

Flex Space | West Georgetown

**FOR LEASE**  
**2006 Rivery Blvd., Georgetown Tx**



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**reed.**  
PROPERTY GROUP

Flex Space | West Georgetown

## 2006 Rivery Blvd.



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Location	2006 Rivery Blvd.
Square Footage	Units available at 1,875 sf or 2,025 sf Two Buildings available at 18,900 sf or 15,150 sf
Lease Price	\$19.50 sq ft +NNN for inline
Frontage	Approx. 210 ft on Rivery Blvd
Zoning	C3
Possession	June 2024
Exemptions	None
Aerial Video	<a href="#">Click this Link</a>

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### Location Map



### Zoning Map

Georgetown Planning Reference Map | Contact Georgetown GIS

Find address or place:

2006 Rivery

County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin

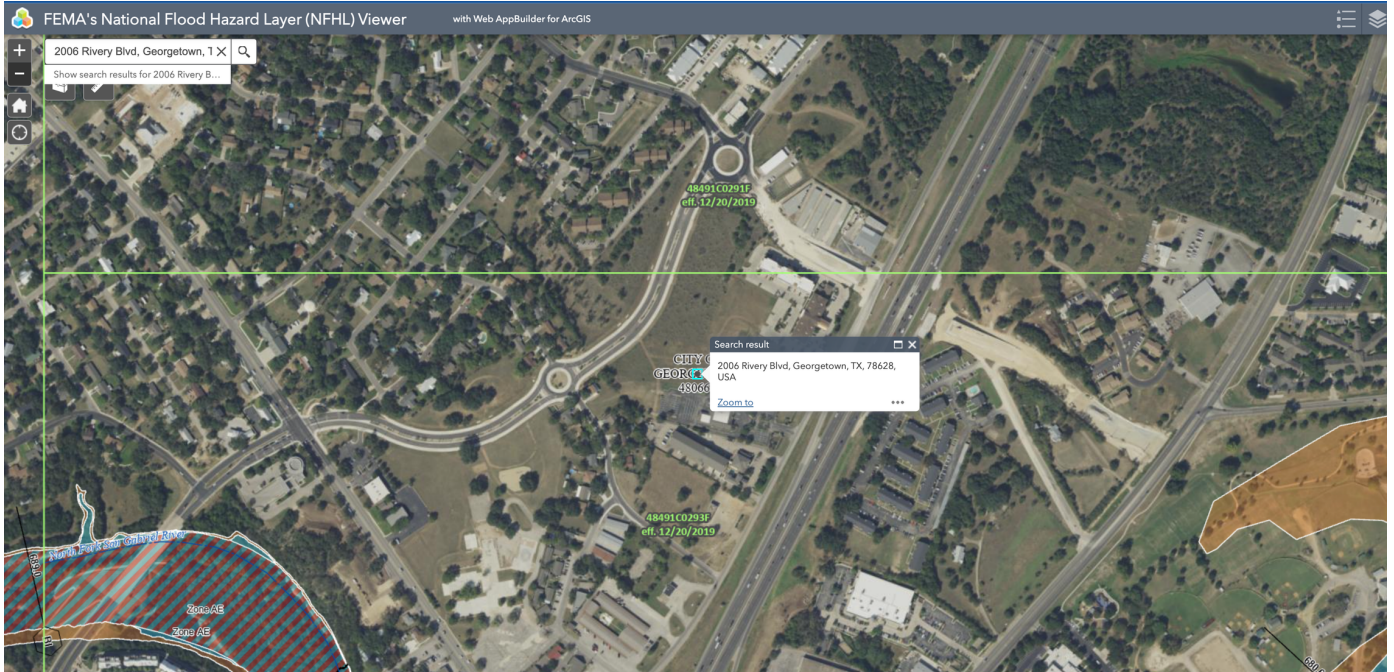
**Layer List**

- Future Land Use - Williams Dr Subarea ...
- Future Land Use ...
- Old Town Overlay ...
- City Limits ...
- Extra-territorial Jurisdiction ...
- Downtown Overlay District ...
- Parcels ...
- Planned Unit Developments ...
- Gateway Overlays ...
- Zoning Districts**
- AG - Agriculture
- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multifamily
- MF-2 - High-Density Multifamily
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate
- RL - Residential Low-Density
- RS - Residential Single-Family
- TF - Two Family
- TH - Townhouse

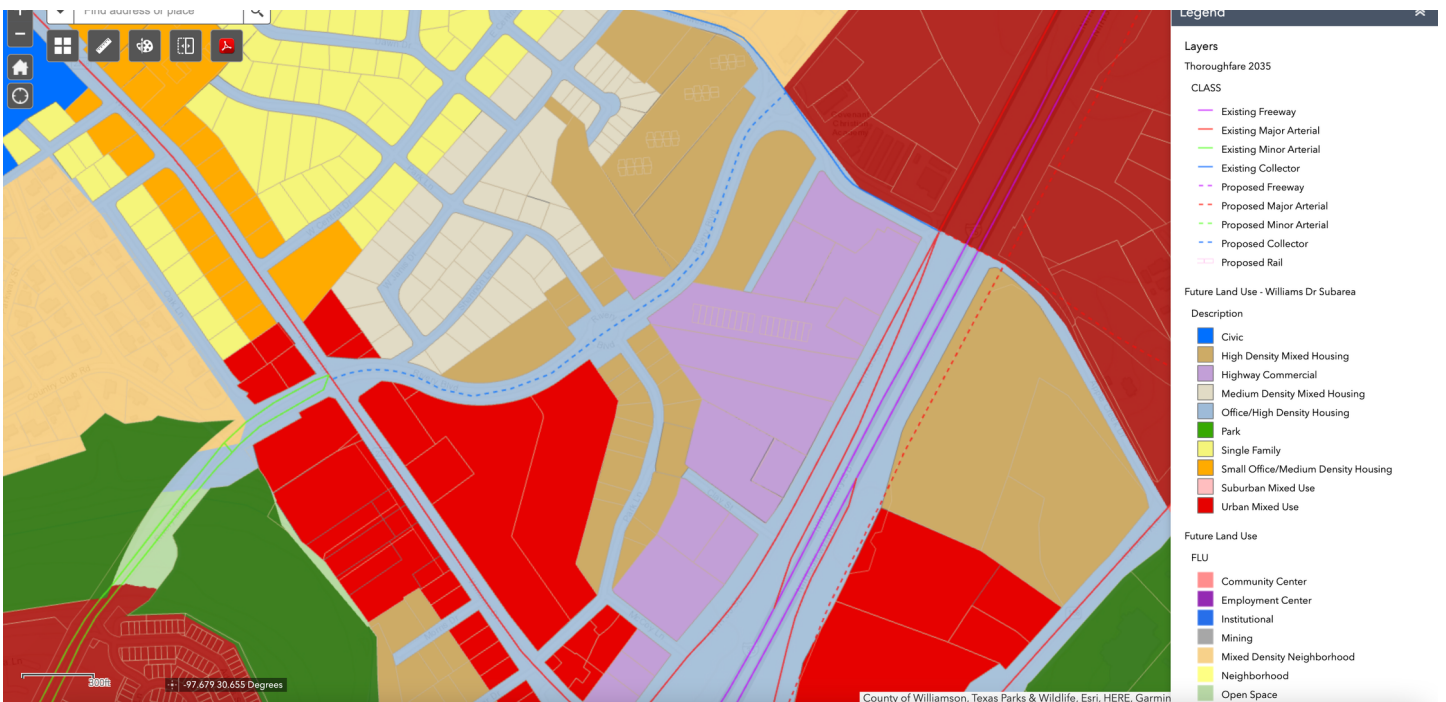
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## FEMA Map



## FLUM





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2006 Rivery Business Park is a flexible commercial use property. Great location on Rivery Blvd. with quick access to IH35 and minutes from downtown Georgetown. Warehouse, office and light retail uses acceptable. Tilt wall building being offered in shell condition. Seller can deliver a turn-key option if needed. Shell includes ceiling insulation, rough in plumbing and optional permitted plans for finish out. Property is divisible into individual units of 1,875sf and 2,025sf. Alternatively, entire buildings of 18,900sf and 15,150sf are available.

### Highlights

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- C3 zoning
- Location near diverging diamond
- New Construction
- Flexibility of use
- Occupancy March 2024



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