

FOR SALE

OFFICE/RETAIL

303 Morrow St E.
Georgetown TX.
78626



LISTING BROKER
BRITTNEE GREGOIRE

> 512-864-5620

> BRITT@TALENTSCOMMERCIAL.COM

IMAGE IS A RENDERING
USING AI TO SHOW AN
ALTERNATIVE ENTRANCE

LISTING HIGHLIGHTS

Executive Summary

IDEAL FOR RETAIL/OFFICE/SHOWROOM

303 Morrow Lane presents a rare opportunity to acquire a versatile commercial asset in the heart of Georgetown's most active recreational corridor. Located directly across from the iconic San Gabriel Park, the home of Two Step Inn music festival. This property sits at the intersection of natural beauty and urban convenience, offering a unique "lifestyle" location for a variety of business uses.

Listing Price \$1,200,000

Acres .33

Useable Square Feet 3,760

Rentable Square Feet 4,310

Utilities City Utilities

Zoning C5



3 Restrooms
+ Kitchenette



Easily Demised
Tall Ceilings



22 Parking Spots



Metal Roof



Park Views



3 Private + Open Offices



Park Views N. Downtown Georgetown

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- LOCATION HIGHLIGHTS
- Less than half a mile walk to downtown Georgetown
 - Corner lot, across the street from the 42 acre San Gabriel Park
 - Great views and walkable access to the Hike and Bike Trail
 - Neighbors include a salon, chiropractor and a bar and restaurant



AI used to remove window coverings.



Tall ceilings



Demised space