

PAD SITE AVAILABLE

7,577 SF - BUILD-TO-SUIT

610 WESTINGHOUSE RD, GEORGETOWN, TX 78626

Westinghouse Rd | 13,086 CPD (2023)

N Mays St | 6,258 CPD (2023)

1.06 AC

Dealvision

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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:

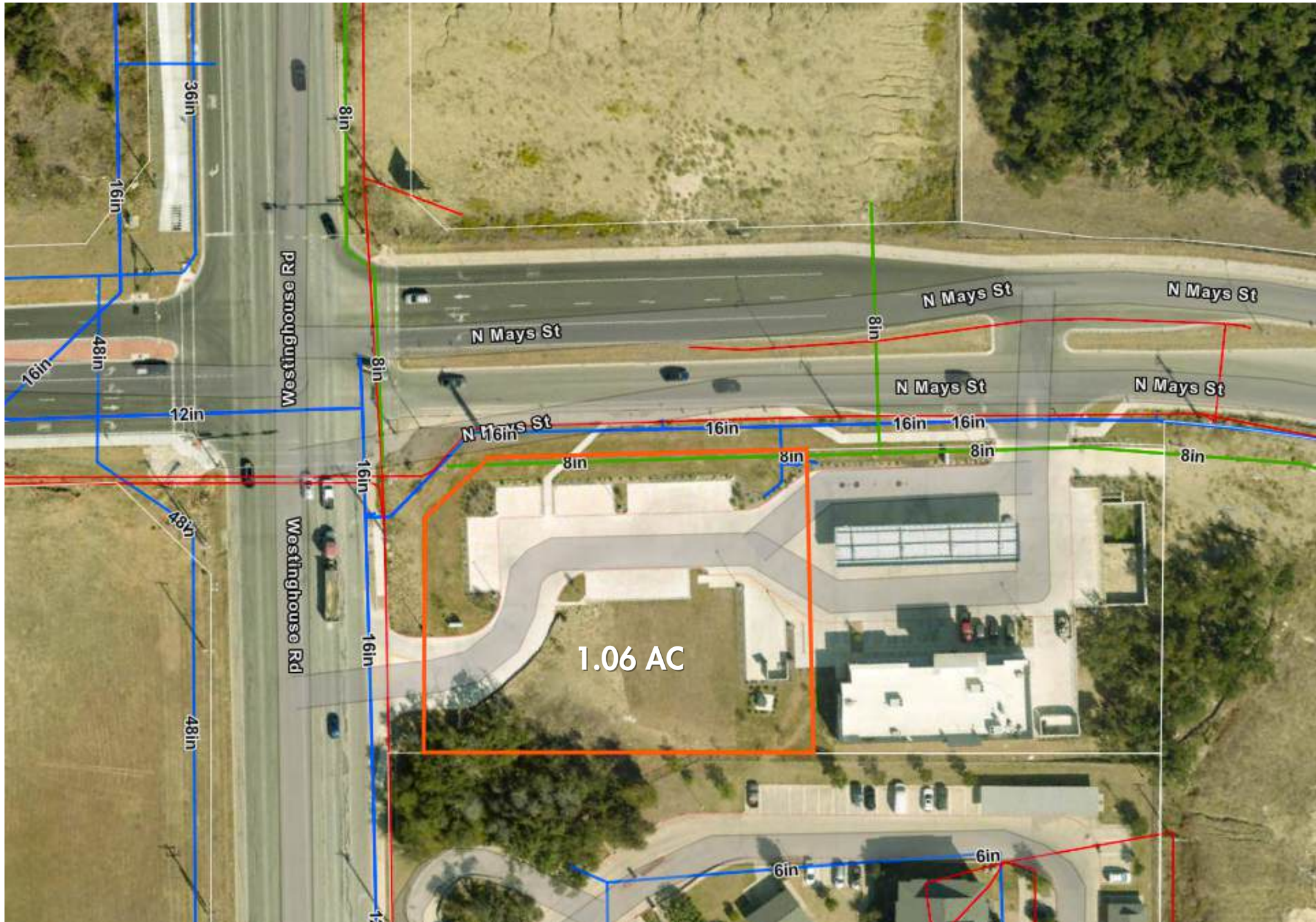
Water, Sewer, Electric

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.







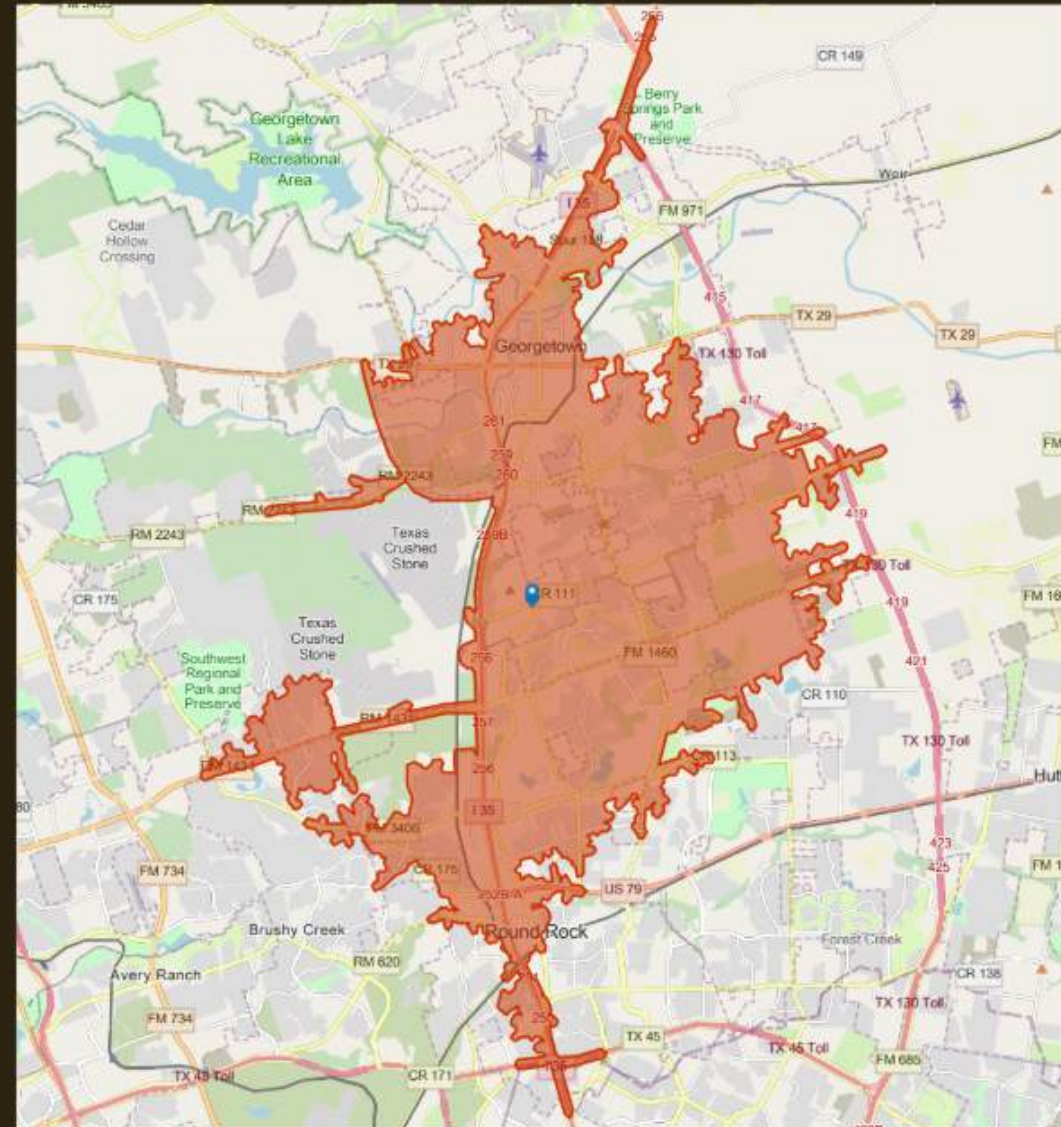
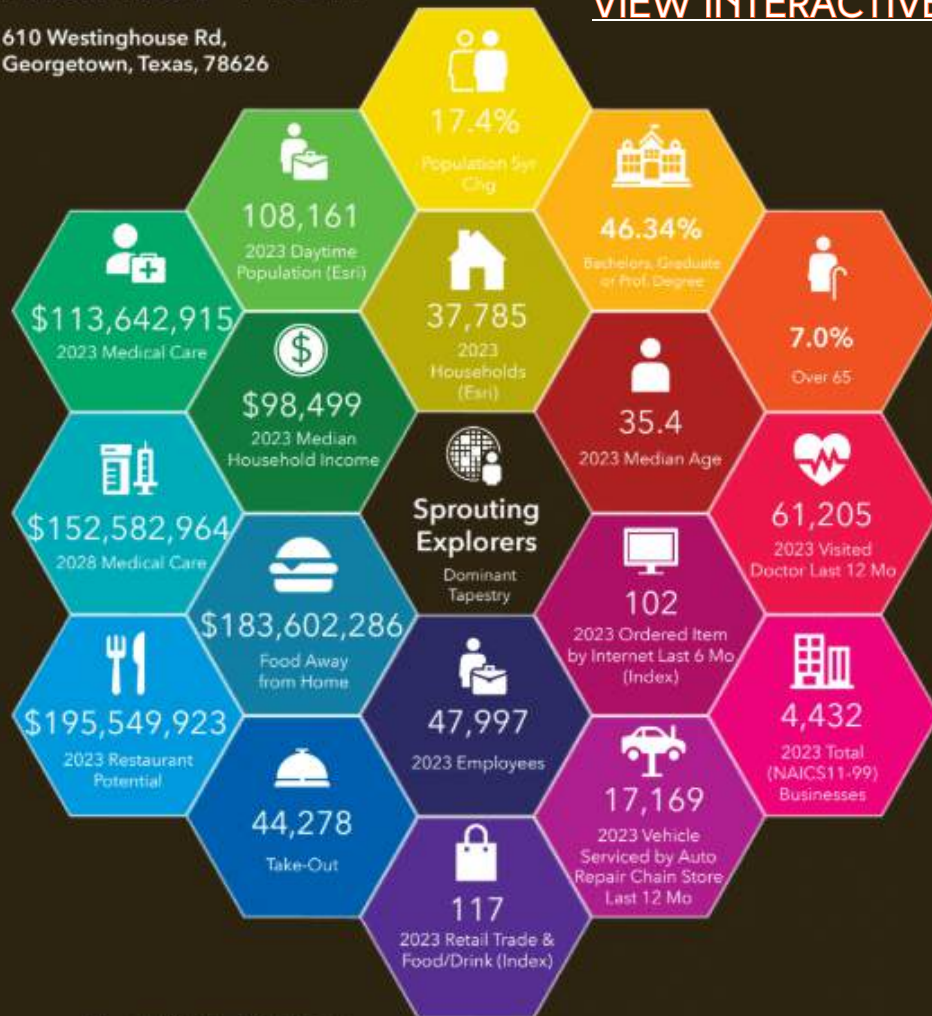


Market View

610 Westinghouse Rd,
Georgetown, Texas, 78626

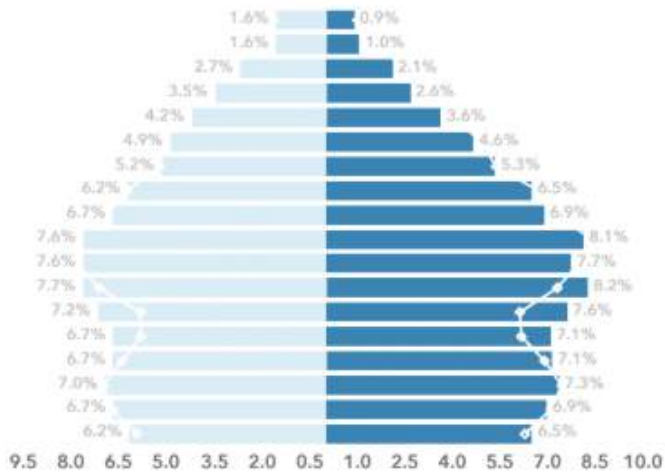


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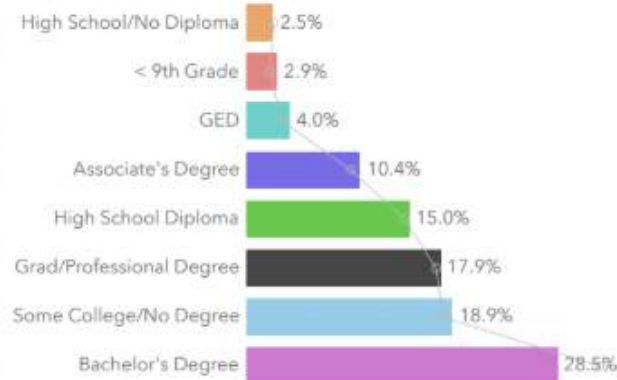
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2023 and 2028

Age Profile: 5 Year Increments



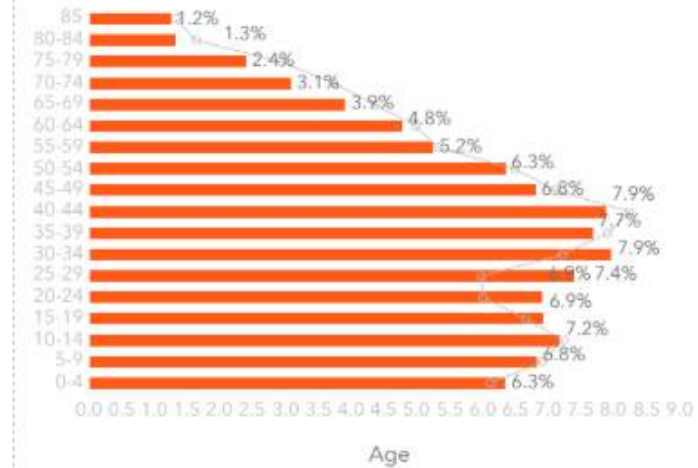
Williamson County

Educational Attainment (%)



Williamson County

2023 Age: 5 Year Increments (Esri)

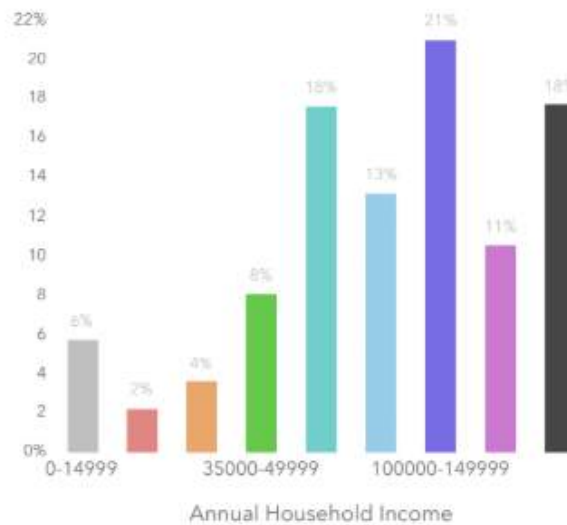


Williamson County

Tapestry segments

	Up and Coming Families 9,787 households	25.9% of Households	▼
	Boomburbs 8,766 households	23.3% of Households	▼
	Bright Young Professionals 6,363 households	16.8% of Households	▼

2023 Income (Esri)

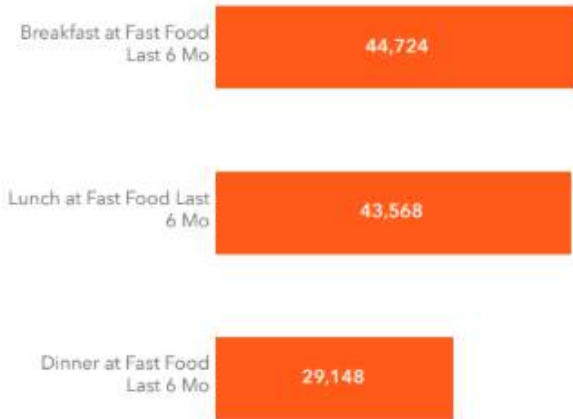


Annual Household Income

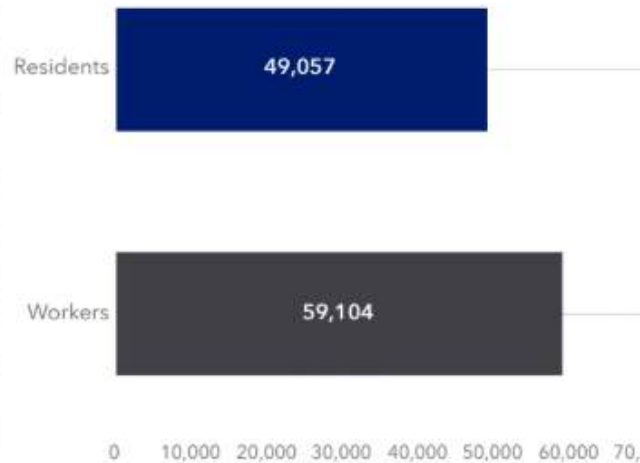
Total Households



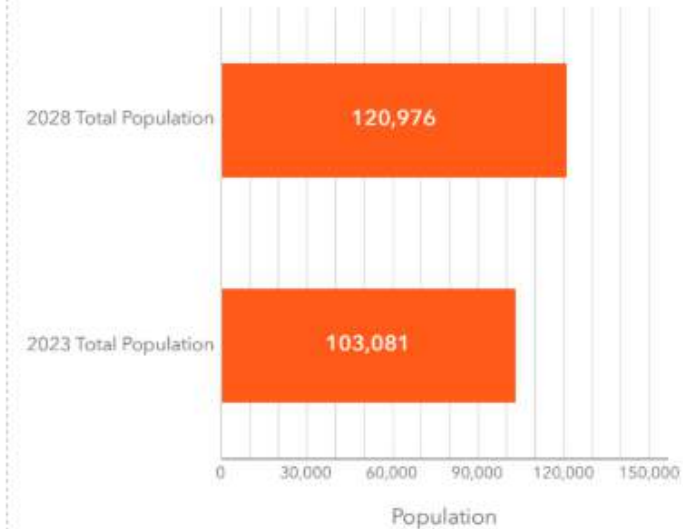
Food Away from Home



2023 Daytime Population



Total Population



2023 Health Care (Consumer Spending)

2023 Physician Services	\$14,921,770
2023 Dental Services	\$21,111,130
2023 Eyecare Services	\$3,998,989
2023 Lab Tests/X-Rays	\$3,684,579
2023 Hospital Room & Hospital Service	\$12,988,518
2023 Convalescent/Nursing Home Care	\$1,330,283
2023 Other Medical Services	\$1,888,330
2023 Nonprescription Drugs	\$7,951,599
2023 Prescription Drugs	\$16,128,932
2023 Nonprescription Vitamins	\$6,736,095
2023 Medical Supplies	\$10,756,062
2023 Eyeglasses & Contact Lenses	\$5,123,422
2023 Hearing Aids	\$1,306,745
2023 Medical Equipment for General Use	\$434,229

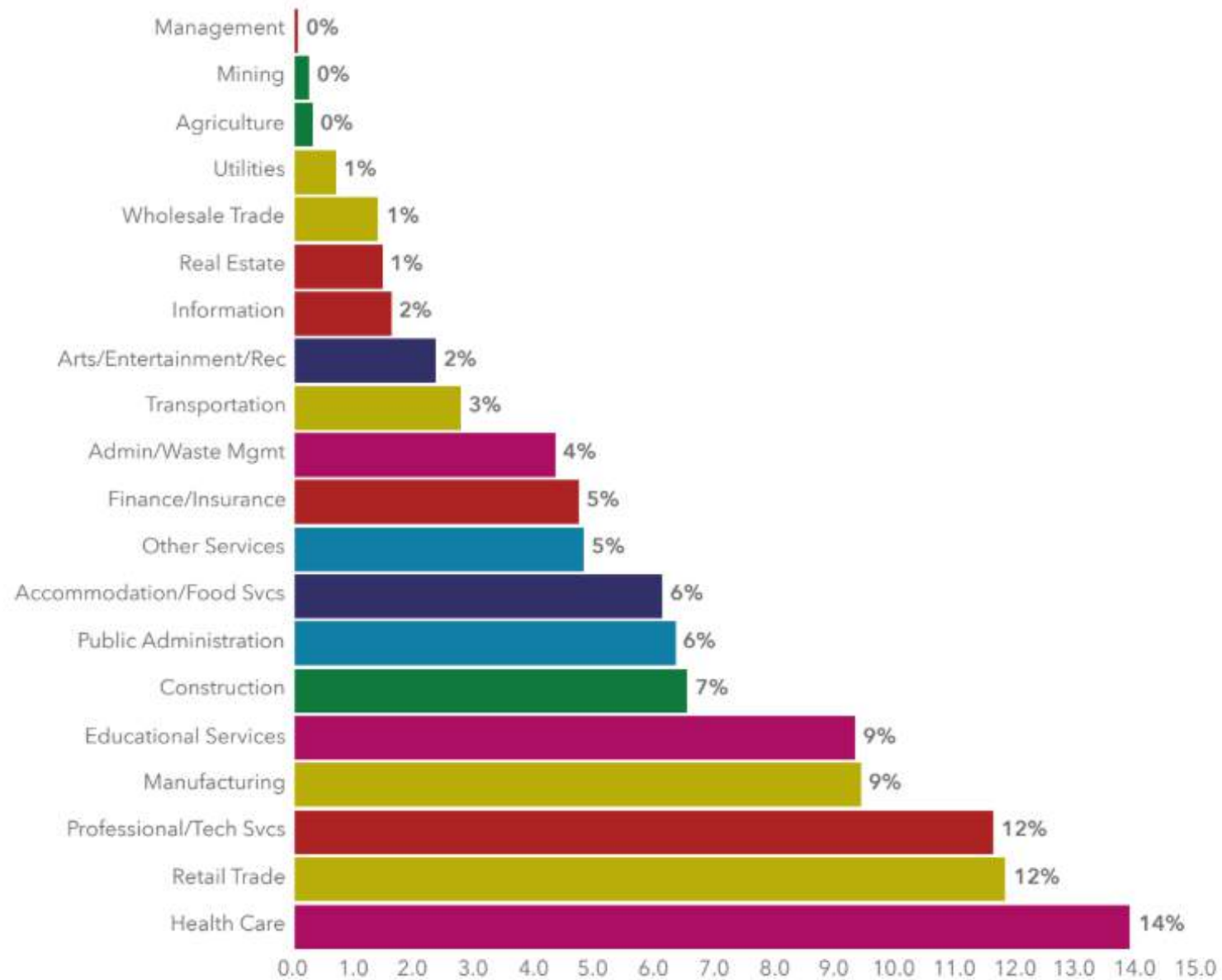
2023 Health (Market Potential)

2023 Visited Acupuncturist Doctor Last 12 Mo (Index)	101
2023 Visited Allergist Doctor Last 12 Mo (Index)	99
2023 Visited Cardiologist Doctor Last 12 Mo (Index)	87
2023 Visited Chiropractor Last 12 Mo (Index)	100
2023 Visited Dentist Last 12 Mo (Index)	99
2023 Visited Dermatologist Doctor Last 12 Mo (Index)	95
2023 Visited Ear or Nose or Throat Doctor Last 12 Mo (Index)	93
2023 Visited Eye Doctor Last 12 Mo (Index)	97
2023 Visited Gastroenterologist Doctor Last 12 Mo (Index)	98
2023 Visited General or Family Doctor Last 12 Mo (Index)	95
2023 Visited Physical Therapist Doctor Last 12 Mo (Index)	93
2023 Visited Podiatrist Doctor Last 12 Mo (Index)	86
2023 Visited Psychiatrist/Psychologist Doctor Last 12 Mo (Index)	106
2023 Visited Urologist Doctor Last 12 Mo (Index)	89

2023 Automotive Products & Maintenance (Market Potential US Index)



Labor Force by Industry





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 Sun City 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 .

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

610 WESTINGHOUSE RD, GEORGETOWN, TX 78626

EXCLUSIVELY LISTED BY:



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JACKSON STEINLE

Co-Founder, Vice President

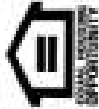
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BROKER OF RECORD: Nick Nelson, CCIM | License No. 9014392



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 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.

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.

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' 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0
TXR 2501