



## 0.70 Acres with Office/Home on Williams Dr

4138 WILLIAMS DR., GEORGETOWN, TX 78628







LIVE OAK  
APARTMENT HOMES

THE WESLEYAN  
SENIOR Living AND HEALTHCARE



medical  
supplies

Sunshine Kids  
GEORGETOWN  
CONSIGNMENT & BOUTIQUE

WILLIAMS DR

SUBJECT SITE  
0.70 ACRES




EAST VIEW







EXCLUSIVELY LISTED BY

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# Executive Summary

## Offering Summary

We are pleased to present the opportunity to acquire 4138 Williams Dr, a versatile office property situated in the thriving commercial corridor of Georgetown, Texas. This 0.70-acre property features a 1,424-square-foot office building, strategically positioned to capitalize on Georgetown's dynamic growth and economic expansion. With an asking price of \$750,000, this offering represents a compelling investment in a rapidly developing market.

## Property Overview

| Property       | Details                                 |
|----------------|---|
| Property Type  | Office/Commercial                       |
| Location       | 4138 Williams Dr., Georgetown, TX 78628 |
| Land Area      | 0.70 Acres                              |
| Zoning         | ETJ                                     |
| Year Built     | 1978                                    |
| Parking        | On-site parking available               |
| Offering Price | \$750,000                               |



## Investment Highlights

### Strategic Location

Situated along Williams Drive, a major thoroughfare in Georgetown, the property offers excellent visibility and accessibility, enhancing its appeal for various commercial uses.

### Adaptable Space

The 1,424-square-foot building, currently marketed as office space, provides flexibility for a range of business operations or redevelopment opportunities.

### Growing Market

Georgetown has experienced significant economic growth, with the total market value of properties increasing by \$11.72 billion over the past five years. Notably, the commercial sector saw a \$600 million boost from 2023 to 2024, reflecting a robust demand for commercial properties.

### Economic Development

Williamson County has attracted major tech companies, including Samsung's \$17 billion chip plant in Taylor and Tesla's facility in Hutto, contributing to the area's economic vitality and increasing demand for commercial real estate.



SPROUTS™  
FARMERS MARKET

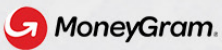
LIVE OAK  
APARTMENT HOMES

CATFISH  
PARLOUR

SUBJECT SITE  
0.70 ACRES



NORTH VIEW







NORTH VIEW



# Market Overview

## Georgetown: A Thriving Commercial Hub

Located just north of Austin, Georgetown, Texas has rapidly emerged as one of the most dynamic and business-friendly markets in Central Texas. With its strategic location, robust infrastructure, and pro-growth policies, the city continues to attract investors, developers, and entrepreneurs looking for long-term value and opportunity.

## Growing Market

Georgetown has seen remarkable economic momentum, driven by steady population growth, infrastructure investment, and expanding commercial activity. Over the past five years, the total taxable value of properties in Georgetown has surged by \$11.72 billion, underscoring the area's continued appeal to both residential and commercial investors.

Between 2023 and 2024 alone, the commercial sector added \$600 million in value, signaling strong demand for office, retail, and mixed-use development. This sustained growth trajectory positions Georgetown as a premier location for businesses seeking to expand into fast-growing suburban markets while staying close to Austin's economic ecosystem.

## Economic Development

As part of Williamson County—one of the fastest-growing counties in the United States—Georgetown benefits from a wave of transformative economic development. Global tech giants like Samsung and Tesla have made major commitments in the region:

Samsung is developing a \$17 billion semiconductor plant in nearby Taylor, bringing thousands of jobs and massive supply chain demand to the area.

Tesla is establishing a presence in Hutto, further amplifying the region's reputation as a rising tech and manufacturing hub.

These developments are expected to bring long-term job creation, population influx, and real estate demand—further fueling the commercial sector's momentum and making properties like 4138 Williams Dr a strategic investment in Georgetown's growth story.



<https://www.tourtexas.com/destinations/Georgetown>



Getty/Brandon Bell



<https://www.tesla.com>





# 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:
  - 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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Regulated by the Texas Real Estate Commission