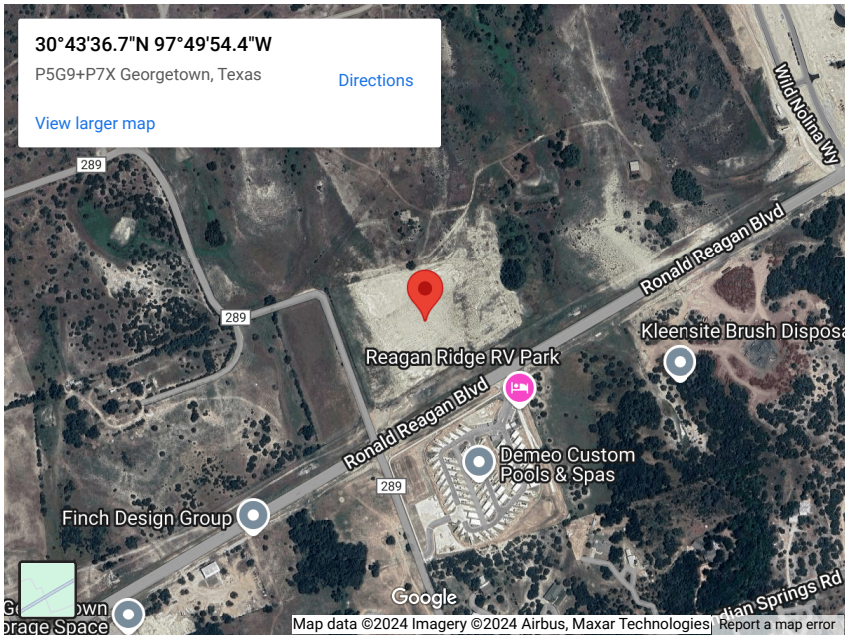
single- and multifamily residences as well as commercial lots, Ashton Gray President Shaun Vembutty said.

It's another in Ashton Gray's long project pipeline aimed at some of the more rural areas of the metro. The developer works on retail centers, master-planned subdivisions, multifamily projects, senior living communities and mixed-use projects, most of which are split evenly between the Austin and Houston areas.

Hudson Park will be home to 292 single-family lots on about 53 acres, according to the site plan. Of those lots, 199 will have 40-foot frontages and 93 will have 50-foot frontages.

Commercial and multifamily lots will be marketed for sale "further down the road," Vembutty said. The multifamily lot is about 15 acres, while the three commercial lots — which have frontage along Ronald Reagan Boulevard — are 1.5 acres, 4.4 acres and 10.8 acres.

The location of the new Hudson Park MUD



The population of Williamson County, where Hudson Park is located, has boomed in recent years, climbing from 422,679 in 2010 to an estimated 697,191 in July 2023 — a 65% increase.

Much of the growth has been propelled by the county's growing industrial base, which includes Samsung Electronics Co. Ltd.'s massive semiconductor factory under construction in Taylor.

A number of companies — primarily suppliers to Samsung and Elon Musk's Tesla Inc., which makes cars in eastern Travis County — have set up shop in the region in recent years. They include Soulbrain Holdings Co. Ltd., which is building a $575 million chemical plant in Taylor; Wonik Materials Co. Ltd., which is building a $46 million facility in Manor in Travis County; and Hanwha Advanced Materials LLC, which is building a $100 million, 200,000-square-foot advanced high-tech manufacturing facility near Georgetown.

Ashton Gray is positioned to take advantage of that growth in Williamson County, with a development pipeline covering multiple areas within it. In Elgin, which is partially located in Williamson County, the developer is working on Briarwood, Elgin's first in-city MUD, as well as the Harry Lind neighborhood on the city's outskirts. Ashton Gray also is working on the Woodland Estates development in Leander, Limmer Loop in Hutto and Highland Creek in Jarrell.