

FOR LEASE
19500 SQFT



FOR LEASE!

19,500 SQFT
SUB DIVIDABLE SPACE

\$32 psf
(Base Rent)

NNN: \$13 psf

TIA : \$20 psf

Lease Term: **5 yrs**

IMAGE FOR REPRESENTATION ONLY

PROPERTY FEATURES:

- Prime Location with Highway 29 Frontage
- Upcoming Neighborhood Developments
- Captivating 31,195 Traffic Count
- 2.4 Miles from Bustling high-trafficked U.S. Highway I-35 in George Town
- Impressive Average Household Income of \$156,885
- Enveloped by a Flourishing Residential Haven of Over 10,000 Houses

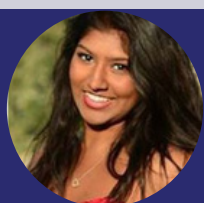
UPCOMING!

FOR COMMERCIAL OR RETAIL USE

Build to Suite option
available

WITH PRE-LEASE

| | 3 Mile (2022) | 3 Mile (2025) | 5 Mile (2020) | 5 Mile (2025) |
|----------------------------|---------------|---------------|---------------|---------------|
| Total Population | 11,716 | 19,849 | 55,595 | 70,125 |
| Total Household Population | 10,914 | 18,520 | 48,253 | 61,395 |
| Average Household Income | \$192,197 | \$196,795 | \$150,290 | \$166,830 |



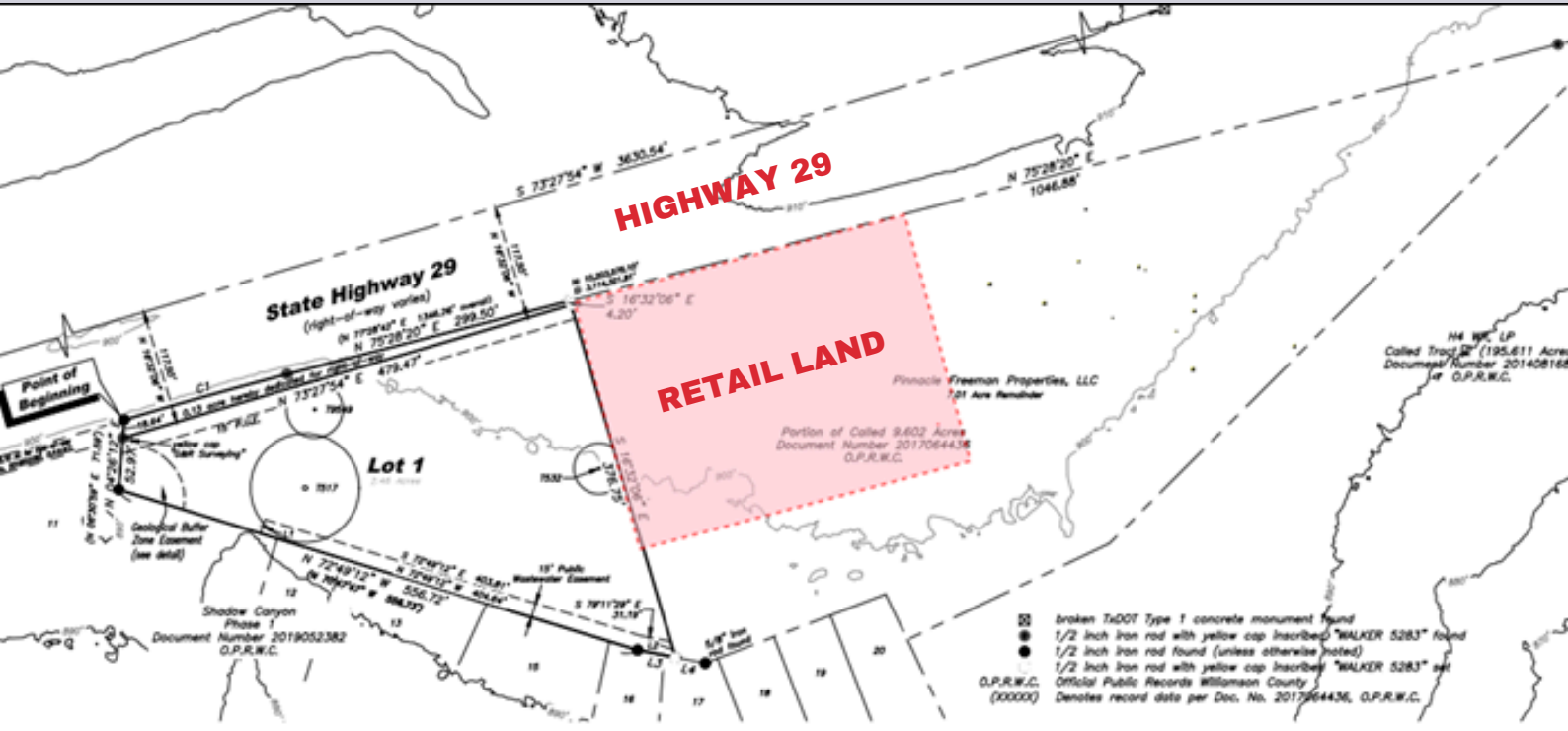
NAOMI FREEMAN
Broker, Ready Real Estate

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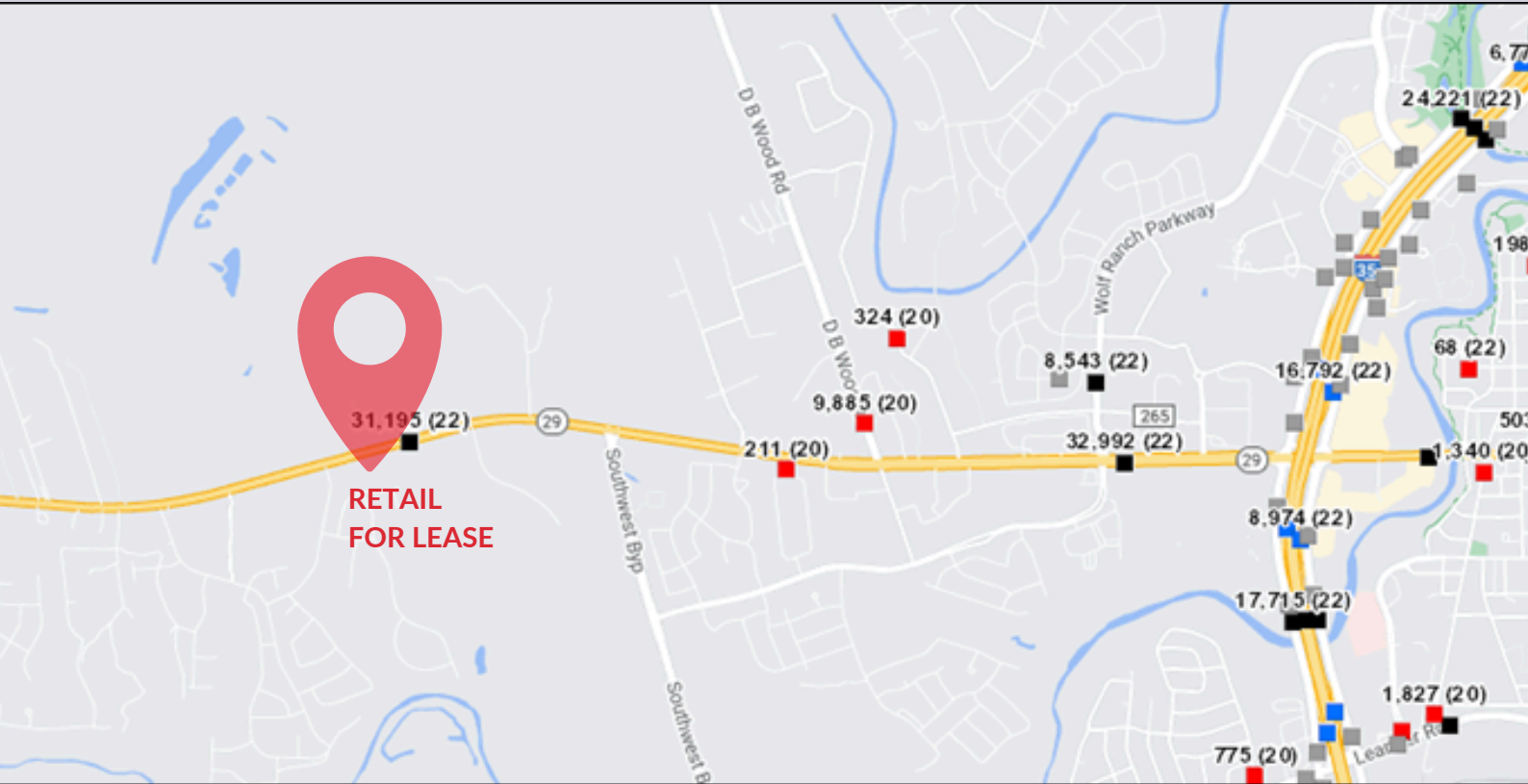


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LOCATION MAPS



LOCATION PLAN



TRAFFIC COUNT MAP



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POINTS OF INTEREST

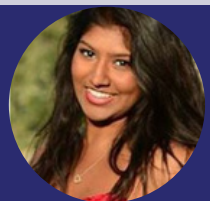


W. University Avenue



Pinnacle Retail - Georgetown
Area - 19,500 Sq. ft.

SITE PLAN



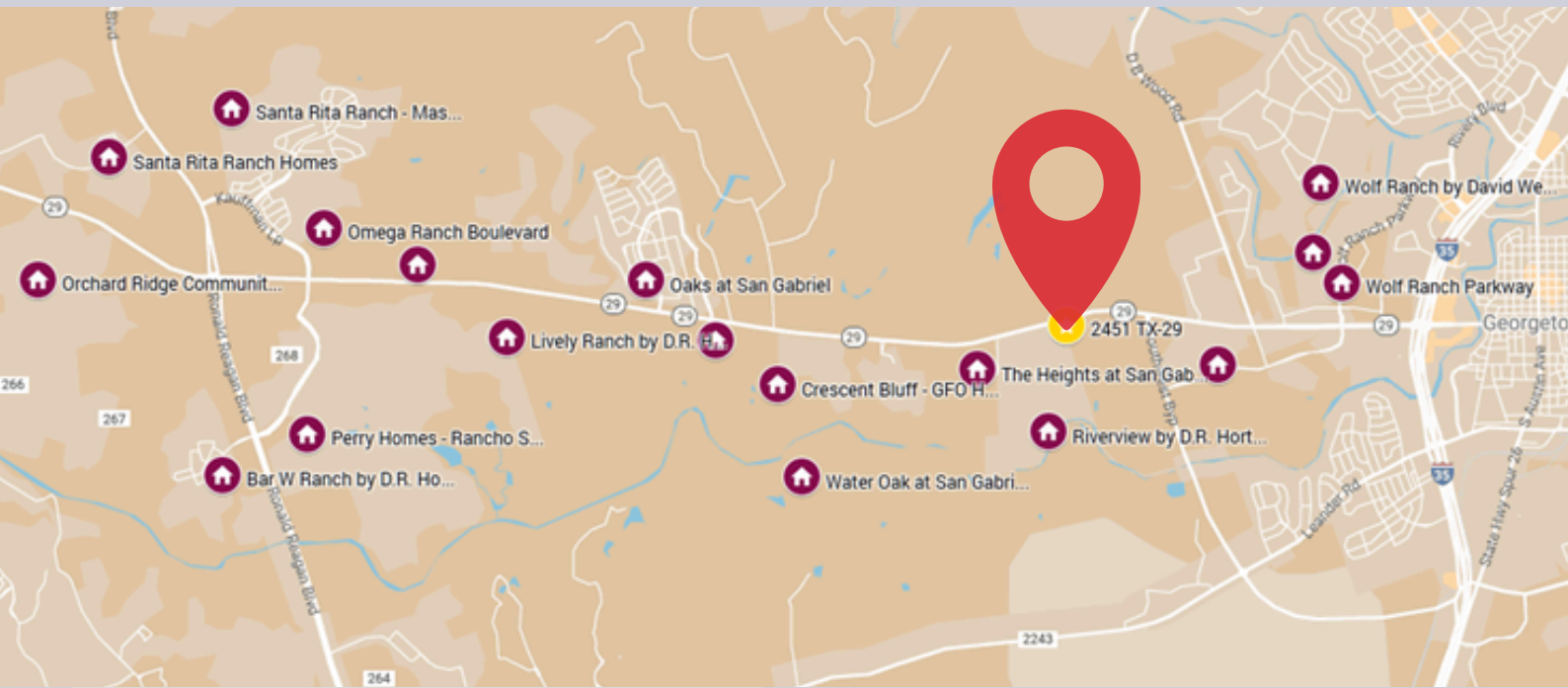
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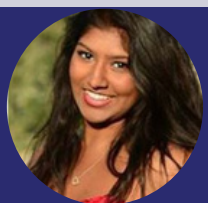
POINTS OF INTEREST



HOUSING DEVELOPMENTS ALONG HIGHWAY 29

Nestled along Highway 29, several planned community developments are either approved or underway, promising a substantial transformation. With over ten thousand single-family homes slated for construction in the coming years, the region is poised for a significant expansion. Beyond architectural transformations, the development is expected to boost local economies and create a vibrant social fabric, turning Highway 29 into a thoroughfare of possibilities for a flourishing, interconnected community.

- Bar W Ranch - 1650 homes
- Butler Farm - 2100 homes
- Santa Rita Ranch - 7753 homes
- Oaks At Saint Gabriel - 840 plus homes
- The Heights At Saint Gabriel's -279 homes
- Wolf Ranch - 1600 plus sf and 900 mf homes



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Georgetown, TX 78628: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022
■ 2027 (Projected)



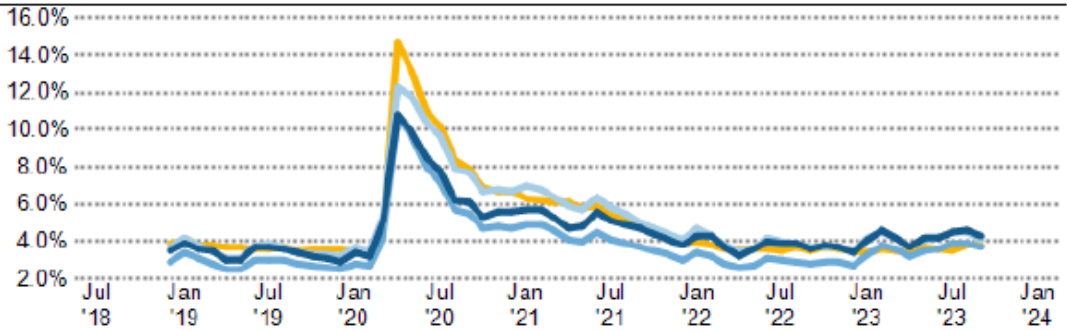
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

■ Georgetown
■ Williamson County
■ Texas
■ USA

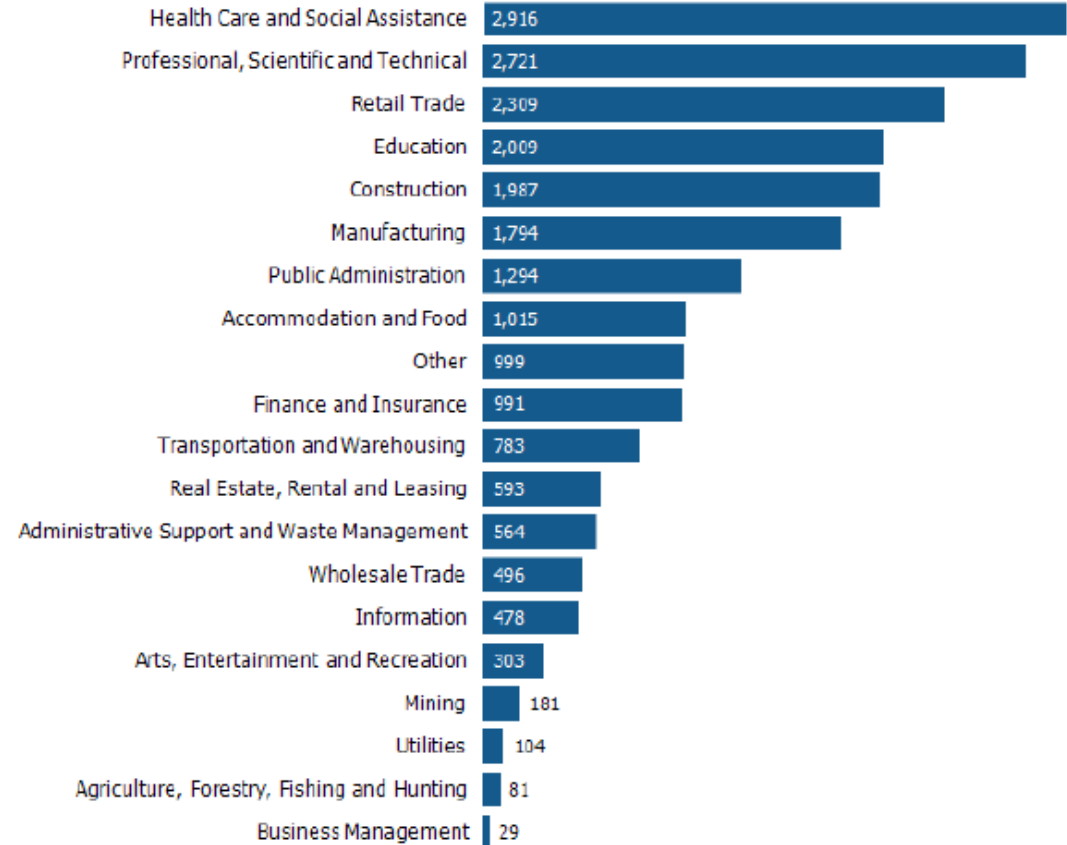


Employment Count by Industry

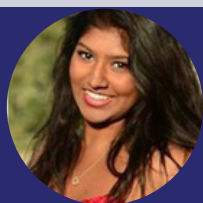
This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2022

Update Frequency: Annually



TX78628 MEDIAN AGE : 41 ; AVG. DISPOSABLE INCOME : \$116,792



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

READY REAL ESTATE LLC

| | | | |
|--|---------------|---------------------------|----------------------|
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Naomi Freeman | 651102 | naomif11@gmail.com | (214)679-6182 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

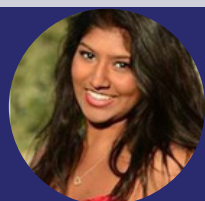
Information available at www.trec.texas.gov

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