



VALUE OFFICE FOR LEASE
5353 WILLIAMS DRIVE
GEORGETOWN, TX 78633



437 SF Available

Suite 116: \$25 + NNN (\$13.86)

Overview

Located just north of Del Webb Blvd. and the busy Williams Drive in Georgetown, Texas, this area is exploding with residential and commercial growth. Per data released by the Census Bureau, the City's population increased by 10.5% from July 2020 to July 2021, a rate that could double the population in less than seven years. 5353 Williams Drive is part of a three-property commercial subdivision that sits at the entrance of the 4,750-acre Sun City community originally developed by Del Webb and is adjacent to the new luxury senior living facility The Hacienda at Georgetown. The total square footage is 18,036 and suite 116 is currently the only space available for lease. Baylor Scott & White operates their physical therapy and rehabilitation clinic in approximately half the building and then the remaining tenants share a common waiting area and restrooms. The property boasts a parking ratio of 1:200 and suite 116 consists of an open office area with their own break room with a surplus of storage area. This would be an ideal work space for a 2-3 person office.

Contact

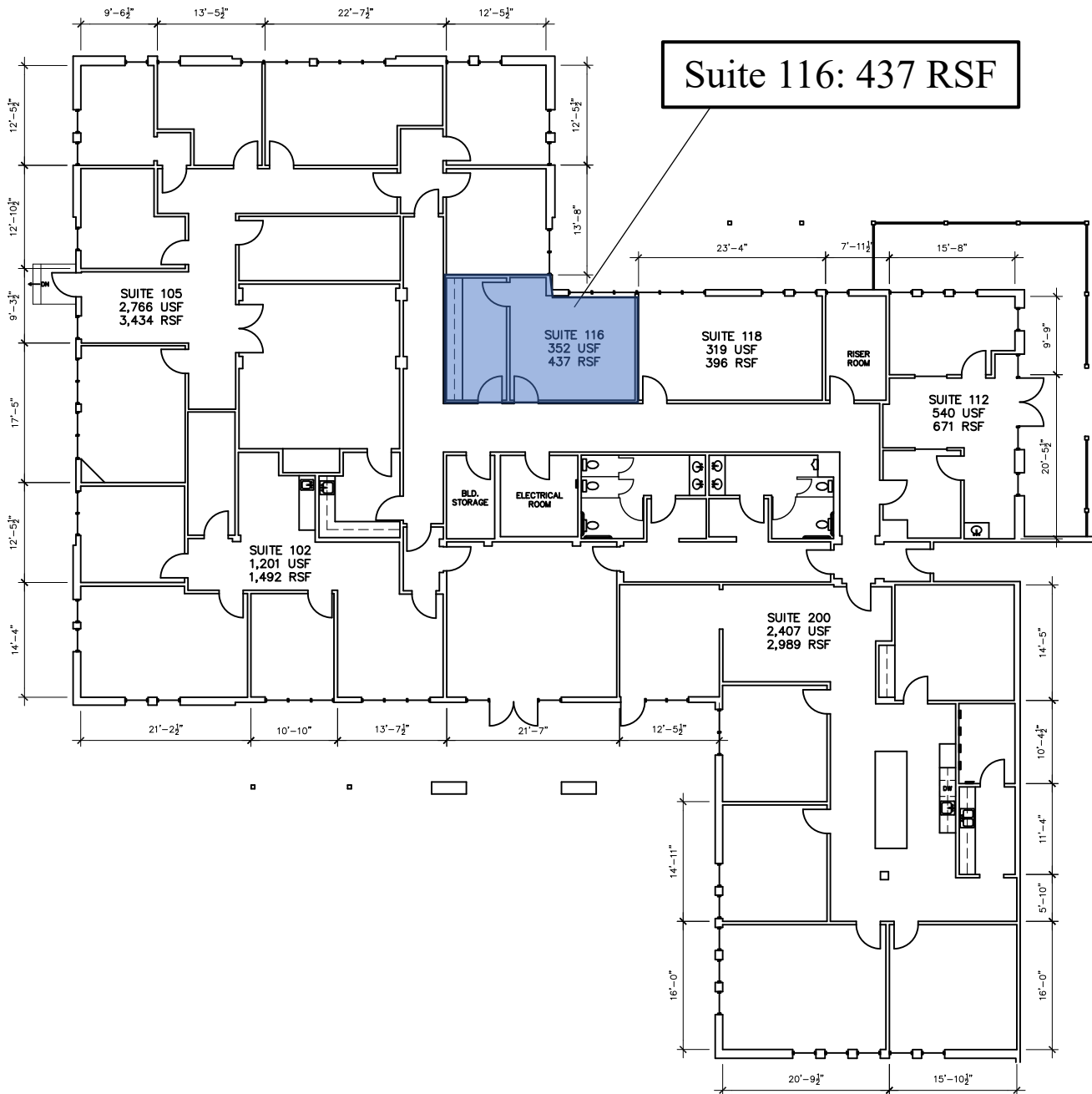
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- Suite 116 (shown in blue shaded area): Asking \$24 + NNN (\$13.86)
- Separate break room with a ton of cabinetry space
- Spacious office with great natural light
- Janitorial for the unit, cable and internet would be separate expenses.
- Term: 12+ months.



Open Office



Break Area/Storage



Building Entrance and Reception



Front of Building



The Hacienda at Georgetown: 231 luxury senior living units now completed! The project sits on just over 13 acres and is adjacent to 5353 Williams Drive. The property will have a resort-style pool, salon, spa, fitness center, outdoor entertainment pavilion and James Beard award-winning chef, Stephan Pyles, will be directing the four restaurants on site. *This is a great opportunity for tenants in the building to offer services that can specifically cater to an older demographic that will be part of The Hacienda!*

Link to website: [Hacienda](#)



Restaurant



Entryway

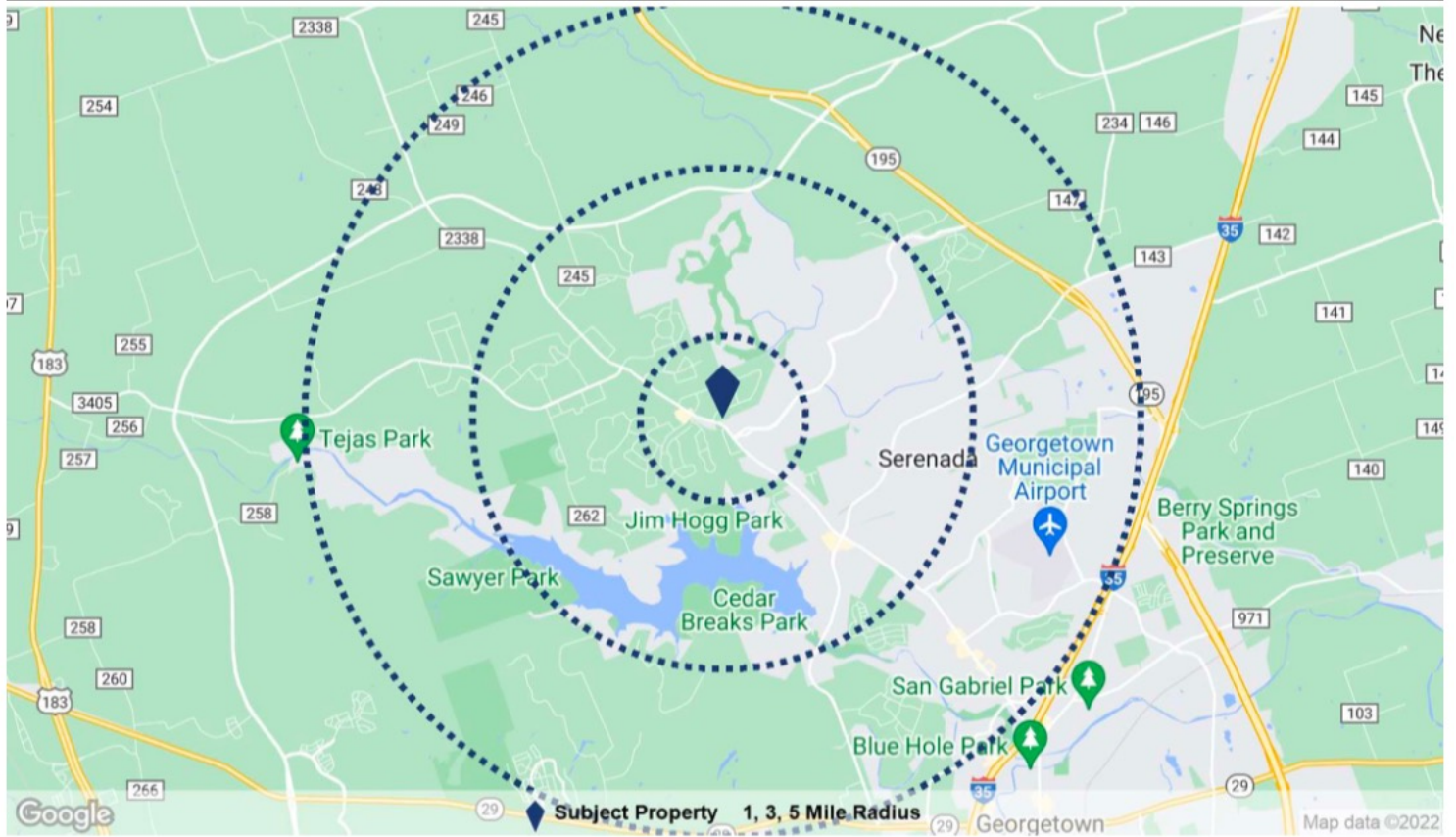


Pool



Amenities

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2022 Population	5,011	36,049	63,484
2027 Population	6,495	46,577	81,888
Pop Growth 2022-2027	29.6%	29.2%	29.0%
2022 Average Age	57	56	51
Households			
2022 Households	2,145	15,321	25,362
2027 Households	2,748	19,549	32,314
Household Growth 2022-2027	28.1%	27.6%	27.4%
Median Household Income	\$98,892	\$87,756	\$88,907
Average Household Size	2.2	2.2	2.3
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$388,423	\$359,555	\$356,463
Median Year Built	2010	2008	2007

