

AIRPORT FLEX PROJECT

7000 Airport Rd. | Georgetown, TX 78628



Flex Space Available

GEORGETOWN, TEXAS

Dean Rowat // Associate Broker dean@cmeatx.com // 512.593.1117

CMEATX.COM // 2301 Bagdad Rd, #405, Cedar Park, TX 78613

EXECUTIVE SUMMARY

7000 Airport Rd. | Georgetown, TX 78628

OFFERING SUMMARY

Shell Space: \$275/SF
Spec Suites: Please Inquire
Lease Space: Please Inquire
Unit Size: 1,250 - 10,000
Parking Ratio: 1:500

PROPERTY OVERVIEW

7000 Airport Rd. introduces a new opportunity to own high-quality flex condominiums in one of Central Texas' most desirable communities. Located adjacent to Georgetown Executive Airport, the project combines modern design with exceptional convenience and access. Located on 4.08 acres, this upcoming five-building flex industrial park offers multiple opportunities to purchase customizable units.

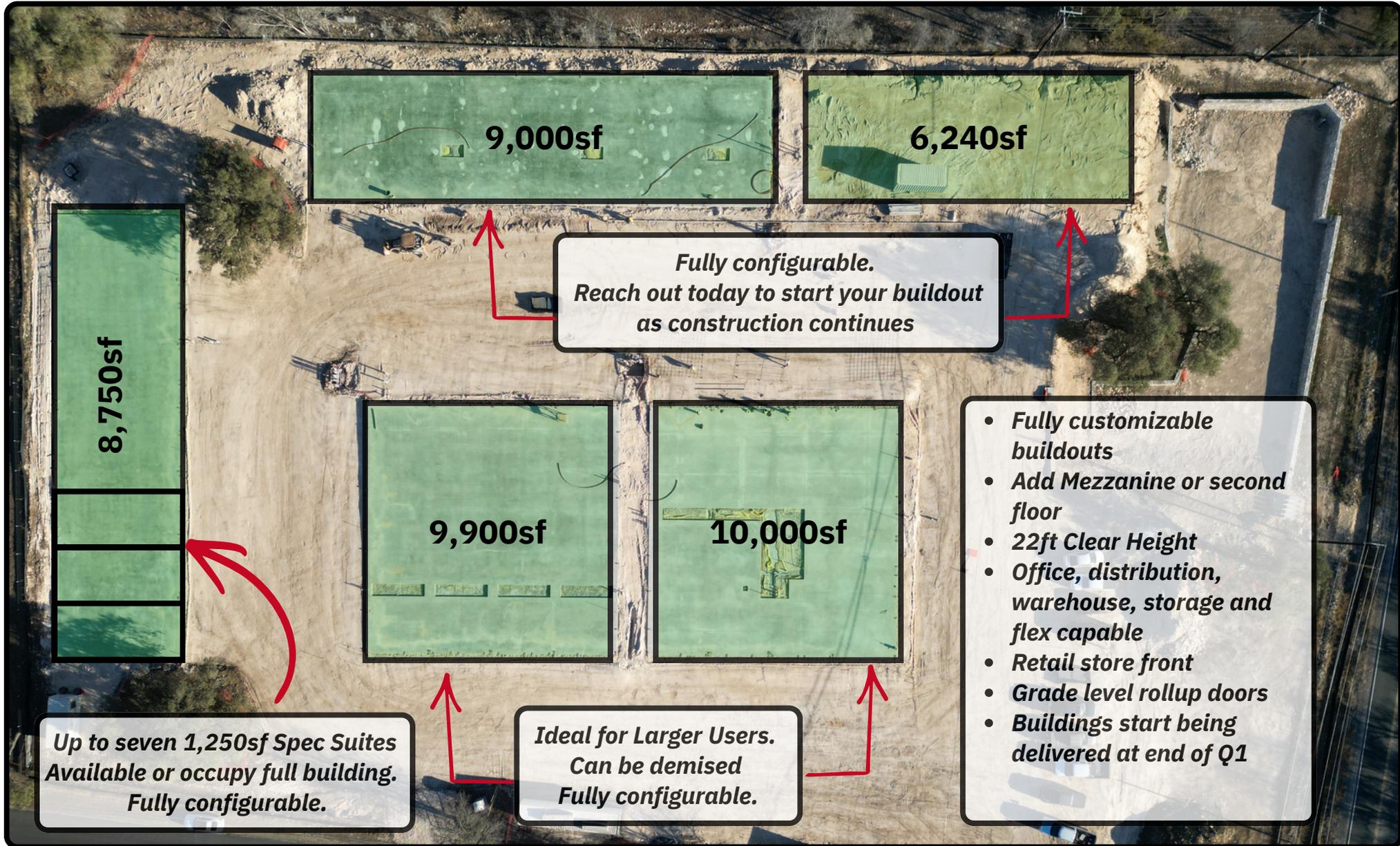
PROPERTY HIGHLIGHTS

- 52,640 SF total across 5 buildings
- Shell or spec delivery available
- Work with on-site GC to customize layout and finishes
- Options to add mezzanine, second story or keep high clear height
- Suitable for various uses (light industrial, service, office/showroom)
- Excellent access to Downtown Georgetown, GT Airport, and I-35
- Units from 1,250sf - 10,000sf available



AVAILABILITY AERIAL

7000 Airport Rd. | Georgetown, TX 78628



8,750sf

9,000sf

6,240sf

9,900sf

10,000sf

**Fully configurable.
Reach out today to start your buildout
as construction continues**

- Fully customizable buildouts
- Add Mezzanine or second floor
- 22ft Clear Height
- Office, distribution, warehouse, storage and flex capable
- Retail store front
- Grade level rollup doors
- Buildings start being delivered at end of Q1

**Up to seven 1,250sf Spec Suites Available or occupy full building.
Fully configurable.**

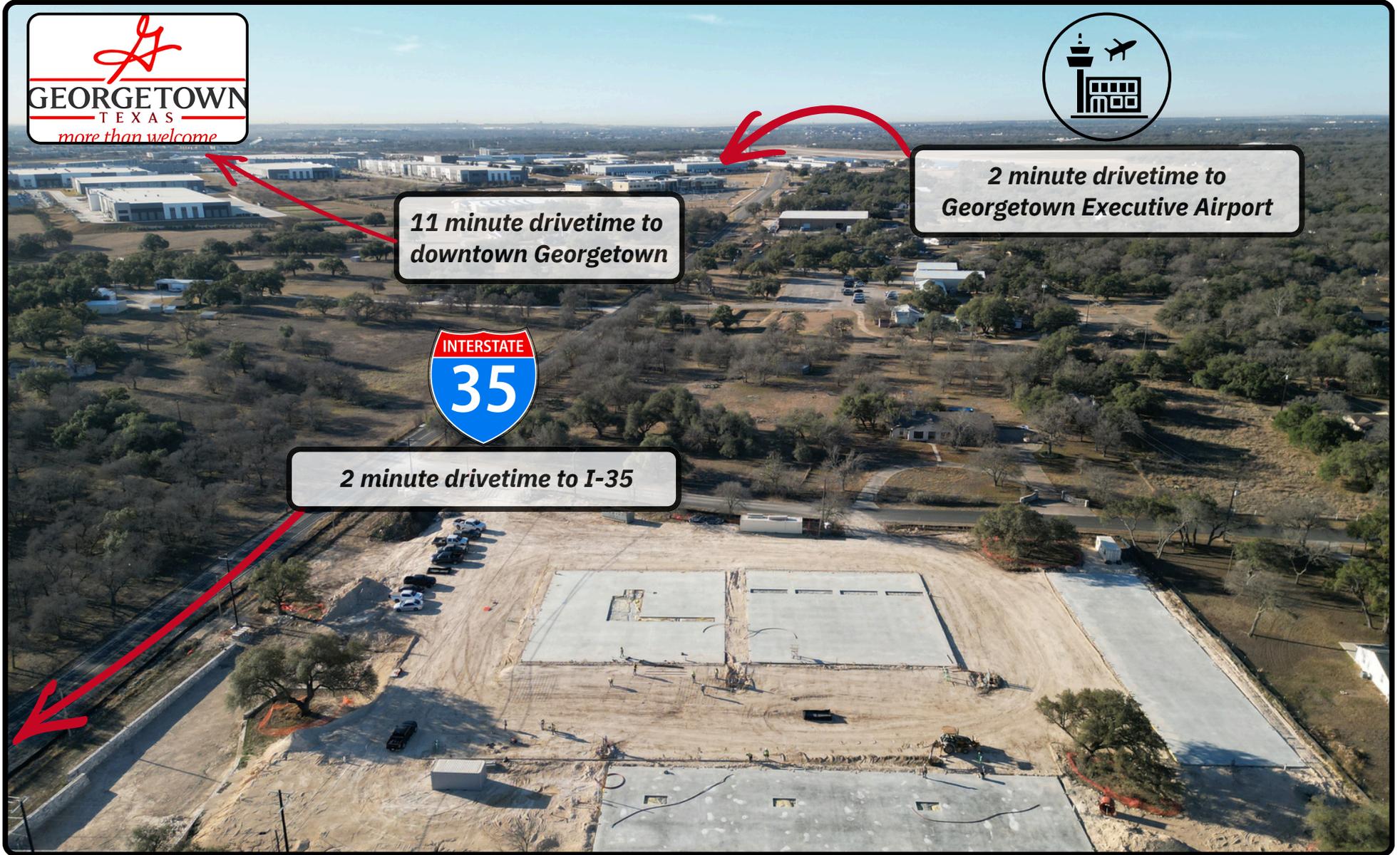
**Ideal for Larger Users.
Can be demised
Fully configurable.**

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MARKET AERIAL

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ADDITIONAL PHOTOS

7000 Airport Rd. | Georgetown, TX 78628

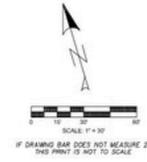
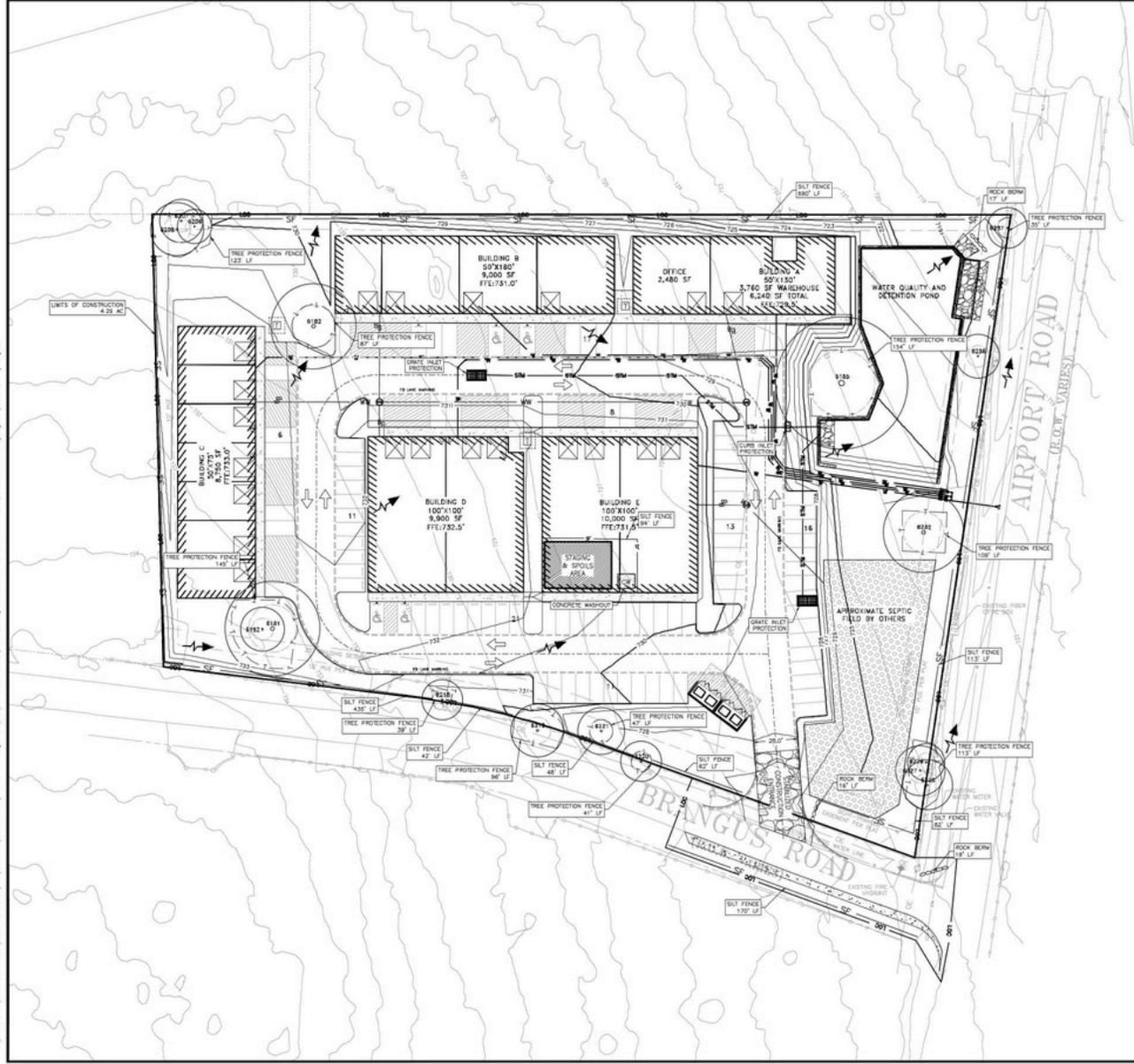


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SITE PLAN

7000 Airport Rd. | Georgetown, TX 78628



PROFESSIONAL SEAL
 STATE OF TEXAS
 NICHOLAS R. SANDLIN
 124404
 CIVIL ENGINEER

N. Sandlin

EROSION CONTROL LEGEND

- PROPOSED PROPERTY / PROJECT BOUNDARY LINE
- EXISTING R.O. / PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- LIMITS OF CONSTRUCTION
- SILT FENCE
- TREE PROTECTION FENCE
- STAGING & TEMPORARY SPOILS AREA
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- TEMPORARY ROCK BERM
- AREA INLET PROTECTION
- CURB INLET PROTECTION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREE (TO REMAIN)
- EXISTING TREE (TO BE REMOVED)

NOTE: ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.

- EROSION CONTROL NOTES:**
- LIMITS OF CONSTRUCTION 4.23 AC (TOTAL DISTURBED AREAS)
 - ALL STAGING & STORAGE SHALL OCCUR WITHIN THE BOUNDARIES OF THE PROPERTY AND LIMITS OF CONSTRUCTION.
 - INSTALL EROSION CONTROLS PER PLAN WITH THE APPROVAL OF THE ENVIRONMENTAL INSPECTOR, AS SOON AS NEEDED DURING CONSTRUCTION.
 - CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM ALL EXISTING OR NEWLY PAVED SURFACES AT THE END OF CONSTRUCTION.
 - TEMPORARY STAGING & STORAGE AREA/TEMPORARY SPOILS AREA IS TO BE USED DURING NORMAL WORK HOURS (7 A.M. TO 7 P.M.). ONCE CONSTRUCTION IS COMPLETE, CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM AREA AND RESTORE TO ORIGINAL CONDITION OR BETTER.
 - ALL INLETS SHALL HAVE INLET PROTECTION IN PLACE UNTIL THE COMPLETION OF GRADING AND RESTORATION.
 - IN AREAS WHERE SILT FENCE IS TO BE INSTALLED CROSSING CONTOURS, 2" HOOPS SHALL BE ADDED TO THE SILT FENCE EVERY 100 FEET.
 - STABILIZATION OF ALL SLOPES 3:1 OR GREATER. SUITABLE MATING (TYPE I) WILL BE UTILIZED IN CONJUNCTION WITH REGENERATIVE SEEDING. GRIFFET CHANNEL STABILIZATION WILL USE TYPE I.

WARNING: CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY CHANGES TO UTILITIES INFORMATION OFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

SANDLIN SERVICES, LLC

TRIPLE'S FIRM #11506
 8111 JOLLYVILLE RD. STE 202 AUSTIN, TX 78758

EROSION CONTROL AND TREE PROTECTION PLAN

PROJECT CASE: 2024-1108-COC
AIRPORT FLEX DEVELOPMENT

| NO. | REVISION DESCRIPTION | SIGNATURE | DATE | SHEET |
|-----|----------------------|-----------|------|---------|
| 1 | | | | 7 OF 28 |

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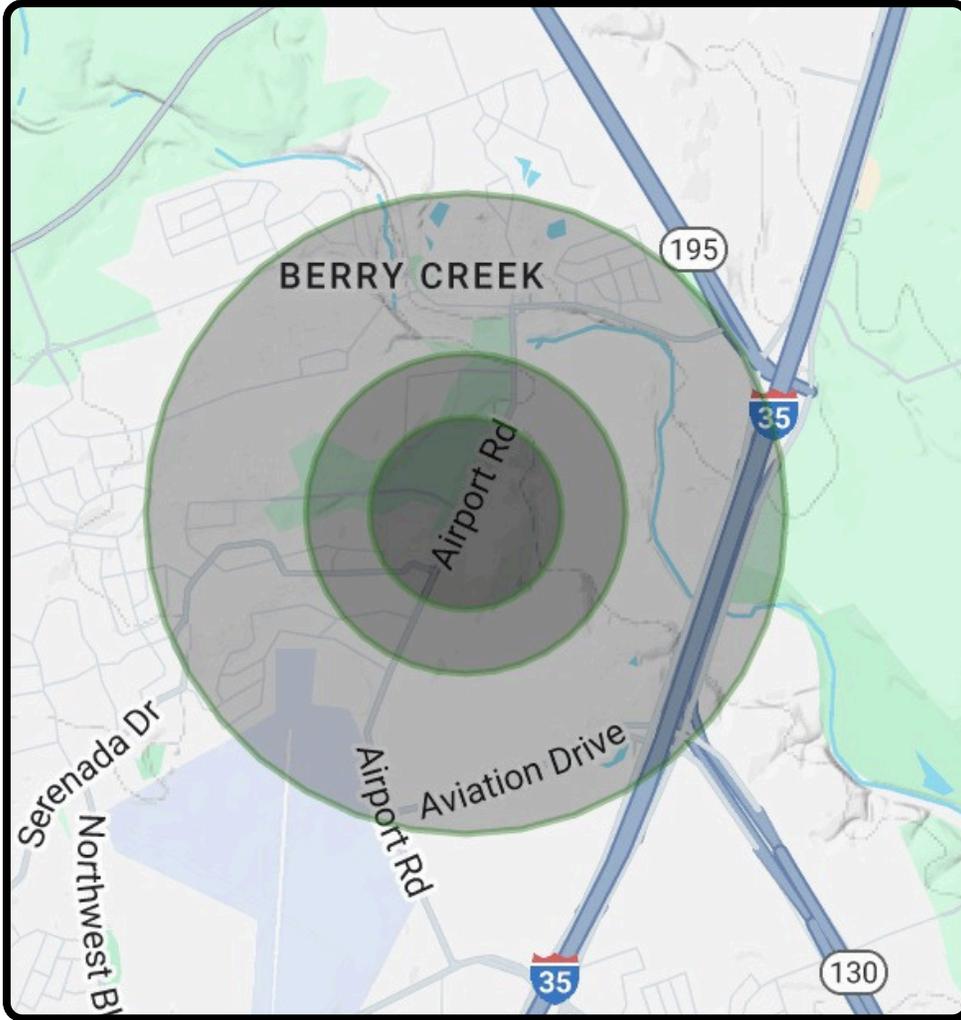


AREA DEMOGRAPHICS

7000 Airport Rd. | Georgetown, TX 78628



DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Total Population | 132 | 421 | 3,009 |
| Average Age | 48 | 48 | 47 |
| Average Age (Male) | 48 | 48 | 47 |
| Average Age (Female) | 49 | 49 | 48 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Households | 52 | 167 | 1,170 |
| # of Persons per HH | 2.5 | 2.5 | 2.6 |
| Average HH Income | \$166,787 | \$164,275 | \$159,781 |
| Average House Value | \$562,554 | \$554,950 | \$580,312 |

Demographics data derived from AlphaMap

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Information About Brokerage Services

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Texas law requires all real estate license holders 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.

| | | | |
|---|----------------|------------------------|-----------------------|
| Commercial Market Exchange | 9003840 | info@cmeatx.com | (512) 912-1070 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Matt Delahoussaye | 535200 | matt@cmeatx.com | (512) 535-5313 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Dean Rowat | 717513 | dean@cmeatx.com | (512) 593-1117 |
| 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