

SHOPS AT WILLIAMS RANCH

Shops at Williams Ranch is a shopping center located at the intersection of Williams Drive and Ronald Reagan Boulevard in Georgetown, Texas. The property is situated next to Parm-er Ranch, a master-planned community with 1,000 homes planned at completion. It is just minutes away from the historic Georgetown Square, which is known for its many restaurants, boutiques, and festivals.

GEORGETOWN, TEXAS RANKED #1 AS FASTEST GROWING SOUTHERN CITY 2023

14.4%
Its population increased 14.4% year over year from 75,620 to 86,507

4.18%
Average Household Income \$111,022 in 2024 4.18% increase from 2021

#1
Williamson County has 3 cities ranked top 100 fastest-growing cities in USA.
Georgetown 1st
Cedar Park 24th
Round Rock 57th



Property Information	Building A	Building B	Building C
Space Available	1,500 SF - 12,000 SF	1,500 SF - 7,100 SF	1,500 SF - 5,000 SF
Rental Rate	Inquire for Pricing	Inquire for Pricing	Inquire for Pricing
NNN	\$10.00 PSF	\$10.00 PSF	\$10.00 PSF

Pad Sites Available

Ground Lease, Build to Suit, or For Sale	Pad 1 1.56 Acres	Pad 8B 1.37 Acres
	Pad 4 0.78 Acres	Pad 9 1.58 Acres
	Pad 8A 0.68 Acres	

Property Highlights

- The site is adjacent to Parm-er Ranch, a 454-acre mixed-use community with ±1,000 homes at completion and an elementary and middle school under construction.
- Shops at Williams Ranch is shadow anchored by a now open H-E-B at the NEC of Ronald Reagan Blvd and FM 2338 (Williams Dr) in Georgetown.
- Georgetown, Texas, retains its title as the nation's fastest-growing city for the second year in a row, per the U.S. Census Bureau (May 2023), located in Williamson County.

Demographics

	2mi	3mi	5mi
Population (2025)	4,956	16,187	34,254
Average Household Income	\$174,765	\$186,455	\$176,944
Projected Population (2030)	6,530	16,312	36,445

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PARMER RANCH

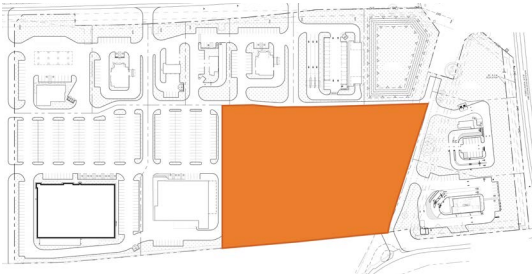
454 Ac. Mixed-Use Community
 1,000 Homes at Completion
 100 Ac. of Retail, Office, & Medical use
 10 Ac Park Hike & Bike Trails
 Planned Elementary & Middle School



PAD	AC	STATUS
1	1.56 AC	Available For Lease, Sale, BTS
4	0.78 Acres	Available For Lease, Sale, BTS
8A	0.68 Acres	Available For Lease, Sale, BTS
8B	1.37 Acres	Available For Lease, Sale, BTS
9	1.58 Acres	Available For Lease, Sale, BTS

- Retail Space Available
- Pad Available
- Pending
- Leased | Sold

Leasing Site Plan



RETAIL	SF	STATUS
Building A	1,500 SF - 12,000 SF	Available For Lease
Building B	1,500 SF - 7,100 SF	Available For Lease
Building C	1,500 SF - 5,000 SF	Available For Lease

- Retail Space Available
- Pad Available
- Pending
- Leased | Sold



Shops at Williams Ranch | NWC of Ronald Reagan Blvd. & RM 2338 (Williams Dr.), Georgetown, Texas, 78633



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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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