

1206 Hart Street

Georgetown, TX

\$750,000

Prime Office Space for Sale in
Georgetown, TX off University St.

+/- 1800 sq ft

+/- .13 AC

1206 Hart St | Georgetown, TX

Office Building For Sale | ±1,800 SF

Position your business in one of Central Texas' fastest-growing markets with this well-located office opportunity in Georgetown. Situated just minutes from I-35, 1206 Hart Street offers convenient access to Austin, Round Rock, and the greater North Corridor, making it ideal for professional services, medical users, or owner-occupants seeking visibility and accessibility.

This ±1,800 square foot office building provides a functional layout suitable for a variety of business operations. Whether you're looking to establish a headquarters, expand your footprint, or invest in a high-demand market, this property offers flexibility and long-term upside in a thriving commercial environment.

Georgetown continues to see strong population and economic growth, supported by its proximity to Austin, top-rated schools, and a business-friendly climate. The area surrounding Hart Street is experiencing steady development, with nearby retail, dining, and service providers enhancing the overall appeal for both employees and clients.





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Proximity: Just 2 minutes from I-35 and Historical Georgetown Square

Property Highlights:

- ±1,800 SF Office Building
- Ideal for Owner/User or Investment
- Easy Access to I-35 & Major Thoroughfares
- Located in a High-Growth Market
- Flexible Layout for Office or Medical Use
- Ample Nearby Amenities (Retail, Dining, Services)

Local Advantages:

- Minutes to I-35 Corridor
- Quick Access to Round Rock and North Austin
- Strong Demographics & Population Growth
- Established Business Area with Continued Development

Investment Opportunity

Georgetown's rapid expansion and continued demand for commercial space make this property a strategic acquisition for investors and business owners alike. With limited small office inventory available for purchase, 1206 Hart Street stands out as a rare opportunity to secure a well-positioned asset in a competitive market.



✉ RYAN@EFIRSTTEXAS.COM

☎ 254.947.5577

📍 80 S MAIN ST, SALADO TEXAS 76513

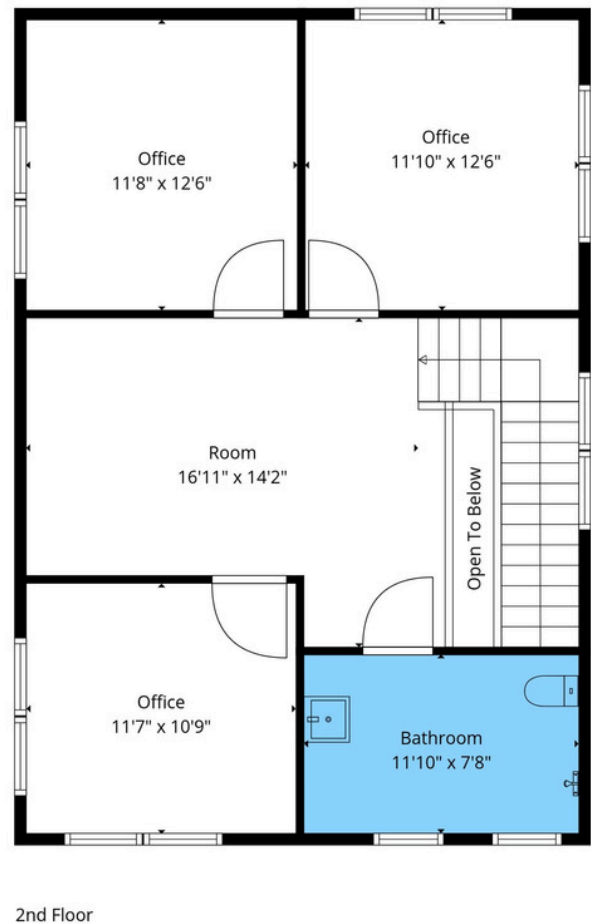
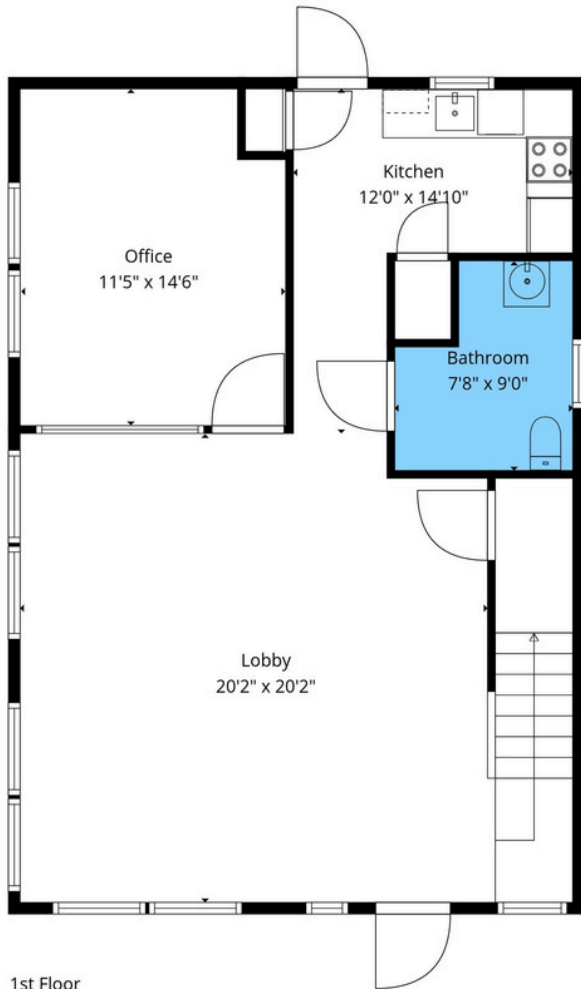
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TOTAL: 1654 sq. ft
 1st floor: 836 sq. ft, 2nd floor: 818 sq. ft
 EXCLUDED AREAS: OPEN TO BELOW: 18 sq. ft, WALLS: 120 sq. ft

Floor Plan Created By Wes Albanese Photography, Measurements Deemed Highly Reliable But Not Guaranteed.

Wes Albanese





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