



COOLEY CAPITAL
COMPANIES

Junction Corporate Park
210 Blue Springs Blvd, Georgetown, TX 78626



NOW LEASING

Matt Marshall
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matt@cooleycapital.net

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HIGHLIGHTS

±29,295 square feet of flex space (office/warehouse) available for lease

Anchored by “The Junction”, a 30,000 SF “Entertainment District” complete with five (5) restaurants, four (4) full service bars, private event space, indoor/outdoor dining, three (3) lighted & covered pickleball courts & more

Visible from I-35 with over 166,000 vehicles per day

Targeting coffee roasters, distilleries, service providers, creative office, educational, distribution, fulfillment

AVAILABLE

Building One - 2,441 SF TO 9,765 SF

Building Two - 2,441 SF TO 9,765 SF

Building Three - 2,441 SF TO 9,765 SF

RATES / NNN

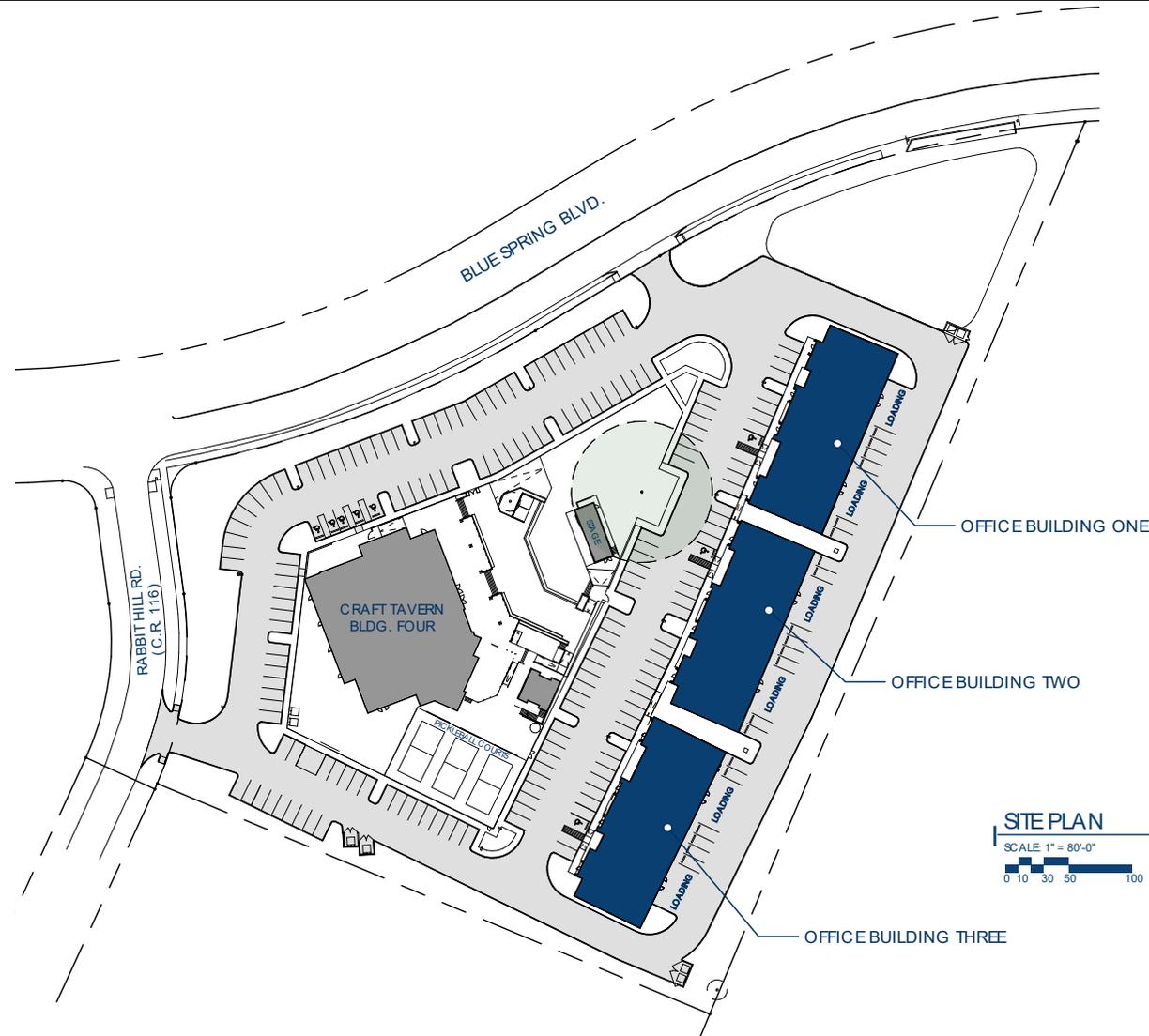
\$23 PSF / \$6 PSF NNN

TRAFFIC COUNTS

I-35: 166,000 VPD (‘24)

AREA EMPLOYMENT CENTERS

Blue Springs Business Park, GAF Energy, BPI, Citicorp, CV Linens, Rock Springs Hospital, Texas Electric Cooperatives, Loram Technologies, Bridge Logistics Park, Harmony



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**THE
JUNCTION**
THIS WAY TO FUN



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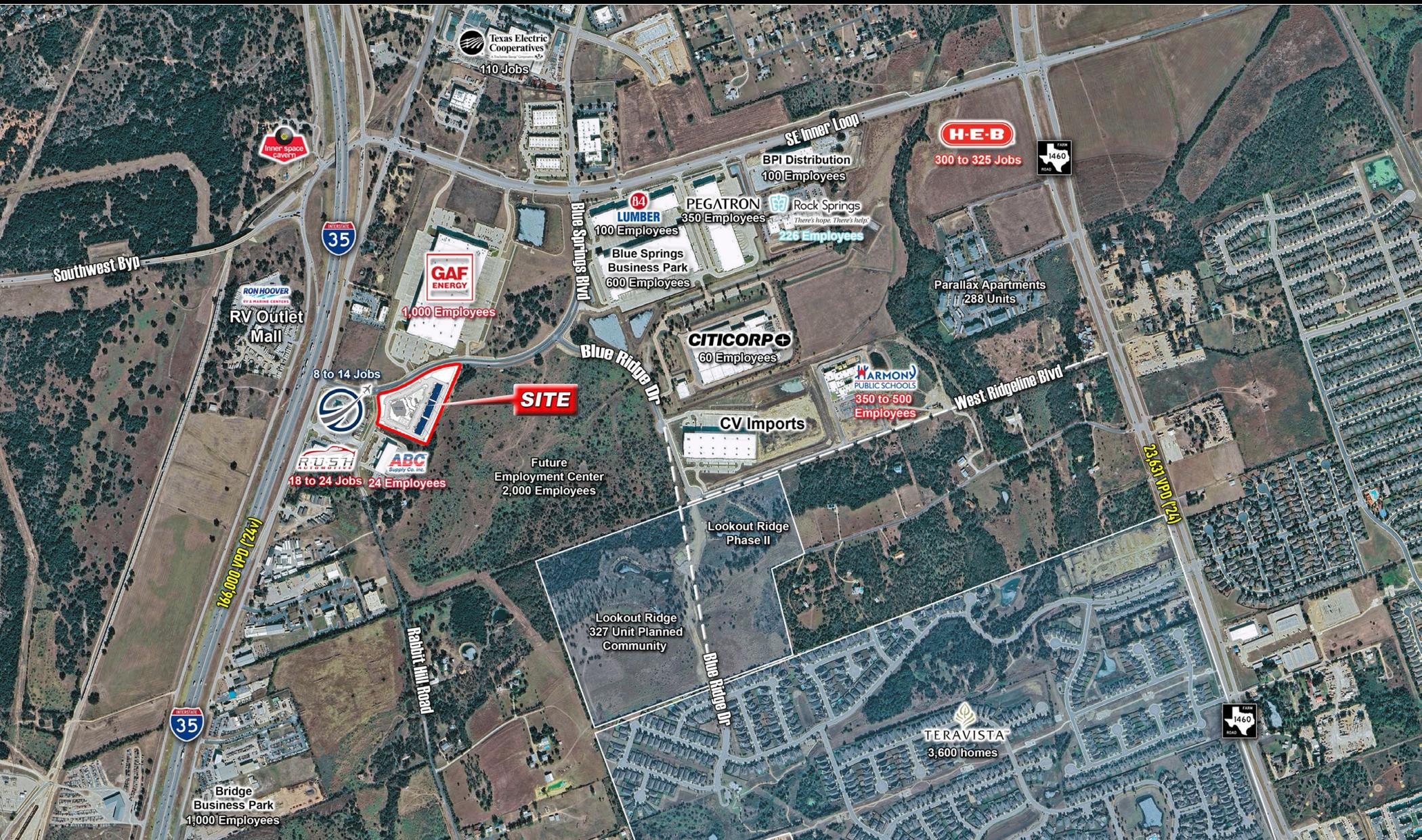
- GEORGETOWN EMPLOYMENT IMPACT
 - CV Imports (dba: CV Linens) - 205 Blue Ridge Dr. - 150,000 SQFT - 85 Employees
 - BPI Distribution - 400 SE Inner Loop - 100,000 SQFT - 100 Employees
 - Harmony Public Schools - Ridgeline Dr. – Elementary & High School - 350 to 500 Employees
 - Bridge Business Park - 5501 S. IH-35 - 92 acres - 1,100,000 SQFT - 1,000 Employees
 - ABC Supply Company - 205 Rabbit Hill Rd. - 40,000 SQFT - 24 Employees
 - Loram Technologies – 3502 S. Austin Ave. - 150,000 SQFT - 94,000 SQFTt - 650 Employees
 - GAF Energy - 110 SE Inner Loop - 450,000 SQFT - 1,000 Employees
 - Blue Springs Business Park - 610 Blue Springs Blvd. - 604,000 SQFT - 600 Employees
 - Pegatron Corporation - 185,000 SF - 350 Employees
 - 84 Lumber - 85,000 SF - 100 Employees
 - Westinghouse 35 - 1310 Blue Ridge Dr. - 230,000 SQFT - 300 Employees
 - Georgetown's Motor Mile
 - Georgetown Infinity - Mac Haik - Suburu of Georgetown - Mercedes Benz of Georgetown
 - Don Hewlett Chevy Olds Buick Volkswagen - Mazda Georgetown
 - S. IH-35 - 1,200+ Employees
 - Citicorp Data Center - 201 Blue Ridge Dr. - 304,700 SQFT - 60 Employees
 - Airborn, Inc. - 3500 Airborn Cir. - 610 Employees
 - Chatsworth Products - 3004 S. Austin Ave. - 240 Employees
 - Rock Springs Hospital - 700 SE Inner Loop - 226 Employees
 - Tascus Texas Corporation - 211 Tascus Way - 180 Employees
 - Texas Electric Cooperatives - 100 W. Cooperative Way - 220 Employees
 - Hanwha Advanced Materials - N. IH-35 - 200,000 SQFT - 400 Employees
 - CellLink - Gateway 35 - 110 Wittera Way - 294,000 SQFT - 2,000 Employees
 - Onx Homes - Crosspoint Business District - 4813 N. IH-35 - 204,000 SQFT - 400 Employees
 - ZT Systems - 1809 Titan Dr. - 430,000 SQFT - 1,500 Employees
 - Texas Speed & Performance - 1621 Aviation Dr. - 70,000 SQFT - 30 Employees
 - Greater Austin Merchants Cooperative Association - 101 Velocity Dr. - 297,000 SQFT - 150 Employees
 - Aeronet Logistics - 201 Velocity Dr. - 56,000 SQFT - 100 employeesv

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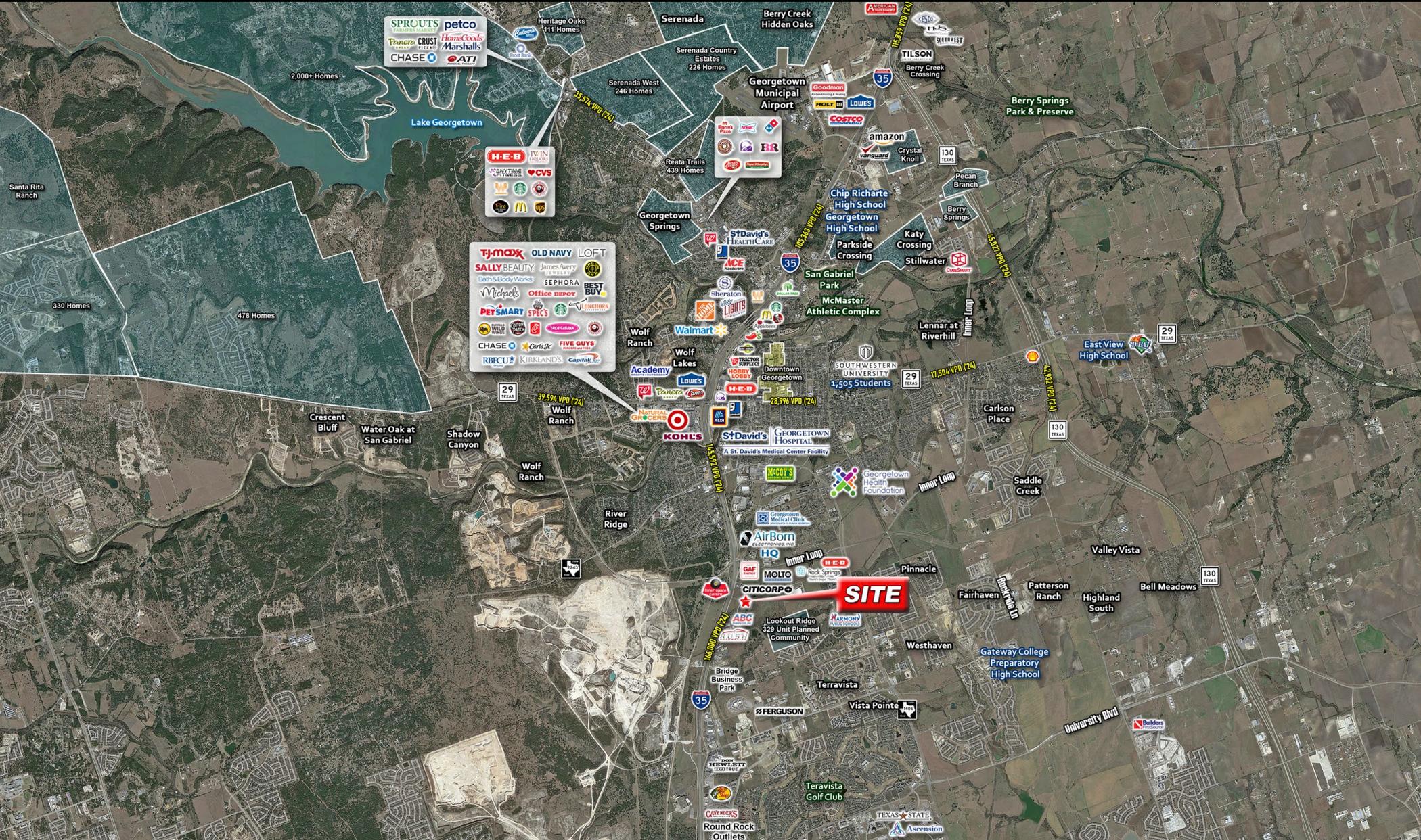


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FLOOR PLAN - BUILDING ONE 
SCALE: 3/32" = 1'-0"
0 2 4 6 10 20

DEVELOPED BY:



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CONSTRUCTION - DEVELOPMENT - INVESTMENTS



Demising plan & office layouts are conceptual only and does not depict final design

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FLOOR PLAN - BUILDING TWO 
SCALE: 3/32" = 1'-0"
0 2 4 6 10 20

DEVELOPED BY:

COOLEY CAPITAL
COMPANIES
CONSTRUCTION - DEVELOPMENT - INVESTMENTS



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FLOOR PLAN - BUILDING THREE 
SCALE: 3/32" = 1'-0"
0 2 4 6 10 20

DEVELOPED BY:



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COMMUNITY SUMMARY

210 Blue Springs Blvd, Georgetown, Texas, 78626 3
Ring of 3 miles

55,046	5.88%	2.58	79.1	35.2	\$108,282	\$484,150	\$259,742	23.2%	64.2%	12.6%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



14.7%
Services

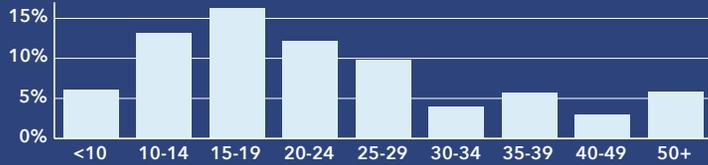


13.9%
Blue Collar

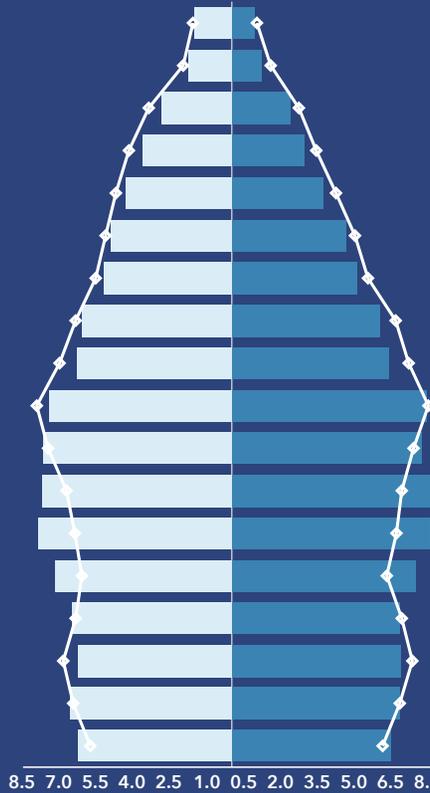


71.4%
White Collar

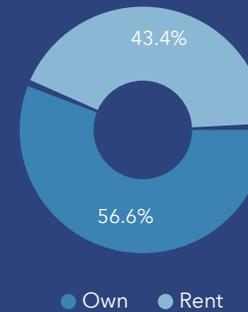
Mortgage as Percent of Salary



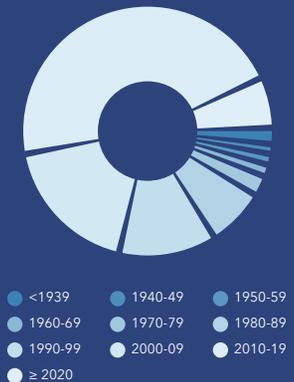
Age Profile: 5 Year Increments



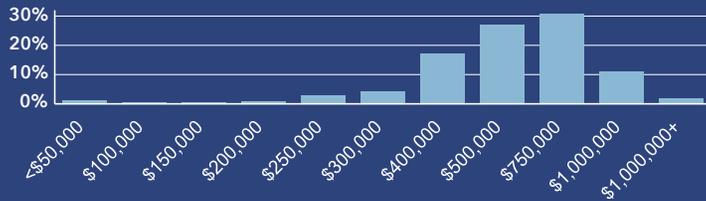
Home Ownership



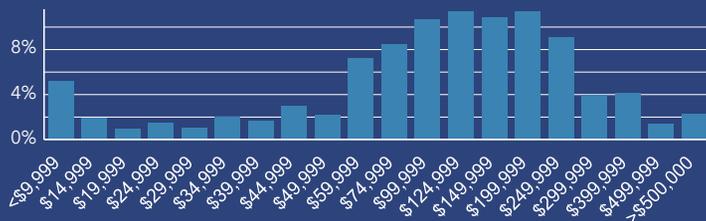
Housing: Year Built



Home Value



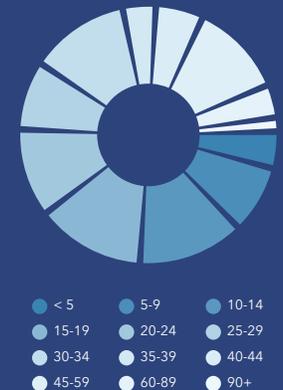
Household Income



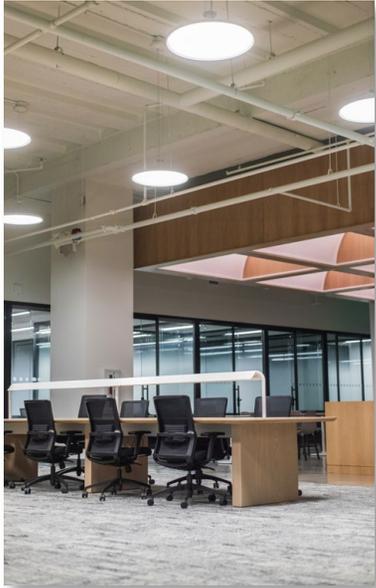
Educational Attainment



Commute Time: Minutes



Dots show comparison to Williamson County



GEORGETOWN ECONOMIC DEVELOPMENT

Georgetown's strengths, assets, and existing business mix make it a prime location for advanced manufacturing, life sciences, and professional services. While these industries align with Georgetown's strengths, including workforce, other industries relocating here will also be able to take advantage of its opportunities.

Georgetown serves as a primary location for advanced manufacturing companies in the Austin region. This industry sector is growing rapidly in large part due to Georgetown's strategic location along Interstate 35 and State Highway 130, its access to highly skilled labor, and robust infrastructure needed to support this sector.

Georgetown is in close proximity to educational institutions including Austin Community College, Baylor University, Dell Medical School at the University of Texas, Texas A&M Health Sciences Center, and Texas State University.

Due to the expansive workforce, there is a large source of innovation through professional service workers. Georgetown's vast workforce in the professional services industry has over 100,000 individuals to support those occupations.





GEORGETOWN IS THE FASTEST-GROWING CITY IN THE COUNTRY

The City of Georgetown boasts a rich history, modern amenities, and an exceptional quality of life. With its beautiful natural surroundings and bustling downtown square, Georgetown offers a unique blend of charm and economic vibrancy, making it the perfect destination for your business. Embrace the spirit of Georgetown and join a community where businesses and residents work hand in hand to create a truly remarkable experience.

For the second year in a row, Georgetown is the fastest-growing city in the U.S. for cities with a population above 50,000, according to data released by the U.S. Census Bureau. Georgetown's growth rate was 14.4% from July 1, 2021 through July 1, 2022, resulting in a population estimate of 86,507. Since 2015, Georgetown has been included in the list of the top 10 fastest-growing cities and topped the list in 2016 and 2022.

The city and its leadership have created a vision for Georgetown's future that acknowledges its fast-paced growth while also planning for and managing it in a strategic way. This strategic approach has helped Georgetown maintain its high quality of life and develop a strong business environment while also growing its population.





Information About Brokerage Services

2-10-2025

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. **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' 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.

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.

MATTHEW S MARSHALL	333563	matt@cooleycapital.net	512-461-4663
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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 1-1