

New Construction | Industrial/Small Bay/Showroom

2006 Rivery Blvd, Georgetown, TX 78748

FOR LEASE

Prime Location Near I35!



Jason Botello
Boker Associate

281.682.2684
JBotello@asterra.com

Riley Perry
Associate

936.615.2662
RiPerry@asterra.com

 **ASTERRA®**

Property Highlights

- 1,875 SF - 3,880 SF - 7,500 SF
- Ready now
- Flexible options for wide range of tenants
- Offering built out and shell condition spaces
- End cap - show room available
- 14' grade level bay door
- 20' clear height
- 3 phase power
- 18-wheeler access
- Convenient access to I35 in growing Georgetown market

Listing Details

Lease Rate: \$19.50

Estimated Apex: \$8

Property Type: Small Bay/Industrial

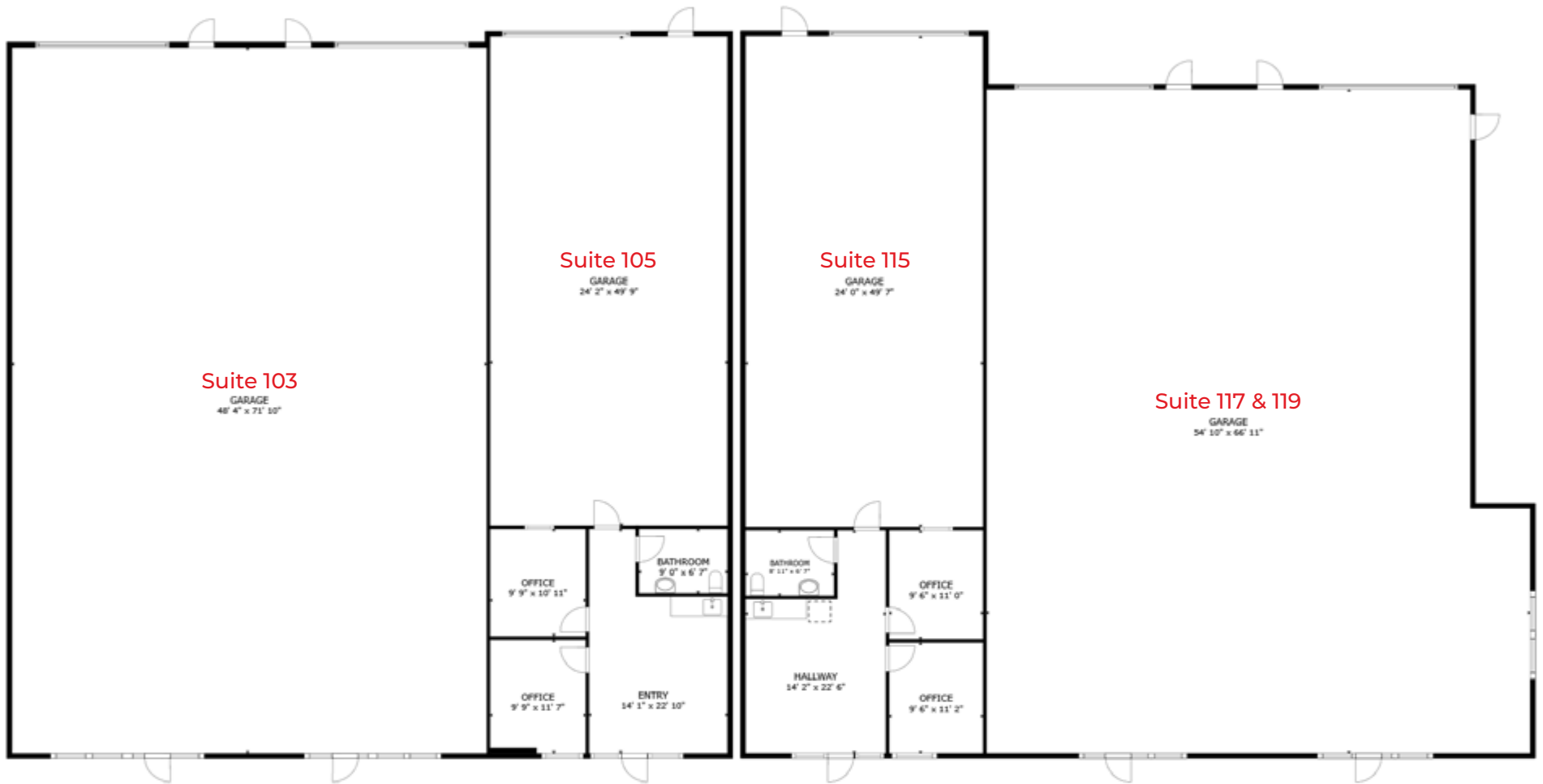
Available SF: 1,875 - 7,500 SF

Zoning: C-3

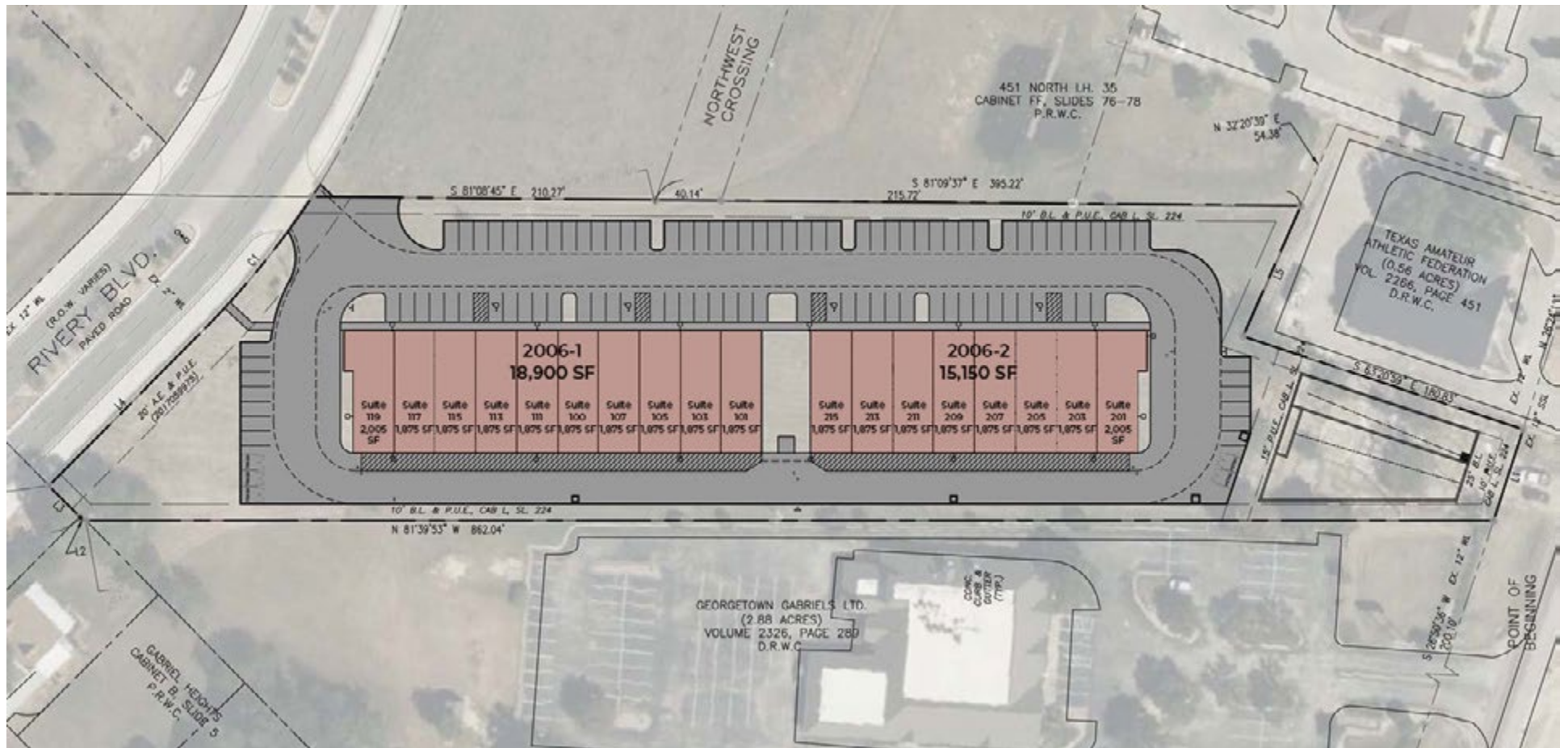
Year Built: 2025

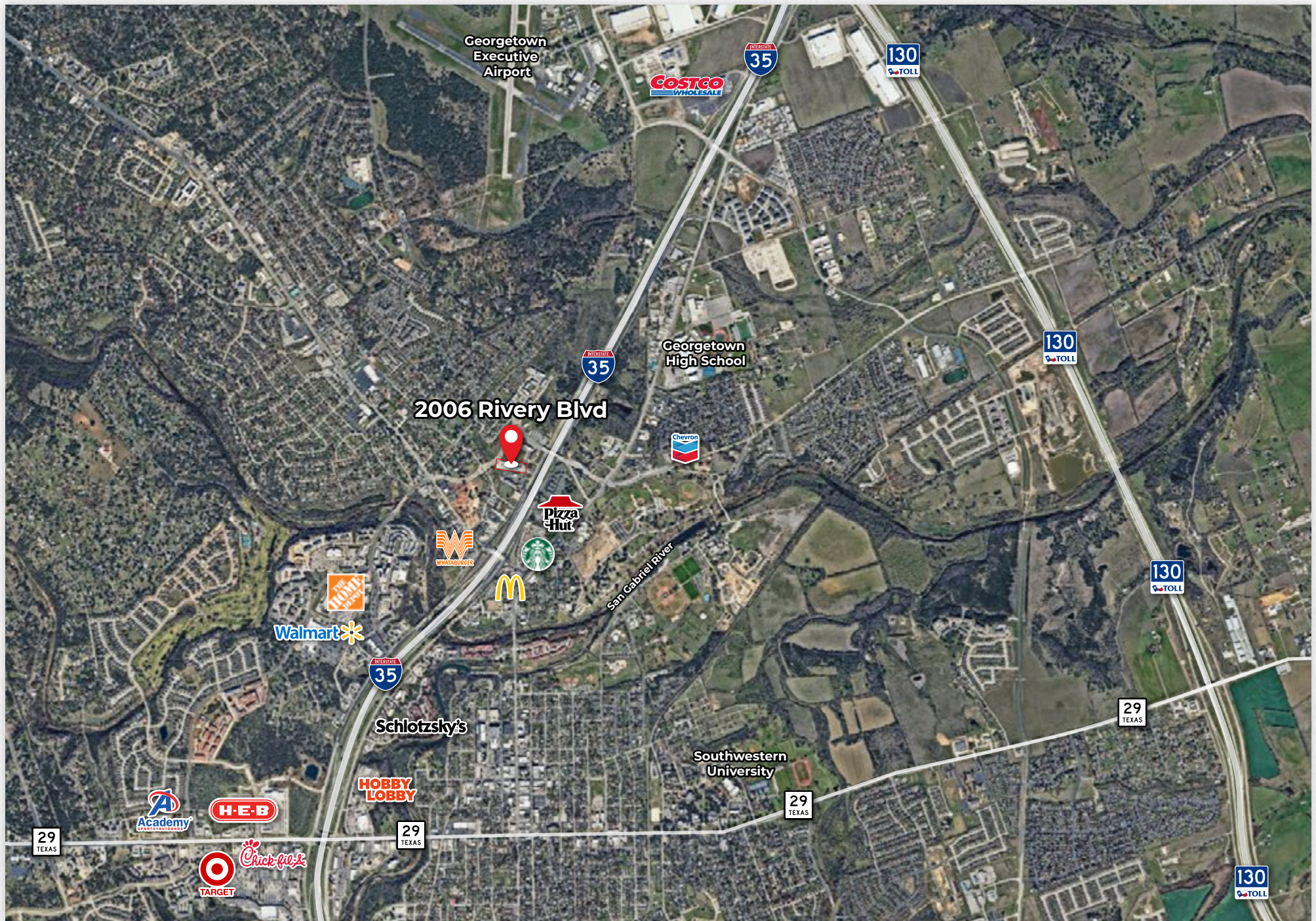






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Location Demographics



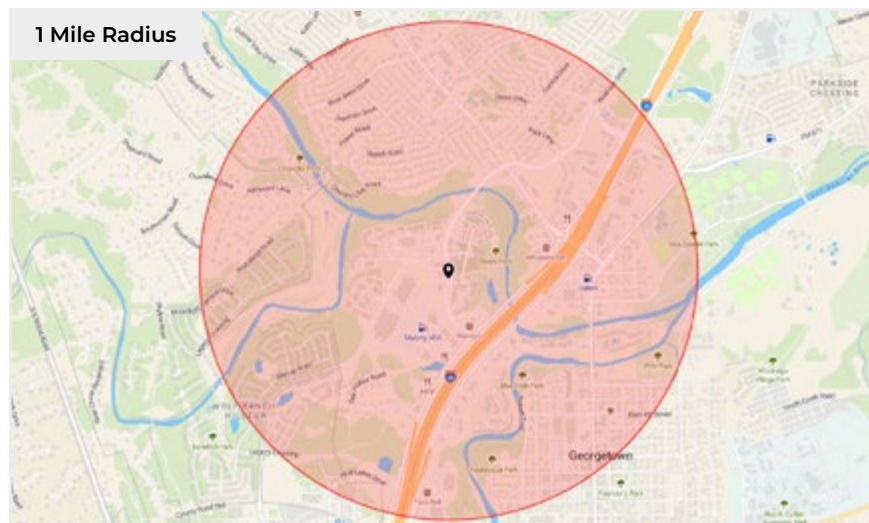
Population

	1 Mile	3 Miles	5 Miles
	8,305	52,356	90,093



Avg Household
Income

	1 Mile	3 Miles	5 Miles
	\$80,598	\$107,389	\$113,172



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	3,758	20,569	35,568
Households by Marital Status			
Married	1,324	10,130	19,245
Married No Children	861	6,536	12,628
Married w/Children	463	3,594	6,618
Education			
Some High School	9.80%	8.25%	7.09%
High School Grad	28.15%	21.52%	19.42%
Some College	23.25%	26.37%	27.15%
Associate Degree	5.35%	5.42%	4.68%
Bachelor Degree	19.78%	23.68%	25.02%
Advanced Degree	13.66%	14.75%	16.65%
Annual Consumer Spending (\$000)			
Apparel	\$5,273	\$35,438	\$63,250
Entertainment	\$15,504	\$104,221	\$190,988
Food & Alcohol	\$28,536	\$184,978	\$332,228
Household	\$15,444	\$117,260	\$221,131
Transportation	\$25,101	\$178,317	\$316,331
Health Care	\$5,029	\$34,286	\$63,853
Education/Day Care	\$5,778	\$46,361	\$86,052

Market Overview

GEORGETOWN

Georgetown, Texas, a rapidly growing city just north of Austin, combines small-town charm with modern amenities, making it a prime location for families, retirees, and businesses. The city, known for its historic downtown square and the stunning Blue Hole Park, has seen its population surge past 75,000 residents. Georgetown's strategic location along Interstate 35 places it within easy reach of Austin, while retaining a distinct community identity enriched by cultural events, excellent schools, and recreational opportunities. Its appeal is further enhanced by a focus on sustainability, including its distinction as one of the first cities in Texas to use 100% renewable energy for its municipal needs.

Economy

Georgetown's economy is vibrant and diverse, with key industries including advanced manufacturing, healthcare, life sciences, and professional services. Major employers in the area include Williamson County Government, Georgetown Independent School District, and St. David's Georgetown Hospital, all of which contribute to the city's robust job market. Additionally, its proximity to Austin allows businesses in Georgetown to tap into a labor force of over one million skilled workers. This economic vitality is supported by a pro-business environment, including competitive tax incentives and investment in infrastructure. Recent economic development efforts have attracted both large enterprises and small businesses, fostering a dynamic marketplace that continues to drive growth.

Real Estate

The real estate market in Georgetown reflects the city's broader growth and diversity. On the residential side, the city offers a mix of single-family homes, townhouses, and master-planned communities that cater to a wide range of lifestyles and budgets. The housing market remains moderately competitive, with average home prices around \$450,000, marking a steady rise in value.

For commercial real estate, Georgetown boasts over 5.6 million square feet of office, retail, and industrial spaces, ranging from historic properties in the downtown area to modern developments along key transit corridors. Whether for residential buyers or commercial investors, Georgetown's real estate market offers significant opportunities driven by the city's continued expansion and economic strength.

Contact



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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Asterra	90000901	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
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Sales Agent/Associate's Name	License No.	Email	Phone