

SEDRO
CROSSING
BUSINESS PARK

**MEDICAL & PROFESSIONAL OFFICES
FOR SALE OR LEASE**

4869 Williams Drive Georgetown, TX 78633



Premier Location on Williams Drive Adjacent to Sun City Texas, Active-Adult Community
13 Buildings on 7 Acre Tract Exclusively Owned, Designed and Built by Cockrum Commercial

Current Business Uses- CPA, Financial Advisor, Physical Therapy, Real Estate Brokerage, Commercial Sales Office

- 19 Acres Total Build-out Master Planned Business Park
- Zoned C-1 Local Commercial
- Investment or Owner User Opportunities
- 13 Divisible 5,875 and 3,884 Square Foot Buildings, from 1,300 Square Feet
- Turnkey Process Including Development, Architecture, Space Planning/Design, Construction and Tenant Improvement
- Master Development Plan with Detention Pond, Green Spaces, Continuous Landscaping, Irrigation, Utilities, Lighting and Signage
- Highly Visible Location on Williams Drive, Adjacent to Sun City Texas
- 3 Entrances and Exits
- Traffic Counts Shell Rd/Williams Dr 28,564 VPD (TxDOT)
- Preferred Lenders Available



Ideal Uses- Dermatology, Podiatry, Optometry, Dentistry, Specialized Dentistry, Family Practice, Pharmacy, Rehabilitation Center, Cardiology, Endocrinology, Urgent Care, Hospital, Blood/Plasma Center, Nursing Home, Assisted Living, Veterinary Clinic, Legal, Banking and Financial Services, Insurance, Accounting, Customer Care, Real Estate, Counseling

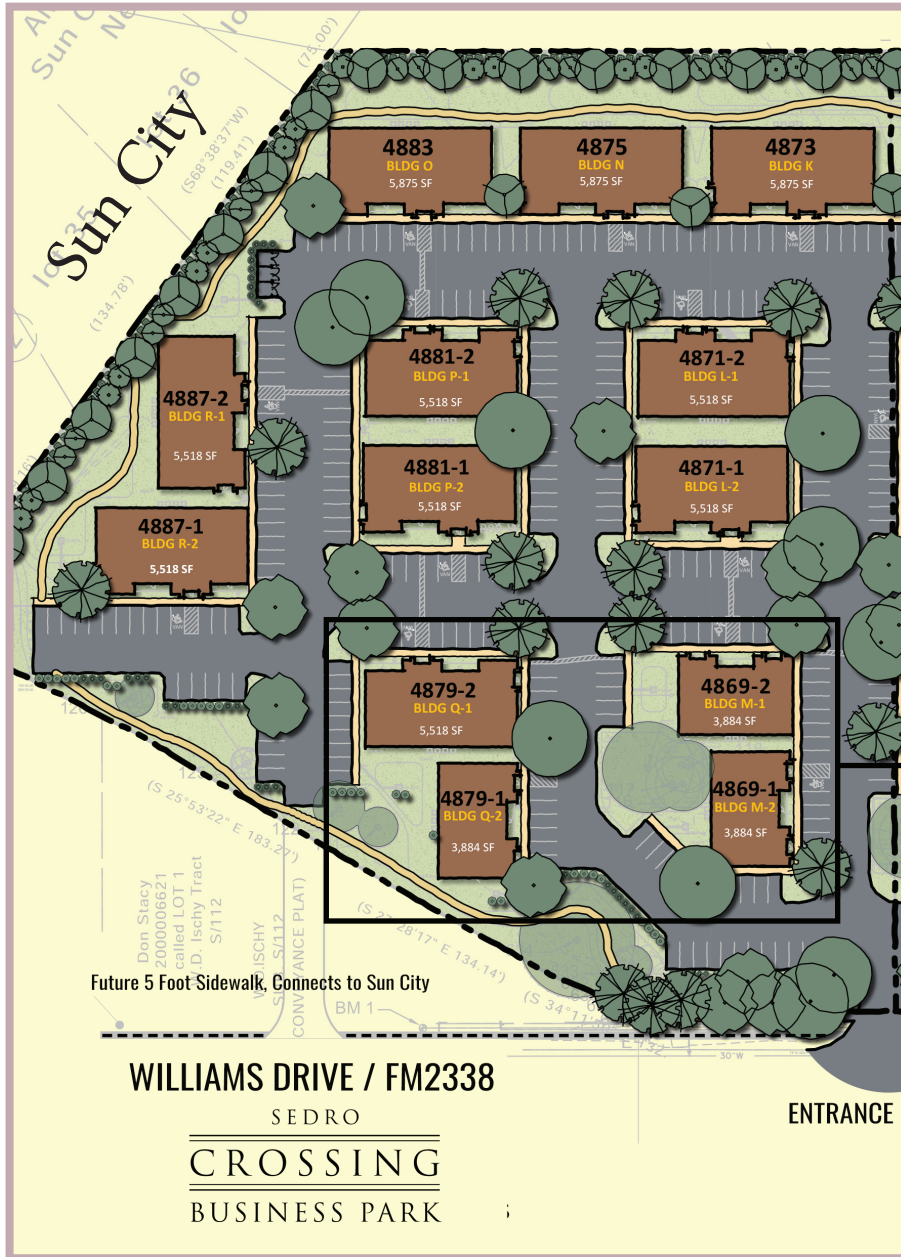


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- Buildings M-1, M-2, Q-1 and Q-2 Under Construction
- Available First Quarter of 2020
- Building Sizes: Q-1 5,518 Square Feet
Q-2, M-1, and M-2 3,384 Square Feet
- Build to Suit Interiors Available
- Sale Price: Upon Request for Shell or Finished-Out Condition
- Lease Rates: \$20-35 PSF
- NNN: S7-8



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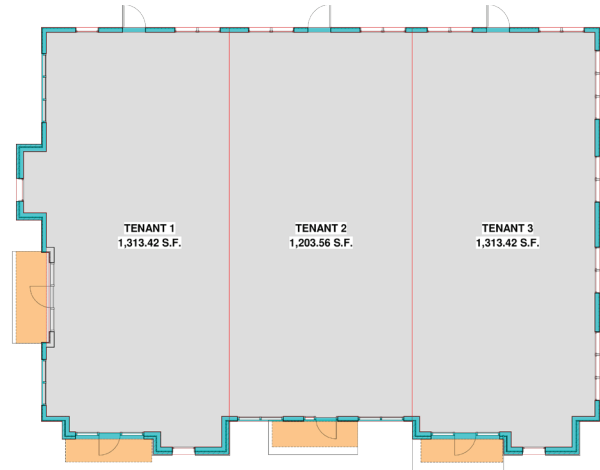
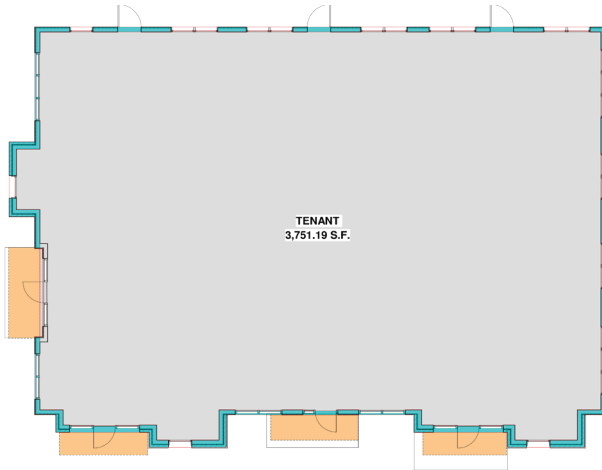
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Business Park Site Plan - 19 Acres Total



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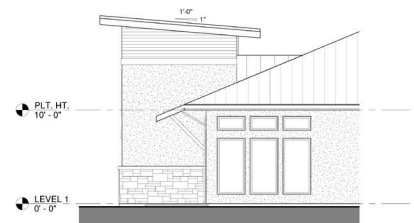
Sample Floor Plans: Customizable Suites and Build to Suit Interior Finish-Outs



Sample Elevations



ELEVATION 1C - LEFT ELEVATION
SCALE: 3/16"=1'-0"



ELEVATION 1C - RIGHT ELEVATION
SCALE: 3/16"=1'-0"



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Why Georgetown?

Located on IH35 just north of Austin, Georgetown is close to all of the cultural and entertainment opportunities of the entire metro area while maintaining its own authentic identity. Georgetown is the seventh fastest growing city in the nation and the third safest city of its size in Texas. Since 2010, Georgetown's population has increased more than 56 percent. Georgetown is the county seat of Williamson County, and the beautiful, historic courthouse square is alive with fun places to eat, drink and shop. A strong, diverse business community also continues to grow in both existing business expansion and new business relocation. (Source: City of Georgetown's Community Profile 2019)

What is Sun City Texas?

Sun City Texas is a 5,200-acre, Del Webb "Active-Adult" community for 15,000 plus people 55 years old and better. Just 30 miles north of Austin, residents enjoy the feel of small town living in Georgetown, but have access to amenities afforded them by being so close to Austin. Sun City Texas is a premier retirement community for "active-adults" who enjoy playing golf, tennis, dancing, staying fit, and participating in the many clubs, activities and travel offered through the Community Association. Sun City Texas residents are typically well-educated, financially comfortable and ready to enjoy retirement. They give back to their community by serving on committees, boards and mentoring in the schools. (Source: Source: Sun Rays Magazine)

Demographics

Georgetown is experiencing unrepresented growth as one of the nation's most dynamic markets. The U.S. Census Bureau reported Georgetown as the **7th fastest growing city in the U.S.** amongst cities with populations greater than 50,000.

Location

With a highly visible location on Williams Drive, Sedro Crossing Business Park has access to the major arteries of Georgetown including Hwy. 195, Shell Road and Ronald Reagan Boulevard. The location is surrounded by high population growth in all directions with daily traffic counts of **28,564 (2018 TXDOT)**.



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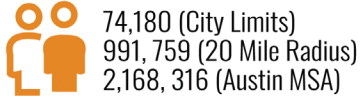
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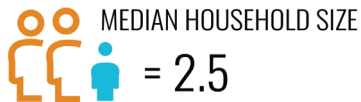
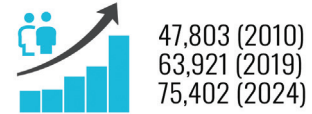
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Georgetown, Texas Demographics

POPULATION



PROJECTED GROWTH



TYPES OF HOUSING BY OCCUPANCY



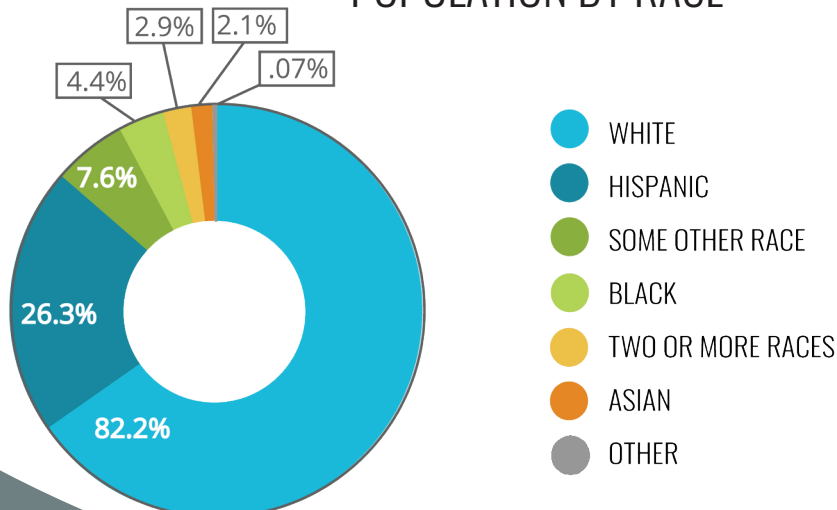
MEDIAN AGE

45.7

EDUCATIONAL ATTAINMENT

HIGH SCHOOL DIPLOMA	18.1%
SOME COLLEGE	21.7%
ASSOCIATES DEGREE	7.9%
BACHELORS DEGREE	25.7%
GRADUATE DEGREE	16.7%

POPULATION BY RACE

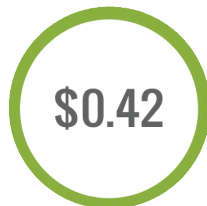
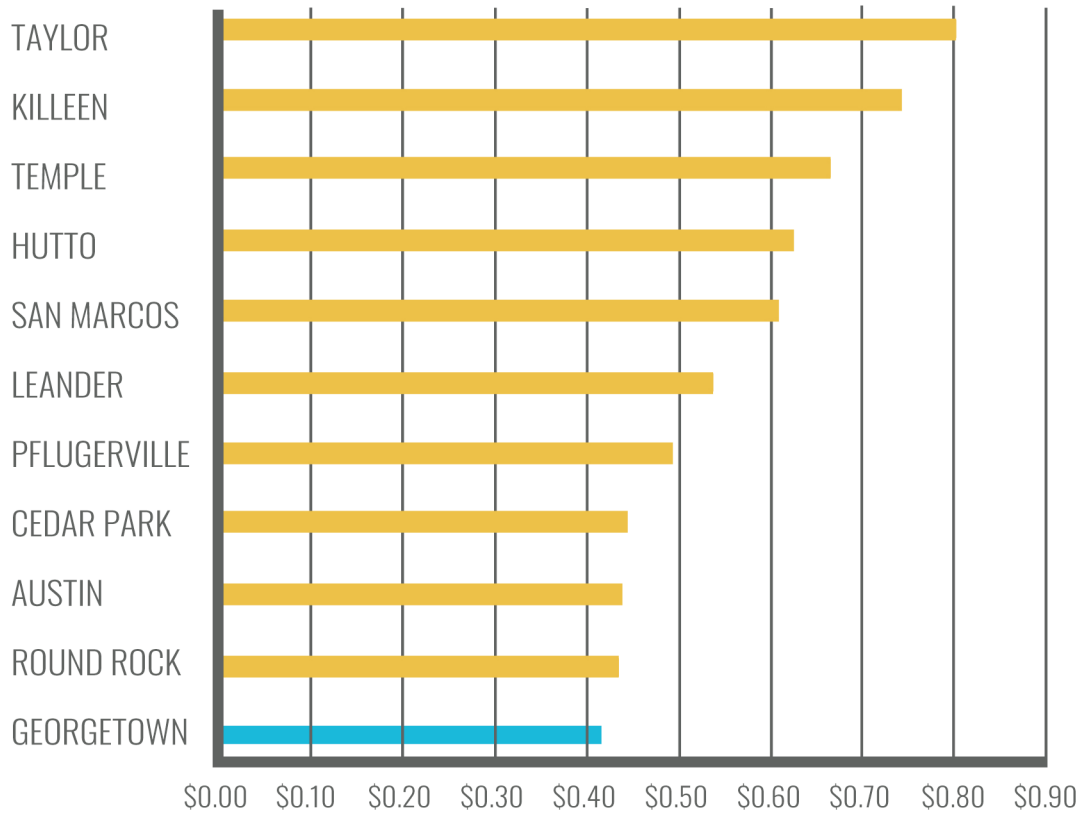


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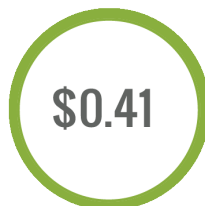
(Source: ESRI, 2019 and United States Census Bureau)

The information above is deemed to be reliable but is not guaranteed, and is subject to change at any time.

2019 Georgetown, Texas Tax Structure



GEORGETOWN



WILLIAMSON COUNTY



GEORGETOWN ISD

Business Incentives

The City of Georgetown can offer a wide range of local incentives for companies establishing or expanding their business in Georgetown. These may include tax abatements, direct grants for land or buildings, infrastructure grants and workforce training. For more information, visit the City of Georgetown offices or the state's GoBig in Texas website.

(Source: City of Georgetown's Community Profile 2019)



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