

OFFICE FOR SALE

FULLY LEASED OFFICE FOR SALE TO FULLY LEASED | 7+ CAP RATE | OFFICE FOR SALE

4869 WILLIAMS DRIVE, GEORGETOWN, TX 78633



FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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617990, Texas

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PROPERTY SUMMARY

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Property Summary

Lot Size:	0.03 AC
Building SF:	1,261
Year Built:	2020
Zoning:	C-1

Property Overview

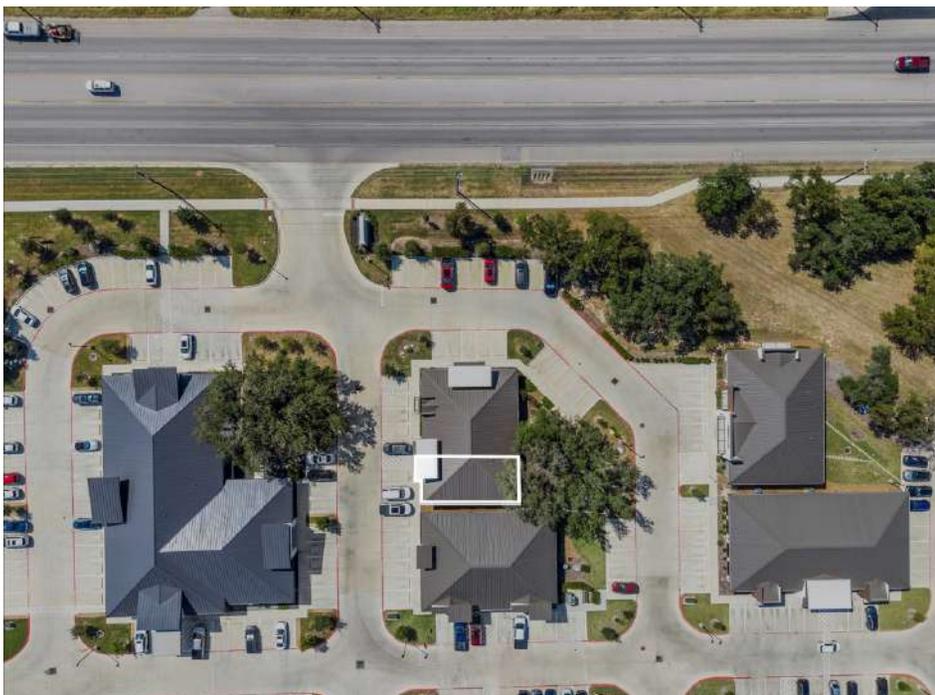
This newly constructed office condo in the desirable Sedro Crossing Business Park offers an excellent opportunity for investors seeking stable, immediate income. A brand-new 3-year lease has just commenced with a strong tenant in place, delivering a solid 7% cap rate and minimal management requirements—perfect for a hands-off, cash-flowing investment. The property features high-quality finishes throughout, including 9' ceilings, expansive storefront windows, durable vinyl plank flooring, LED recessed lighting, and energy-efficient construction. It's fully ADA-compliant with independent HVAC, separate electric meters, and access to high-speed fiber internet. The suite layout includes a welcoming reception area with a built-in desk and stone accent wall, a conference room, three private offices, an open work area ideal for collaborative or storage use, a breakroom, and a restroom. Two private entrances (front and rear) allow flexibility for operations, and prominent signage above the entry enhances visibility. Each office includes windows, with the rear office offering a peaceful view. This is a turnkey, income-producing asset in a thriving commercial corridor—an ideal addition to any investor's portfolio.

Location Overview

Positioned in the fast-growing west Georgetown area, near Sun City, Williams Dr., and Ronald Reagan Blvd., this prime location provides excellent visibility from Williams Dr. and convenient access near the main entrance/exit of the business park.

AERIAL SHOT

4869 WILLIAMS DRIVE



FRONTAGE

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INTERIOR

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INTERIOR

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INTERIOR

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FLOOR PLAN

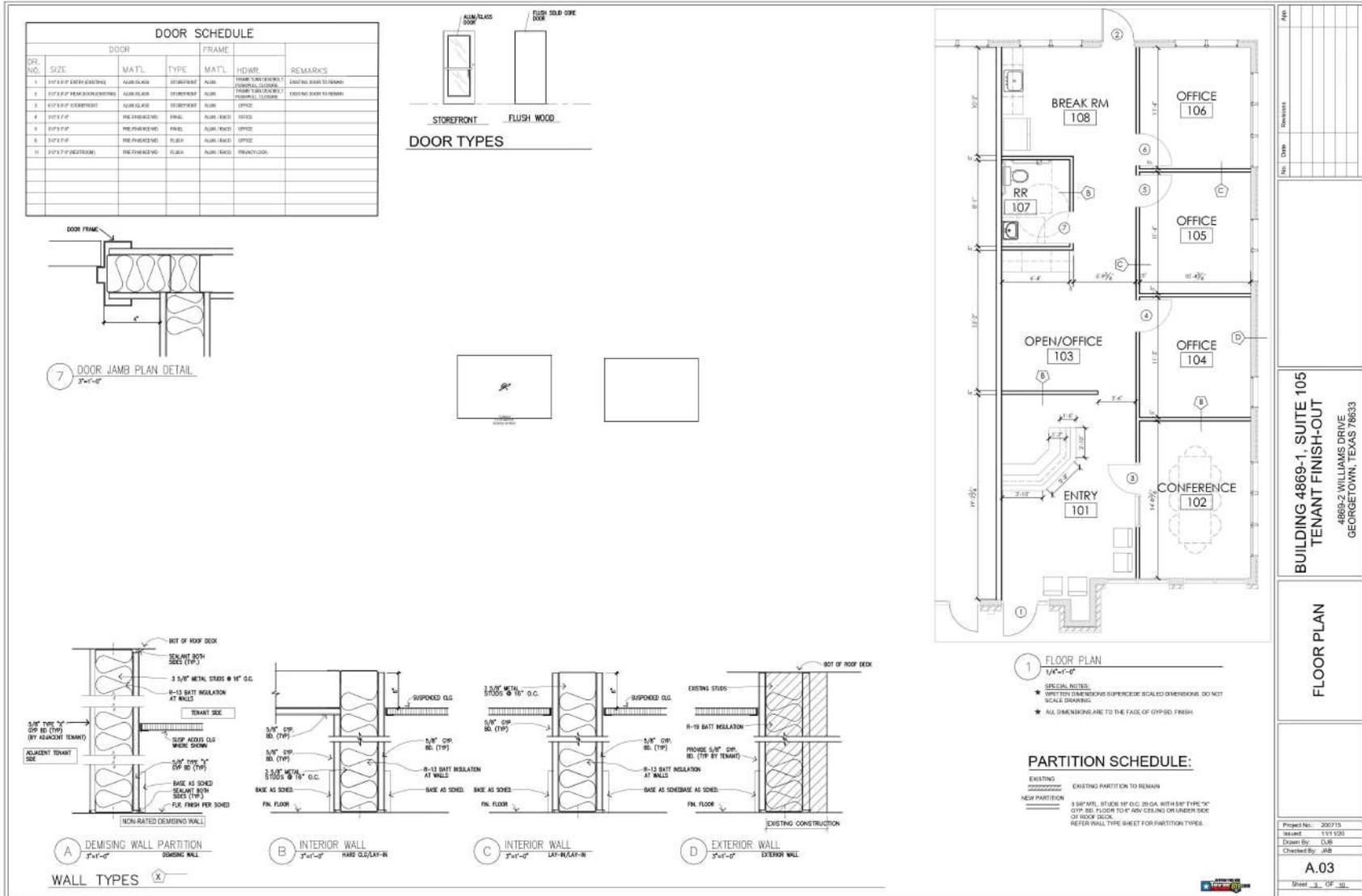
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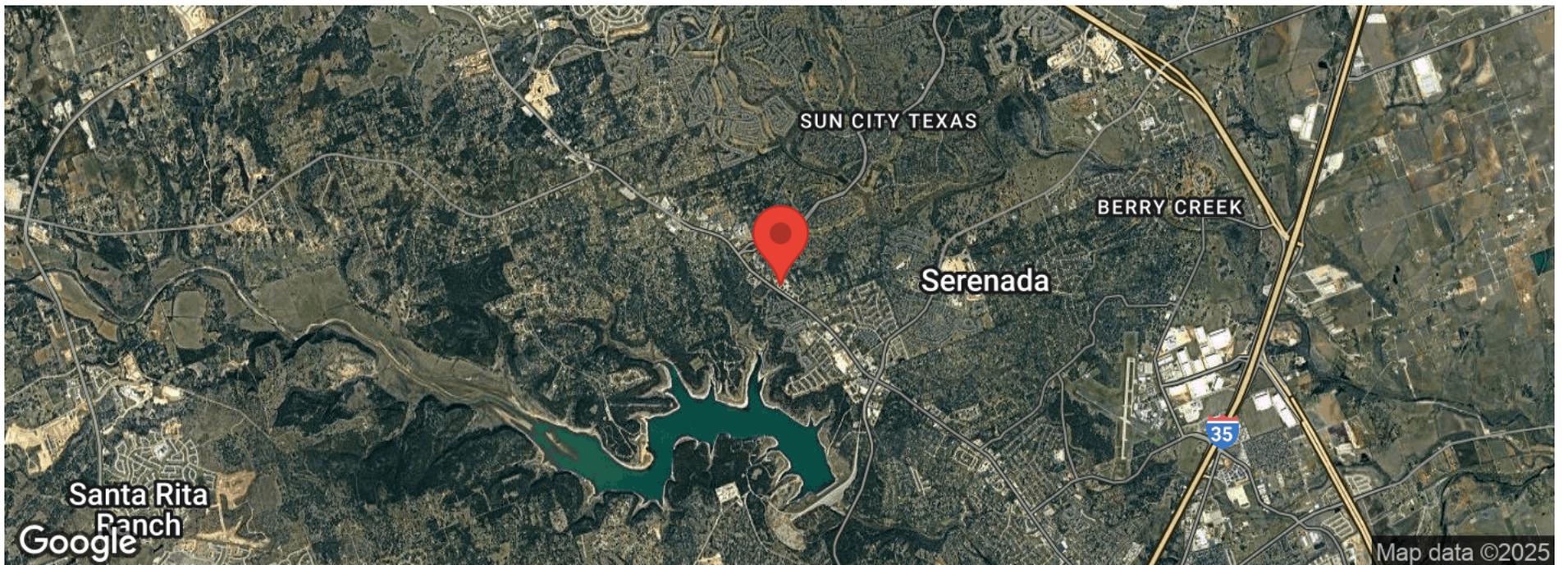
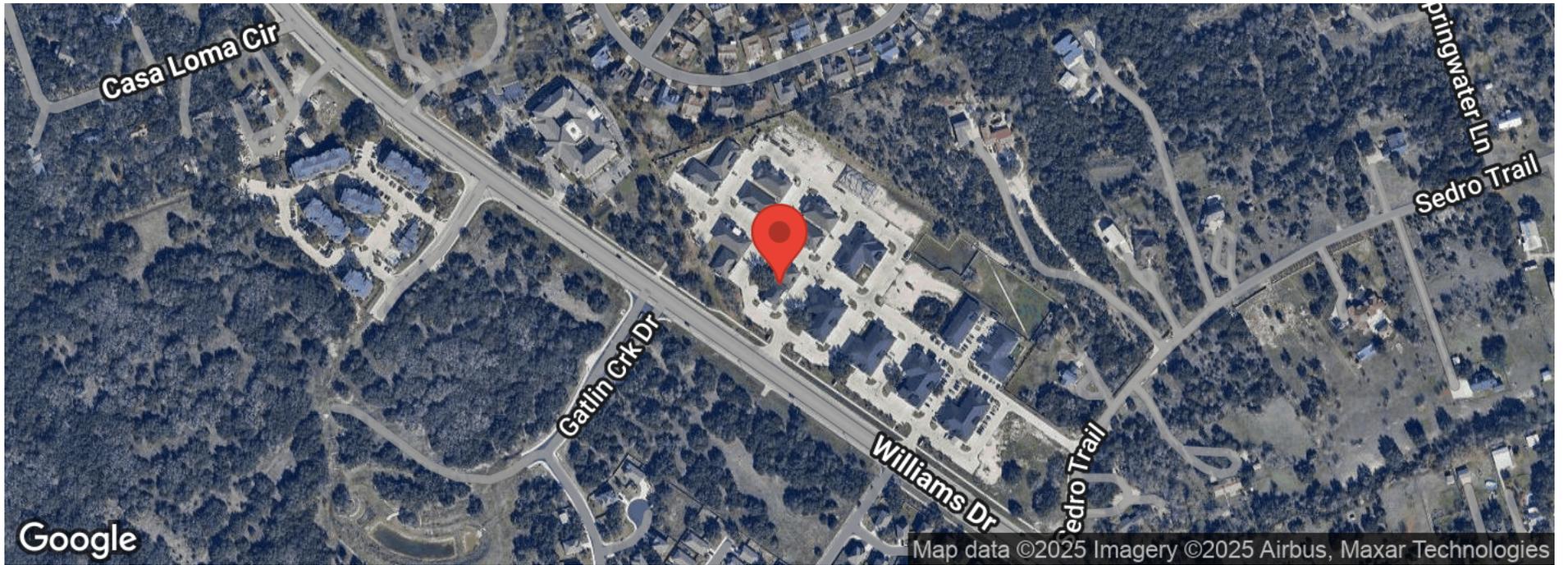
Must comply with 2015 IBC, 2017 NEC, COG UDC and COG Electrical ordinance.

JOB COPY



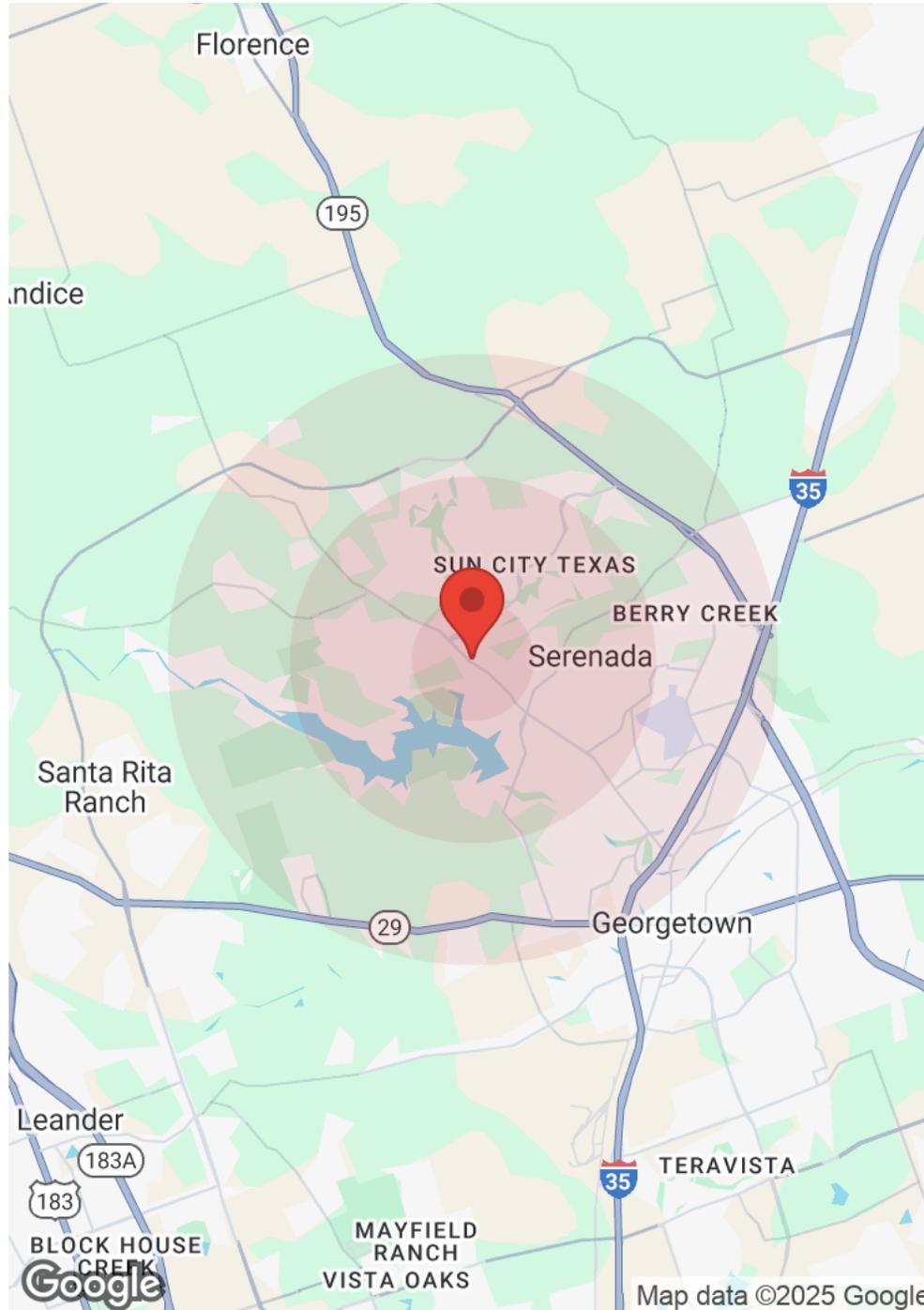
LOCATION MAPS

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DEMOGRAPHICS

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Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,257	14,265	32,621
	Female	2,808	16,319	34,881
	Total Population	5,065	30,584	67,501
Age	Ages 0-14	588	3,482	9,003
	Ages 15-24	403	2,293	6,240
	Ages 25-54	1,158	7,154	19,905
	Ages 55-64	550	3,450	8,362
	Ages 65+	2,365	14,206	23,992
Income	Median	\$110,800	\$108,423	\$112,221
	< \$15,000	30	474	1,352
	\$15,000-\$24,999	105	580	965
	\$25,000-\$34,999	101	761	1,371
	\$35,000-\$49,999	183	865	2,027
	\$50,000-\$74,999	440	1,973	4,371
	\$75,000-\$99,999	279	2,009	3,939
	\$100,000-\$149,999	450	2,944	6,332
	\$150,000-\$199,999	464	2,163	4,529
> \$200,000	422	2,671	6,856	
Housing	Total Units	2,617	15,307	33,659
	Occupied	2,476	14,440	31,742
	Owner Occupied	1,962	11,828	22,155
	Renter Occupied	514	2,612	9,587
	Vacant	141	867	1,917

POINTS OF INTEREST & DRIVE TIMES

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**4869 Williams Dr #105,
Georgetown, TX 78633**

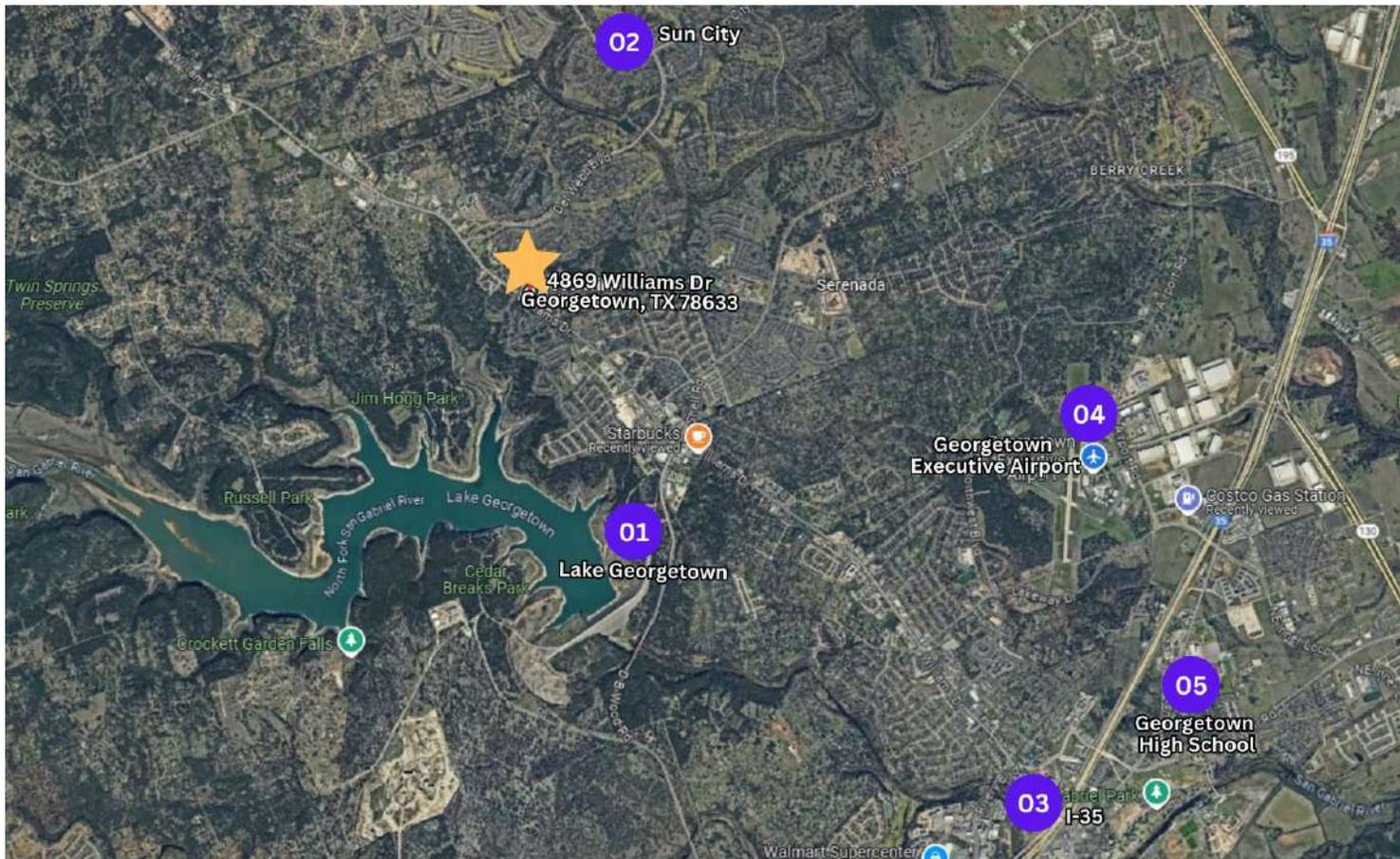
01
Lake Georgetown

02
Sun City

03
I-35

04
Georgetown Executive
Airport

05
Georgetown High School



Drive Times



- 01** Lake Georgetown
5 min
- 02** Sun City
6 min
- 03** I-35
9 min
- 04** Georgetown Executive
Airport
11 min
- 05** Georgetown High School
12 min

DISCLAIMER

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