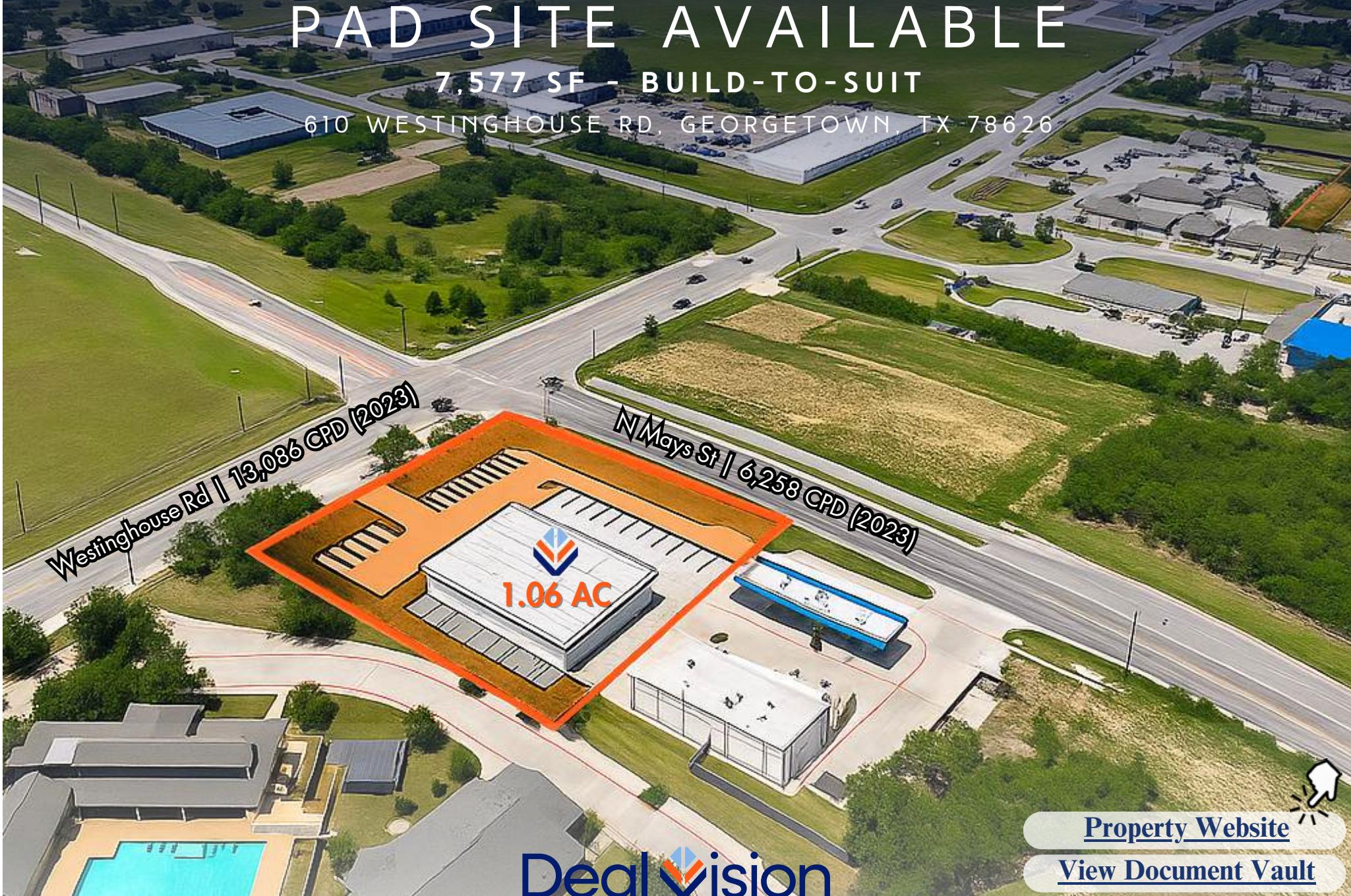


PAD SITE AVAILABLE

7,577 SF - BUILD-TO-SUIT

610 WESTINGHOUSE RD, GEORGETOWN, TX 78626



[Property Website](#)

[View Document Vault](#)

Deal  **vision**

Garrett Williamson | Associate
512.696.4510
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Jackson Steinle | Co-Founder, Vice President
512.762.7569
jackson@dealvision.com



Physical Address:

610 Westinghouse Rd.
Georgetown, TX 78626

Pricing/Rate:

Contact Broker

Building Size (SF) - BTS:

7,577 SF

Land Size (AC):

1.06 AC

Zoning:

C-3

On-Site Utilities:

Water, Sewer, Electric

PROJECT SCOPE

- Shovel-ready for 7,577 SF of retail for Build-To-Suit/GL.
- Parking lot, utilities, and lighting fully delivered.
- Paved parking lot with 28 dedicated parking spaces. Plans include additional 5 spaces.
- Excellent visibility on intersection hard corner - 19,000 CPD.
- Less than 1 mile from Interstate 35 interchange.
- 2 points of ingress/egress & dedicated turn lane off Mays St.
- Median Household Income: \$98,499.
- Trade Area Daytime Population: 108,161.

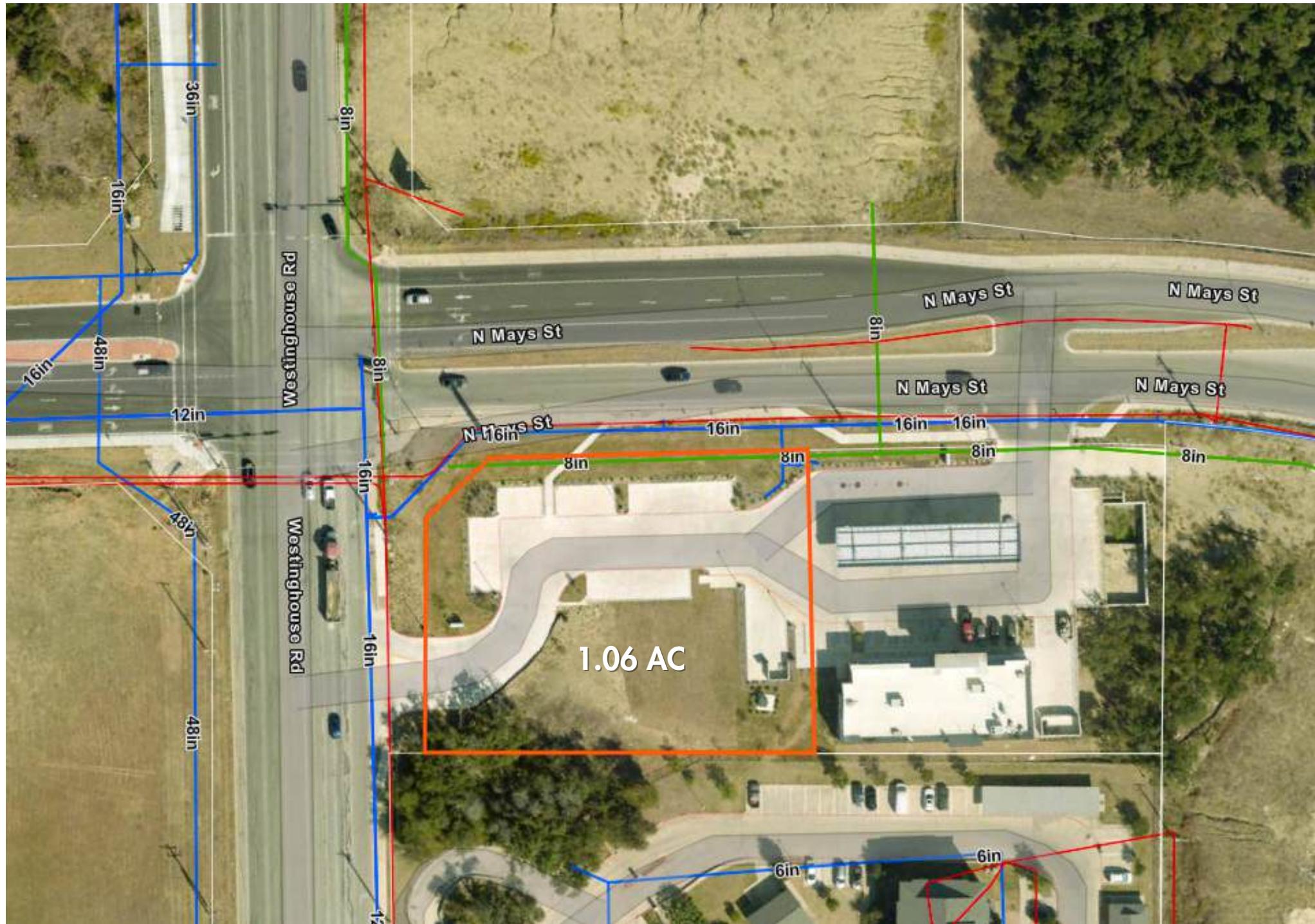


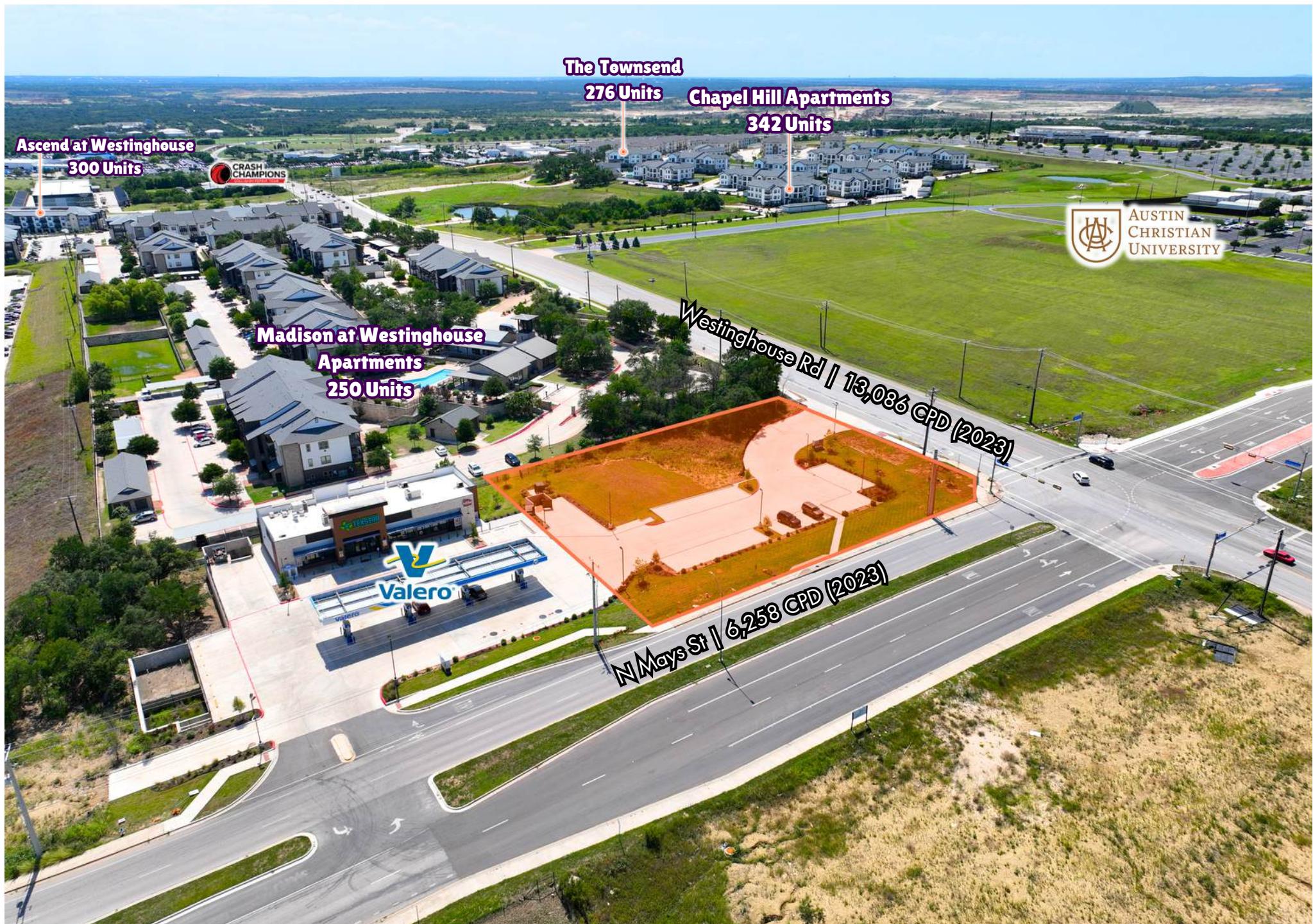


SUBJECT PROPERTY & UTILITIES

610 WESTINGHOUSE RD, GEORGETOWN, TX

DealVision



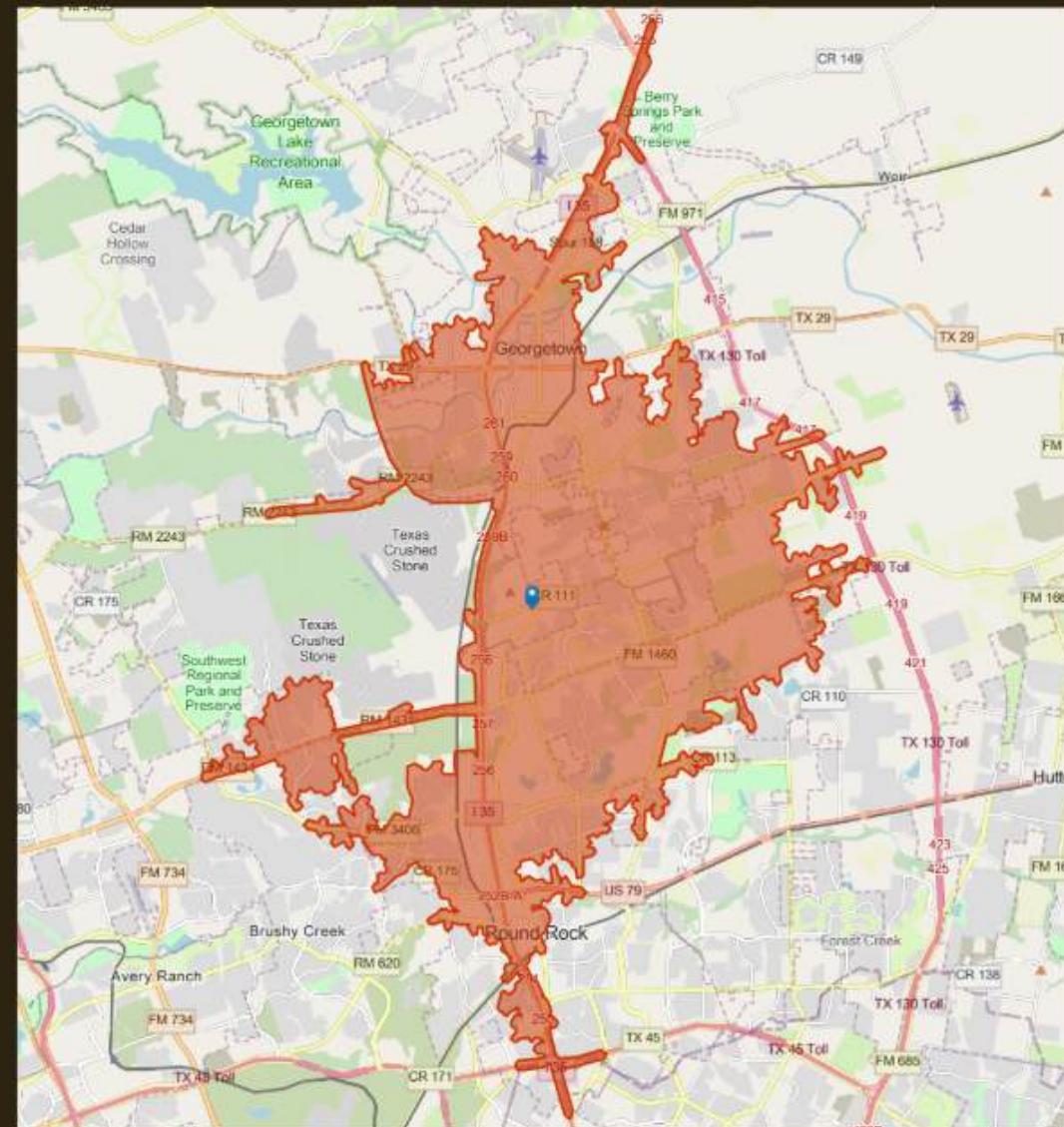
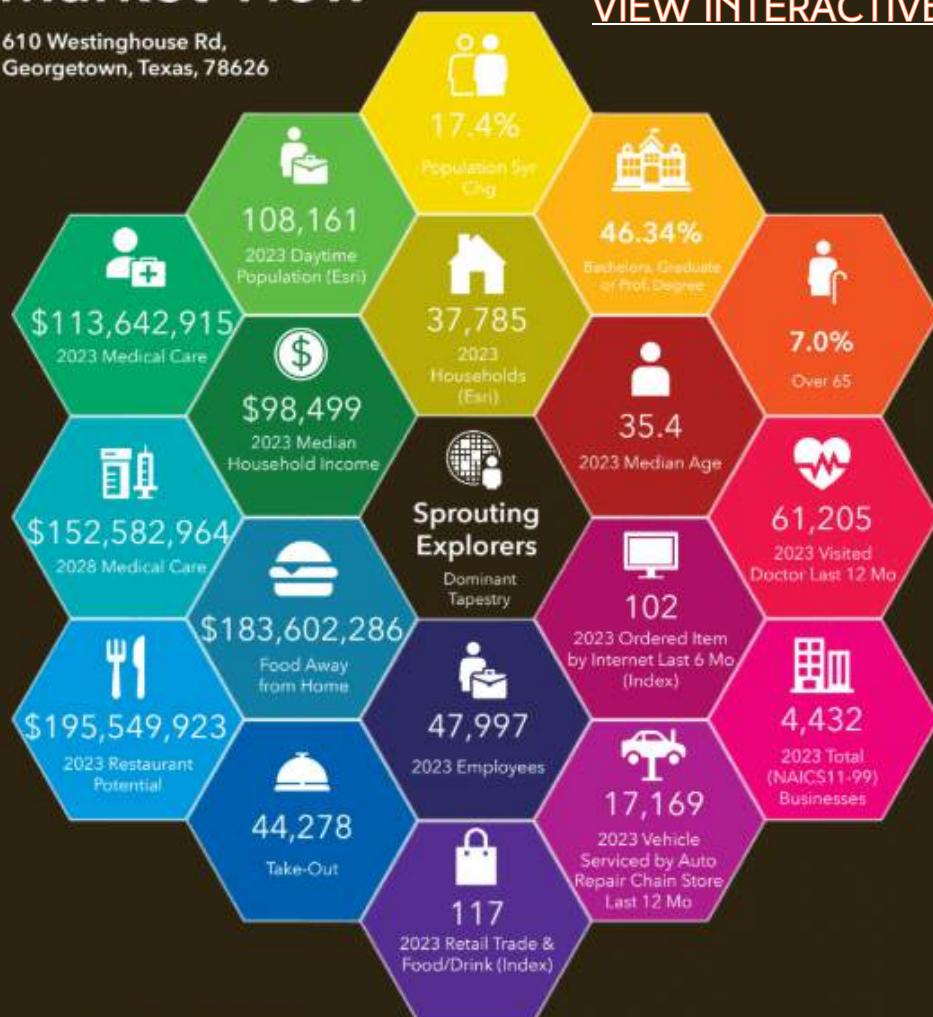


Market View

610 Westinghouse Rd,
Georgetown, Texas, 78626



[VIEW INTERACTIVE](#)



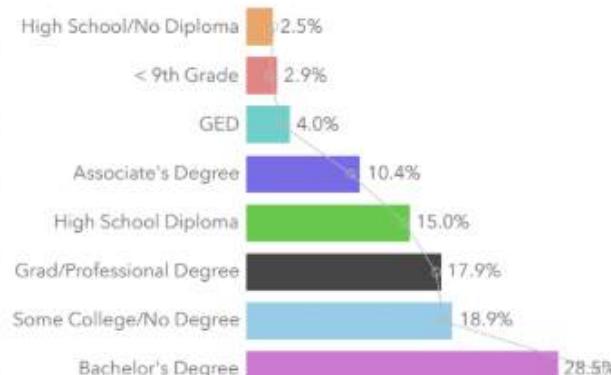
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2023 and 2028

Age Profile: 5 Year Increments



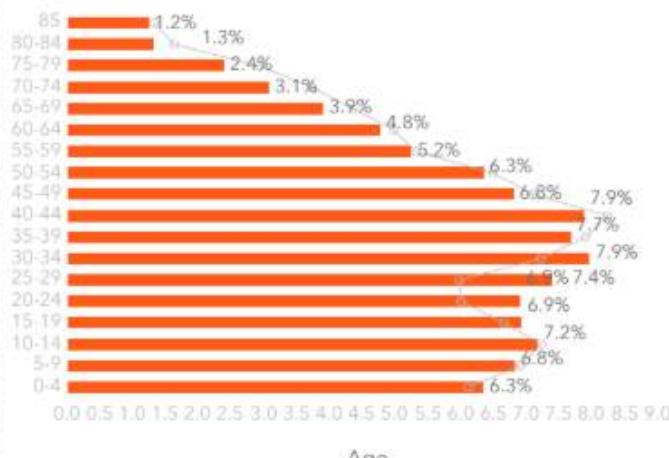
Williamson County

Educational Attainment (%)



Williamson County

2023 Age: 5 Year Increments (Esri)



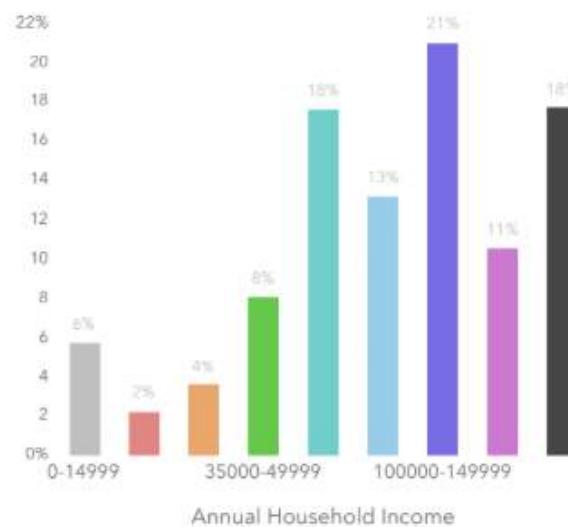
Age

Williamson County

Tapestry segments



2023 Income (Esri)



Annual Household Income

Total Households



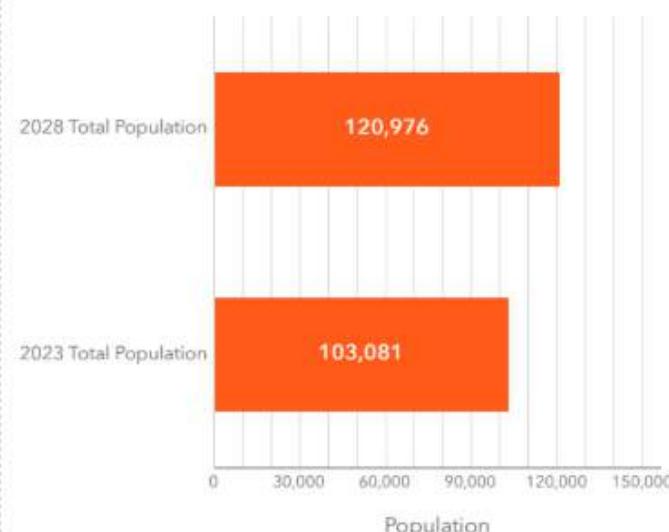
Food Away from Home



2023 Daytime Population



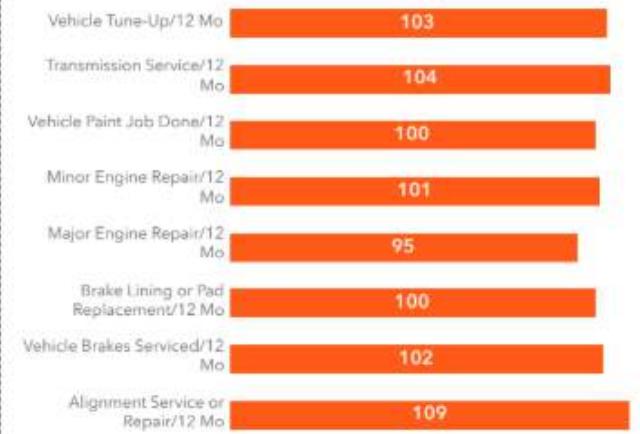
Total Population



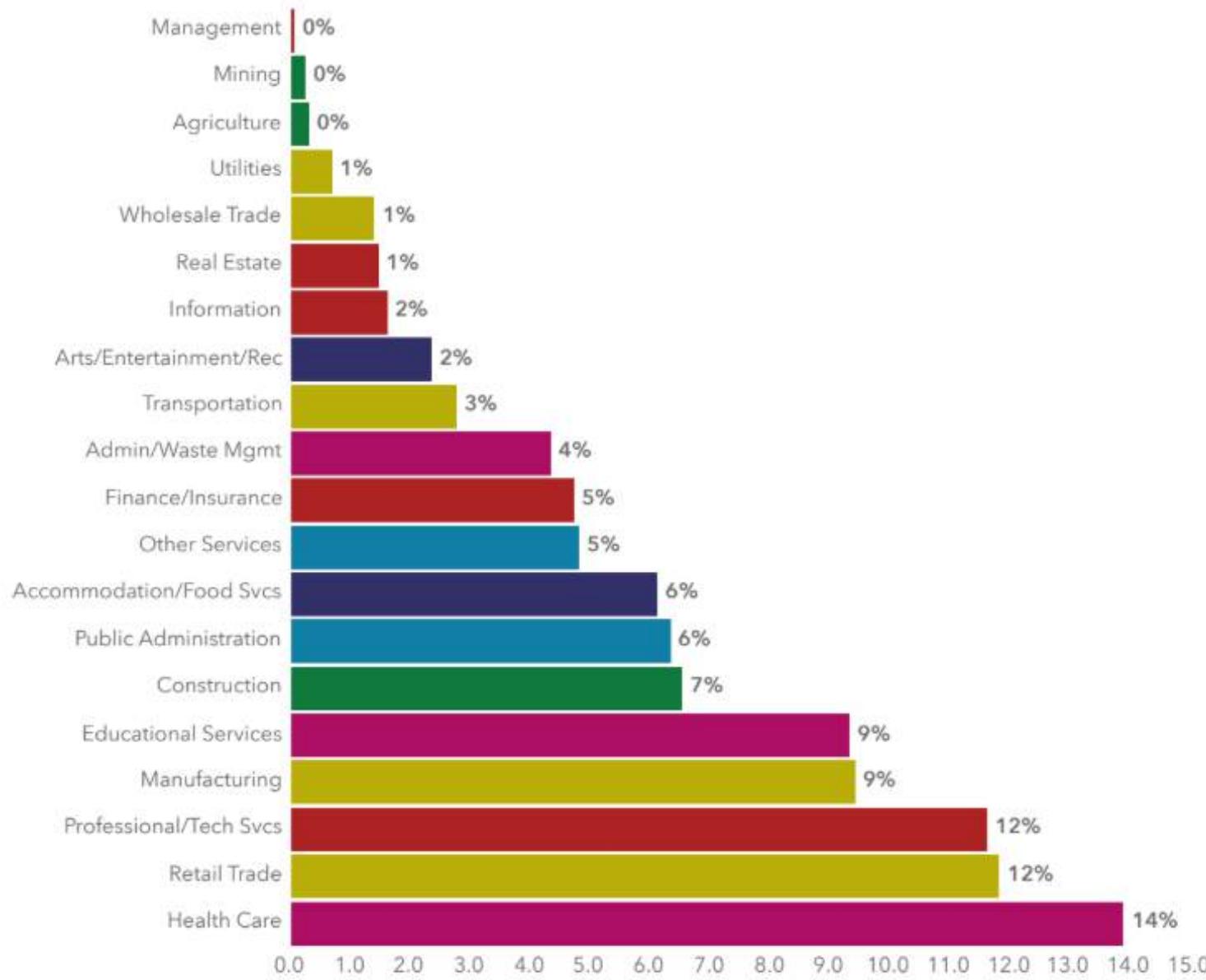
2023 Health Care (Consumer Spending)

2023 Physician Services	\$14,921,770	2023 Health (Market Potential)
2023 Dental Services	\$21,111,130	2023 Visited Acupuncturist Doctor Last 12 Mo (Index)
2023 Eyecare Services	\$3,998,989	2023 Visited Allergist Doctor Last 12 Mo (Index)
2023 Lab Tests/X-Rays	\$3,684,579	2023 Visited Cardiologist Doctor Last 12 Mo (Index)
2023 Hospital Room & Hospital Service	\$12,988,518	2023 Visited Chiropractor Last 12 Mo (Index)
2023 Convalescent/Nursing Home Care	\$1,330,283	2023 Visited Dentist Last 12 Mo (Index)
2023 Other Medical Services	\$1,888,330	2023 Visited Dermatologist Doctor Last 12 Mo (Index)
2023 Nonprescription Drugs	\$7,951,599	2023 Visited Ear or Nose or Throat Doctor Last 12 Mo (Index)
2023 Prescription Drugs	\$16,128,932	2023 Visited Eye Doctor Last 12 Mo (Index)
2023 Nonprescription Vitamins	\$6,736,095	2023 Visited Gastroenterologist Doctor Last 12 Mo (Index)
2023 Medical Supplies	\$10,756,062	2023 Visited General or Family Doctor Last 12 Mo (Index)
2023 Eyeglasses & Contact Lenses	\$5,123,422	2023 Visited Physical Therapist Doctor Last 12 Mo (Index)
2023 Hearing Aids	\$1,306,745	2023 Visited Podiatrist Doctor Last 12 Mo (Index)
2023 Medical Equipment for General Use	\$434,229	2023 Visited Psychiatrist/Psychologist Doctor Last 12 Mo (Index)
		2023 Visited Urologist Doctor Last 12 Mo (Index)

2023 Automotive Products & Maintenance (Market Potential US Index)



Labor Force by Industry





Top U.S. Real Estate Markets

1. Dallas-Fort Worth (DFW), TX
2. Austin, TX (Leander, Round Rock, & Georgetown)
3. Nashville, TN
4. Phoenix, AZ
5. Miami, FL

ECONOMIC ENVIRONMENT

Georgetown, TX benefits from a dynamic and diversified economy rooted in strong sales tax revenues, a well-developed infrastructure, and its strategic proximity to Austin along major transportation corridors like Interstate 35 and State Highway 130. The city has intentionally fostered a business-friendly climate by offering streamlined permitting processes, economic incentives, and competitive commercial leasing rates—around \$28.33/sq ft/year, notably lower than nearby Austin. With recent high-profile investments—such as Hanwha's \$100 million collaboration with Tesla and growth in industrial and logistics facilities—Georgetown is solidifying its reputation as a compelling location for technology, manufacturing, and healthcare ventures.

DEMOGRAPHICS

Georgetown's population has surged in recent years, rising from approximately 67,000 in 2020 to over 101,000 by early 2024—an increase of more than 50%. The community is relatively affluent, with a median household income of around \$91,857 in 2023 and a growing labor force known for its skill and education levels. While median age hovers in the mid-40s, the presence of large "active-adult" developments like SunCity Texas—home to roughly 15,700 residents aged 55+—has played a major role in driving local economic activity. Racially, Georgetown was about 68% White (non-Hispanic) and 21.5% Hispanic or Latino in 2020, with smaller representations of Black, Asian, and multiracial households .

610 WESTINGHOUSE RD, GEORGETOWN, TX 78626

EXCLUSIVELY LISTED BY:



GARRETT WILLIAMSON

Associate

m: 512.696.4510

e: garrett@dealvision.com

License No. 829619 (TX)



JACKSON STEINLE

Co-Founder, Vice President

m: 512.762.7569

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License No. 783155 (TX)

Deal  **vision**

BROKER OF RECORD: Nick Nelson, CCIM | License No. 9014392

Information About Brokerage Services

Texas law requires all real estate license holders 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 BUILDS 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 and 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.

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 obtain from the seller information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

- May, with the parties' written 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.

18 AWB/B DISPUTES. ALL AGREEMENTS BETWEEN V&U AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

Dealvision, LLC 9014392 team@dealvision.com (512) 906-6757

Primary Assumed Business Name	nick Nelson, CCIM	nick@dealvision.com	(512) 906-6757
Designated Broker of Firm	nick Jackson Steinle	Email	Phone
Licensed Supervisor of Sales Agents/			

Sales Agent/Associate's Name _____ License No. _____ Email _____ Phone _____