



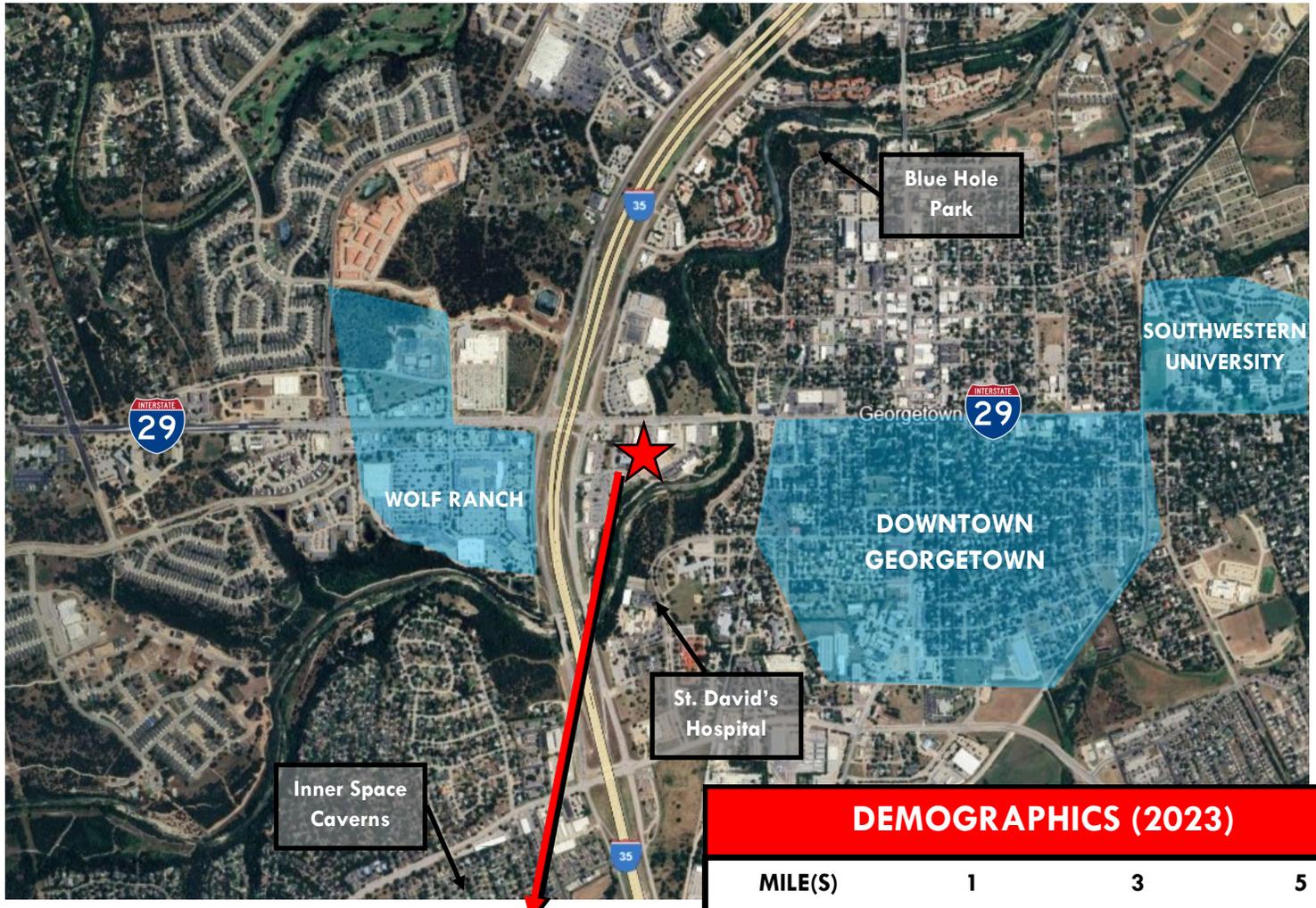
COPPER OAKS PAD SITE

950 W. University Avenue, Georgetown, TX 78626

BUILD TO SUITE/GROUND LEASE/MEDICAL/RETAIL PAD - FOR LEASE



- 1,500 - 12,000 SF Retail/ Medical Pad Space Available
- Shell delivery in 2025
- Located at the lighted corner of IH-35 & Hwy 29
- Across the street from HEB and Wolf Ranch Town Center
- Close to Southwestern University & tourist attractions
- Reach out today for more information!



DEMOGRAPHICS (2023)

| MILE(S) | 1 | 3 | 5 |
|-----------------------|-----------|-----------|-----------|
| Population | 9,295 | 48,205 | 92,230 |
| Total Households | 3,455 | 17,601 | 33,313 |
| Avg. Household Income | \$105,710 | \$108,563 | \$114,202 |



For more information please contact:

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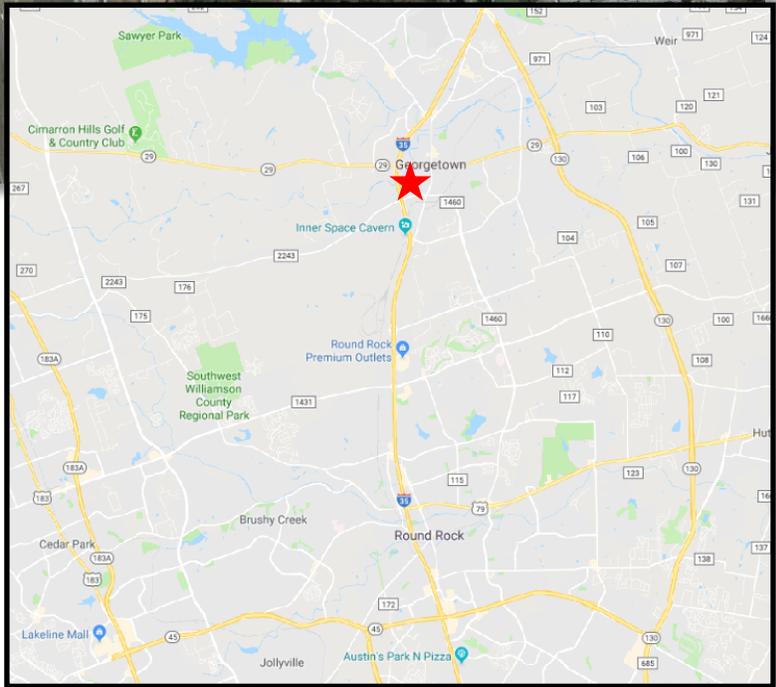
Tel (512) 302-4500, Fax (512) 302-4109

www.tarantino.com



Location

Copper Oaks



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