



Medical/Office for Lease

5353 Williams Drive
Georgetown, TX 78633



699-1,492 SF Available

Suite 102: 1,492 SF \$24 NNN

Suite 111: 699 SF \$25 NNN

Overview

Located just north of Del Webb Blvd. and the busy Williams Drive in Georgetown, Texas, this area is exploding with residential and commercial growth. Per data released by the Census Bureau, the City's population increased by 10.5% from July 2020 to July 2021, a rate that could double the population in less than seven years. 5353 Williams Drive is part of a three-property commercial subdivision that sits at the entrance of the 4,750-acre Sun City community originally developed by Del Webb and is adjacent to the new luxury senior living facility The Hacienda at Georgetown. The total square footage is 18,036 and suite 105 and 102 are currently available for lease (could be combined). Baylor Scott & White operates their physical therapy and rehabilitation clinic in approximately half the building and then the remaining tenants share a common waiting area and restrooms. The property boasts a parking ratio of 1:200 and suite 105 consists of a reception, large conference room, break area and six private offices. Suite 102 is located directly off the building entrance with an open bullpen, three private offices and a break area. All three units can be combined for up to 4,926 square feet.

Contact

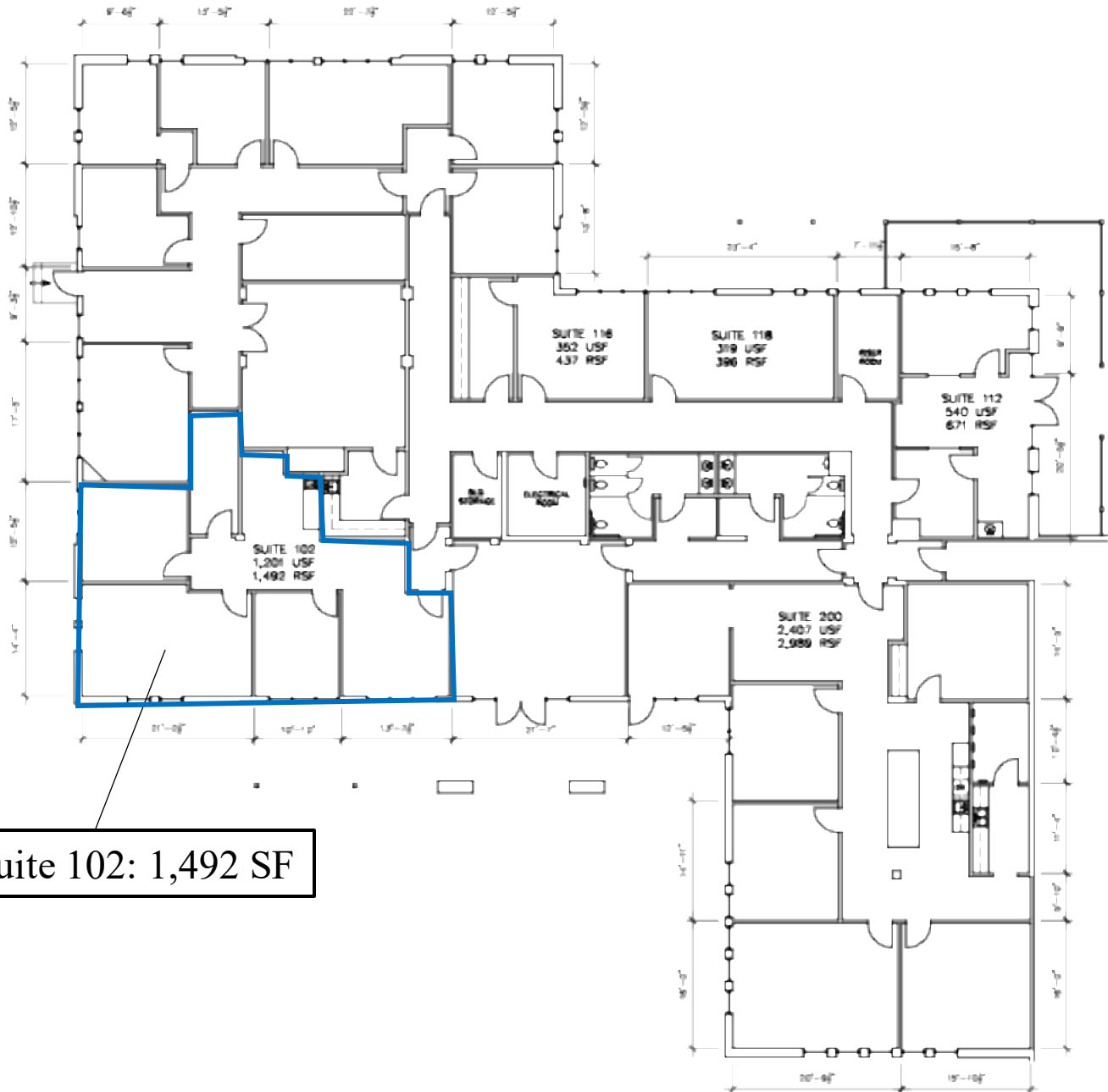
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Suite 102: 1,492 SF

- Suite 102 (shown in blue area): Asking \$24 + NNN (\$13.86)
- Great natural light
- Three spacious offices all with windows
- Directly off the entrance of the building
- Available for move-in October 1st (currently occupied)
- Negotiable TI and term



Outside Unit



Reception



Large Conference Room



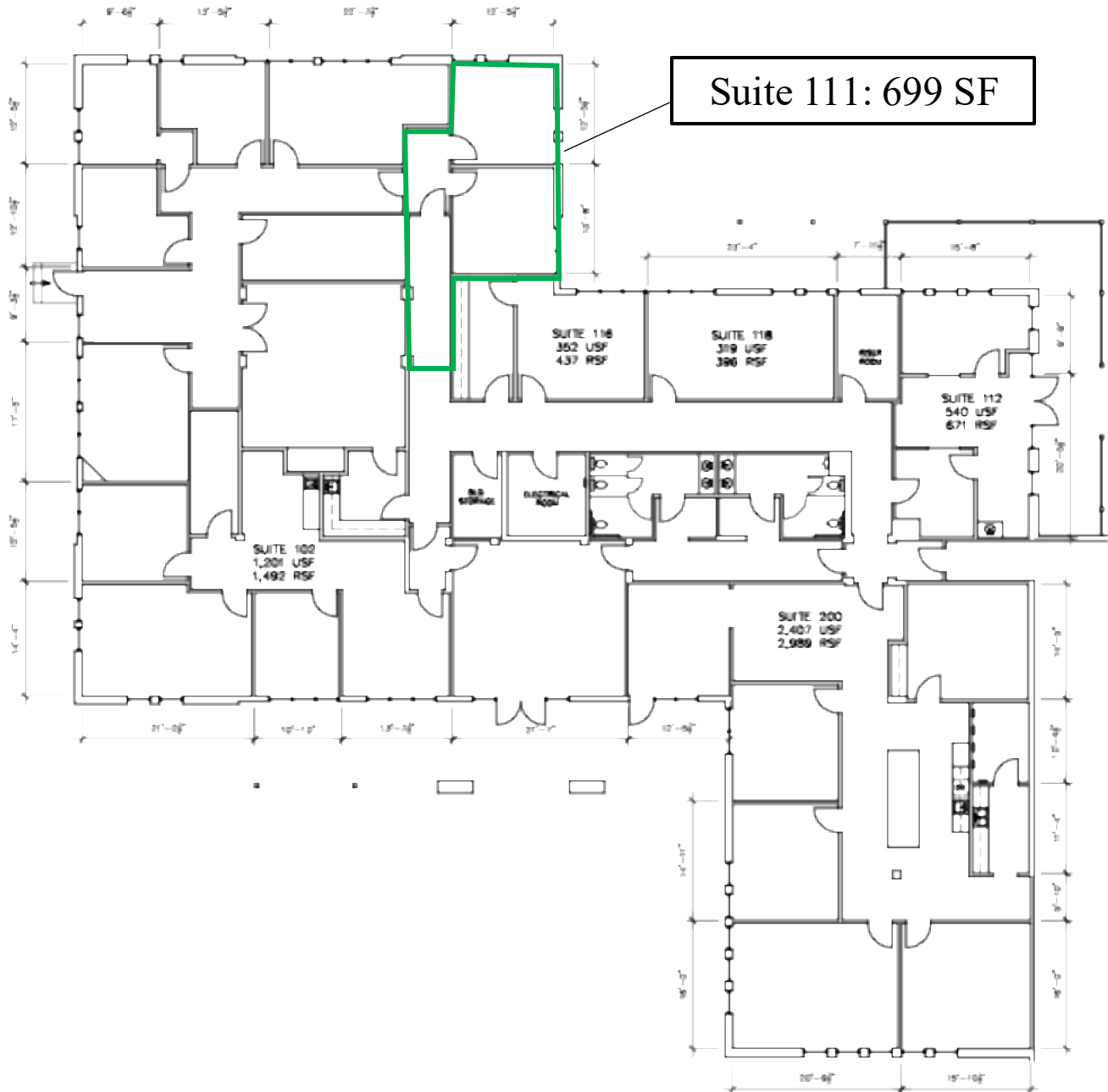
Break Area



Office



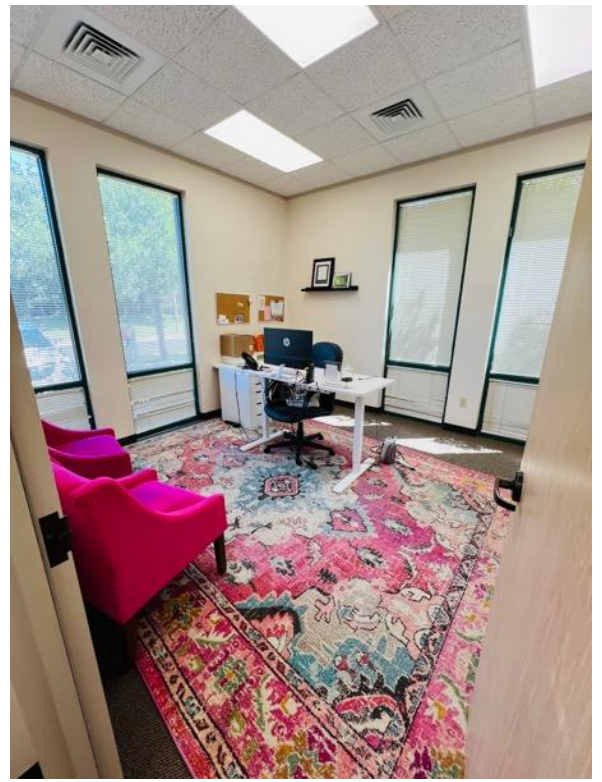
Storage Closet



- Suite 111 (shown in green area): Asking \$25 + NNN (\$13.86)
- Can be combined with 105 and/or 102
- Private entrance with two offices
- Both offices have windows
- Available August 1st, 2025



Office



Second Office



Entry



Link to website: [Hacienda](#)

The Hacienda at Georgetown: 231 luxury senior living units now completed! The project sits on just over 13 acres and is adjacent to 5353 Williams Drive. The property will have a resort-style pool, salon, spa, fitness center, outdoor entertainment pavilion and James Beard award-winning chef, Stephan Pyles, will be directing the four restaurants on site. *This is a great opportunity for tenants in the building to offer services that can specifically cater to an older demographic that will be part of The Hacienda!*



Entryway



Restaurant

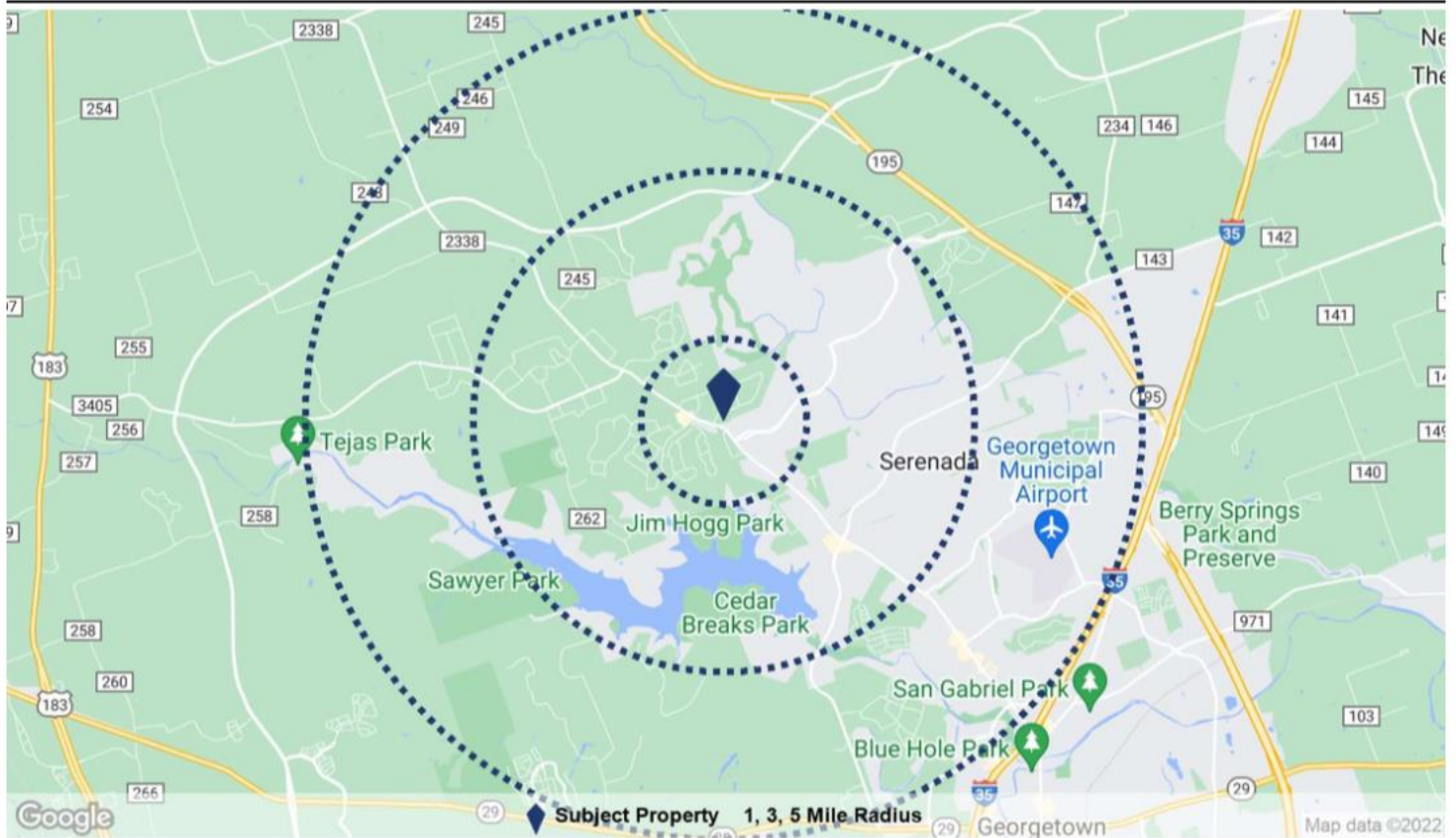


Pool



Amenities

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2022 Population	5,011	36,049	63,484
2027 Population	6,495	46,577	81,888
Pop Growth 2022-2027	29.6%	29.2%	29.0%
2022 Average Age	57	56	51
Households			
2022 Households	2,145	15,321	25,362
2027 Households	2,748	19,549	32,314
Household Growth 2022-2027	28.1%	27.6%	27.4%
Median Household Income	\$98,892	\$87,756	\$88,907
Average Household Size	2.2	2.2	2.3
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$388,423	\$359,555	\$356,463
Median Year Built	2010	2008	2007

11/2/2015



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.

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:
 - 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.

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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

TAR-2501

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Information available at www.trec.texas.gov

IABS 1-0 Date

Kang Package

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