

FOR SALE

The Escape

713 South Main Street
Georgetown, TX 78626

\$1.75M | **5.17%** | **\$90.4K**
PRICE | CAP RATE | NOI

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Executive Summary

713 South Main Street
Georgetown, TX 78626


\$1,750,000
PRICE


5.17%
CAP RATE


\$90,396
NOI


\$670.50
PRICE/SF

PROPERTY DATA

Building SqFt	2,610
Zoning	MUDT
Year Built	1902
Lot Size (Acres)	0.069
City	Georgetown

Georgetown Square

Located in downtown Georgetown on the Square, this 2,610 SF building sits on Main Street directly across from the Williamson County Courthouse. The property is occupied by a strong long term tenant and benefits from favorable downtown zoning, heavy foot traffic, year round Square events, a irreplaceable location that cannot be replicated. The building is built of stone walls; wood framing, plumbing, electrical, roof, and HVAC were all redone in 2002.

Investment Highlights

- 2,610 SF retail building on Georgetown Square; widely regarded as the most beautiful courthouse square in Texas
- Directly across Main Street from the Williamson County Courthouse
- Original stone walls; wood framing, plumbing, electrical, roof, and HVAC all redone in 2002
- Strong long-term tenant in place
- Favorable downtown zoning
- Heavy year-round foot traffic — the building sits at the center of the Square's event calendar
- City of Georgetown continues to prioritize the Square: new parking garages, ongoing event programming, and a pilot program allowing downtown businesses to build and operate outdoor decks for additional seating, with a sidewalk-use program to follow



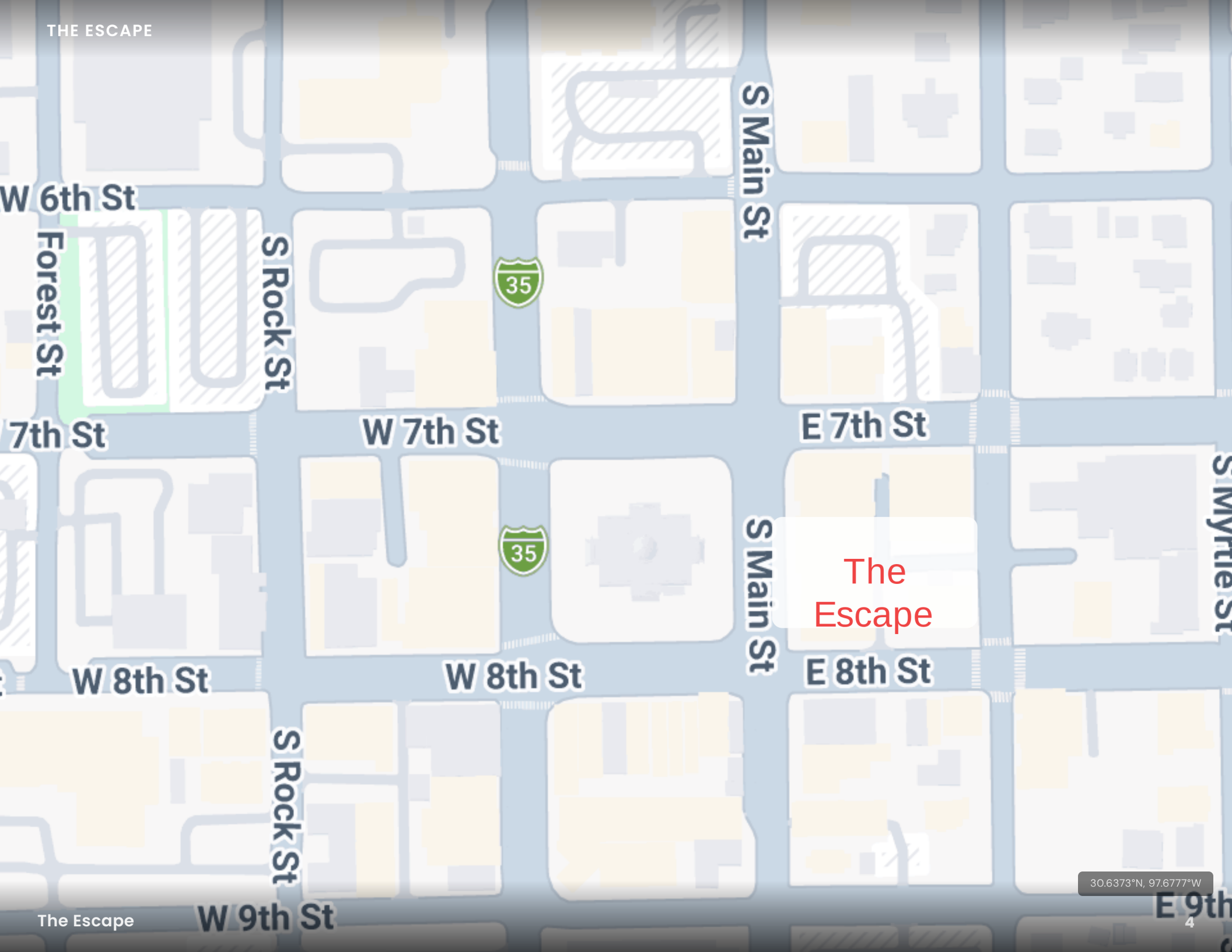
\$90,396

NOI



5.17%

CAP RATE



The
Escape

30.6373°N, 97.6777°W



EVANS

BUILDING

1902



THE ESCAPE
— FINE CRAFTS & GIFTS —

HOT SAUCE SHOP
& GENERAL STORE

CVH-1826

Photo Gallery



Market Overview



POPULATION
67,176

AREA
50.1 sq mi

COUNTY
Williamson County

INCORPORATED
January 1, 1848

STATE
Texas

Market Overview: Georgetown, TX

Georgetown is a city in Texas and the county seat of Williamson County, Texas, United States. The population was 67,176 at the 2020 census, and according to 2025 census estimates, the city is estimated to have a population of 106,907. It is 30 miles (48 km) north of Austin and is part of the Austin–Round Rock–San Marcos metropolitan statistical area.

Georgetown has a notable range of Victorian commercial and residential architecture. In 1976, a local historic ordinance was passed to recognize and protect the significance of the historic central business district. In 1977, the Williamson County Courthouse Historical District, containing some 46 contributing structures, was listed on the National Register of Historic Places.

Southwestern University is the oldest university in Texas, founded in 1840. Georgetown is known as the "Red Poppy" Capital of Texas for the red poppy wildflowers planted throughout the city.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	7,935	Population	53,283	Population	103,368
Median HH Income	\$69,855	Median HH Income	\$99,264	Median HH Income	\$115,900
Households	3,053	Households	21,140	Households	40,621

Source: ESRI / ArcGIS Business Analyst



PRESENTED BY

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