

# 3310 Williams Drive

Georgetown, TX | 15,230 ± SF | 6.5 AC

# FOR SUBLEASE



For more information:

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TREC LICENSE NO. 642888

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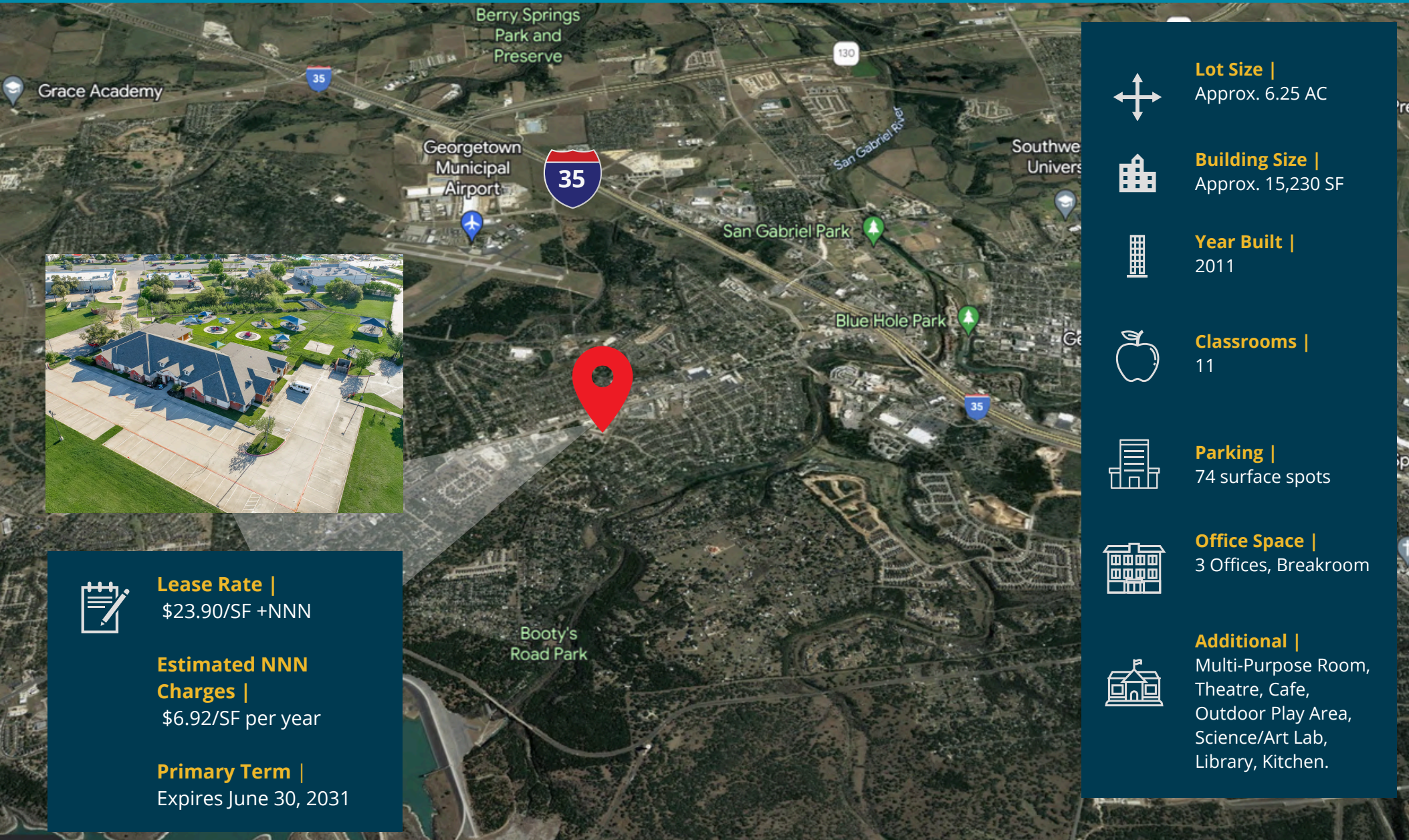
TREC LICENSE NO. 826786



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# Maps

3310 Williams Drive | Georgetown, TX



**Lease Rate |**  
\$23.90/SF +NNN

**Estimated NNN  
Charges |**  
\$6.92/SF per year

**Primary Term |**  
Expires June 30, 2031



**Lot Size |**  
Approx. 6.25 AC



**Building Size |**  
Approx. 15,230 SF



**Year Built |**  
2011



**Classrooms |**  
11



**Parking |**  
74 surface spots



**Office Space |**  
3 Offices, Breakroom



**Additional |**  
Multi-Purpose Room,  
Theatre, Cafe,  
Outdoor Play Area,  
Science/Art Lab,  
Library, Kitchen.

# Demographics

3310 Williams Drive | Georgetown, TX

## 3-Mile Radius

## 5-Mile Radius

50,981



TOTAL POPULATION

96,230

9,397



HOUSEHOLDS

35,038

\$106,224



AVG HH INCOME

\$109,005

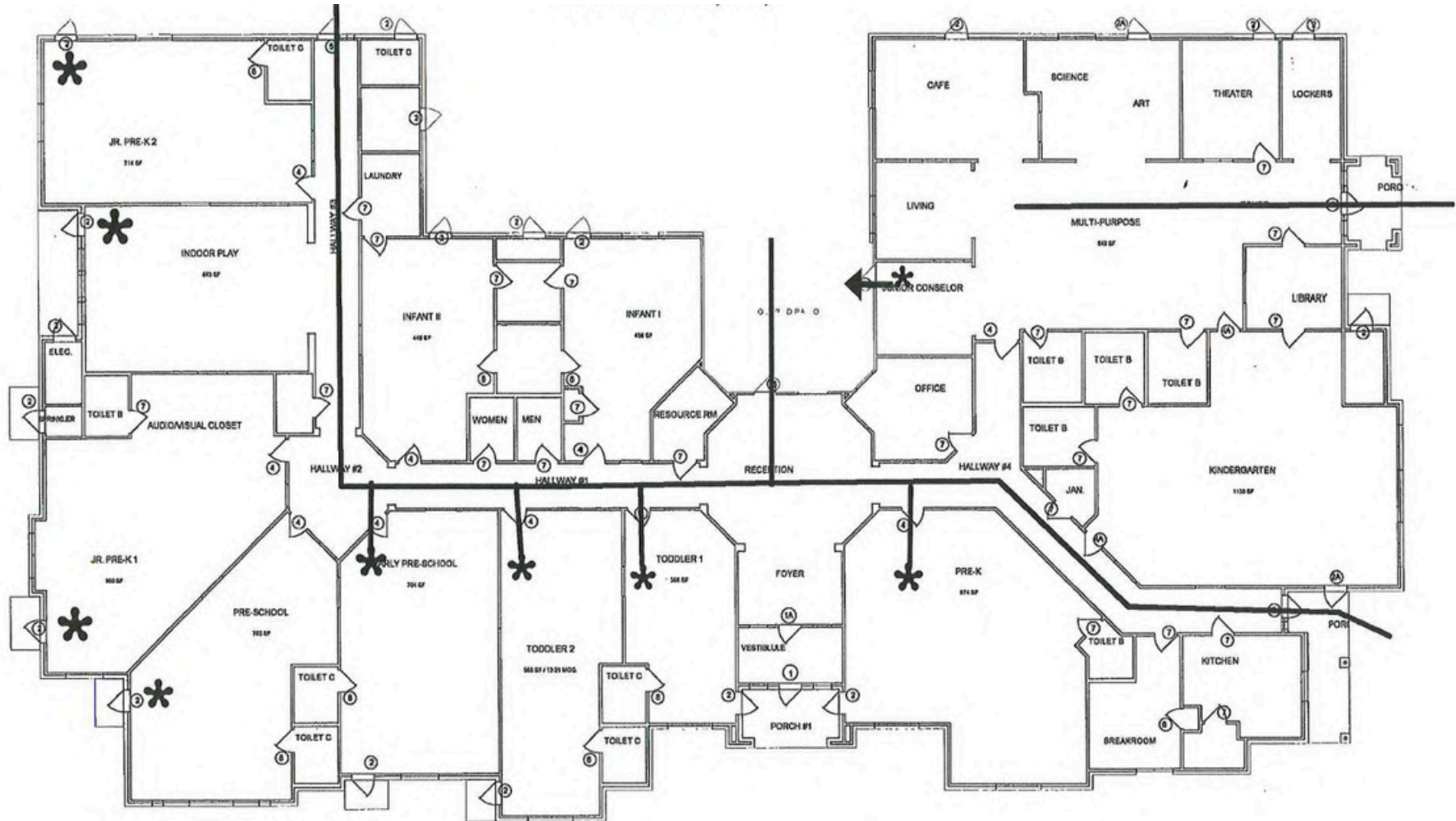
Located in Georgetown, Texas, this early educational property is situated on a sprawling 6.25-acre lot and features a well-maintained 15,230 SF building that is move-in ready.

With ample space and plenty of natural light, this building is an ideal environment for young children to learn and grow. The property also features ample outdoor play space, a multi-purpose room, theater, cafe, library, kitchen, and a science and art lab, providing a range of spaces for children to explore and learn.

Centrally located off Williams Drive and near the 35 freeway, our property is easily accessible, making it convenient for families in the surrounding areas.

# Floor Plan

3310 Williams Drive | Georgetown, TX



# Aerial

3310 Williams Drive | Georgetown, TX



# Photos

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The professionals at InSite EFS work hand in hand with property owners, educational institutions, non-profits, developers, school districts, and faith-based organizations.

Since 2008, our team has provided customized strategies and services to add value to our clients. InSite excels in providing trusted advisory and brokerage services, such as the leasing and sales of existing assets, site selection, strategic planning, market analysis, business acquisitions, and assistance in financing.

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# Disclaimer

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This confidential memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in leasing 3310 Williams Drive ("the Property").

This memorandum contains selected information pertaining to the Property and does not purport to be a representation of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective buyers or leasees may require to evaluate the purchase or lease of a property. All information provided is for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and InSite EFS, Inc. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers. Interested parties are expected to complete their own investigation and not rely on the contents of this memorandum in any manner.

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