



LAKESIDE RANCH OFFICE PARK

SWC Williams Dr. & Lakeside Ranch Rd.
1004 Lakeside Ranch Road, Georgetown, TX 78626



**FOR
SALE**

AVAILABLE SPACE

Building 1: 1,200 - 5,200 SF
Building 2: 1,200 - 4,133 SF
Building 3: 1,200 - 4,133 SF

RATE

Call For Pricing

Michael Noteboom

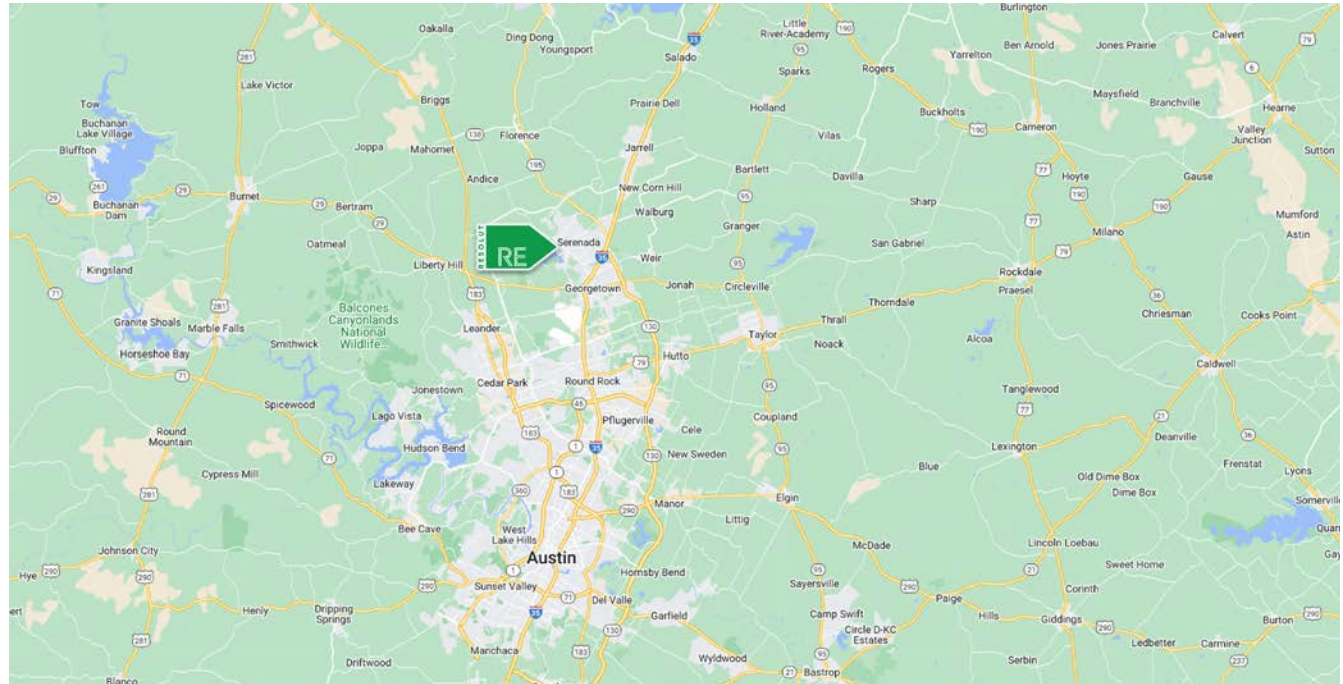
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PROPERTY HIGHLIGHTS

- Office condos for sale in Georgetown on Williams Drive
- Located at the intersection of Lakeside Ranch Road
- Opportunity for Medical/Office tenants with synergy for referrals
- Across the street from newly-announced 45,000 SF Ascalon Medical Office Park
- Less than one mile from HEB, Sprouts, Starbucks, Culvers, and other food/beverage options
- 1:250 SF Parking Ratio
- Delivering in cold, dark shell condition
- Delivering in Q2 2027



AREA TRAFFIC GENERATORS




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DEMOGRAPHIC SNAPSHOT 2025

 **70,195**
POPULATION
3-MILE RADIUS

 **\$162,819.00**
AVG HH INCOME
3-MILE RADIUS

 **22,711**
DAYTIME POPULATION
3-MILE RADIUS

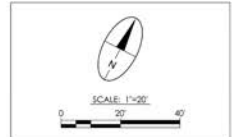
 **TRAFFIC COUNTS**
Williams Drive: 24,513 VPD
Shell Rd: 8,080 VPD
(Sites USA 2025)

IMPERVIOUS COVER CALCULATIONS			
TOTAL SITE AREA	1.48 AC		
ALLOWED IC			
TOTAL ALLOWED IC	1.04 AC - 45,302 SF		
TOTAL ALLOWED IC %	70%		
EXISTING IC			
PAVEMENT	0 AC - 0 SF		
PROPOSED IC			
BUILDING 1	0.12 AC - 5,259 SF	8%	
BUILDING 2	0.10 AC - 4,130 SF	7%	
BUILDING 3	0.10 AC - 4,130 SF	7%	
PAVEMENT	0.43 AC - 18,668 SF	29%	
SIDEWALKS	0.16 AC - 6,820 SF	11%	
TOTAL	0.91 AC - 39,047 SF	62%	

PARKING REQUIREMENT		
RATIO	AREA	REQUIRED
MEDICAL - 1/250	6,723 SF	27
OFFICE - 1/300	6,723 SF	23
TOTAL REQUIRED		50
STANDARD		49
ADA		4
TOTAL PROVIDED		53

SITE DATA	
TOTAL SITE AREA	1.48 AC (64,448 SF)
ZONING	CN-NEIGHBORHOOD COMM.
LAND USE	SINGLE FAMILY
BUILDING SETBACKS	FRONT: 25 FT SIDE: 10 FT REAR: 10 FT STREET: 25 FT

BUILDING DATA	
BUILDING 1 MEDICAL	5,200 SF
BUILDING 2 OFFICE	4,133 SF
BUILDING 3 OFFICE	4,133 SF
TOTALS	13,466 SF
CN BUILDING FLOOR AREA	13,466 SF
FAIR (0.3)	0.21



EXISTING LEGEND - GENERAL	
PROPERTY BOUNDARY	—
EASEMENTS	- - -
SETBACKS	---
PROPERTY PINS	● ● ●
CONTOURS	~ ~ ~

EXISTING LEGEND	
UTILITY POLE	⊙
LIGHT POLE / YARD LIGHT	⊙
TRAFFIC POLE	⊙
FIBER OPTIC PEDESTAL	⊙
FIRE HYDRANT	⊙
WATER METER	⊙
WATER VALVE	⊙
WASTEWATER CLEANOUT	⊙
ELECTRIC METER	⊙
WASTEWATER MANHOLE	⊙
SIGN	⊙
TV UTILITY VAULT	⊙
ELECTRIC BOX	⊙
WATER MANHOLE	⊙
IRRIGATION VALVE	⊙
TREE NUMBER	123
TREE TRUNK LOCATION	—
TREE CRITICAL ROOT ZONE	○
ELECTRIC (OVERHEAD)	—
WIRE FENCE	—
WASTEWATER LINE	—
WATER LINE	—
FIBER OPTIC LINE	—
WOOD FENCE	—

PROPOSED LEGEND	
PROPOSED BUILDING	■
PROPOSED PAVEMENT	■
PROPOSED SIDEWALK	■
SITE WALL	—
PROPOSED FENCE	—
CURB & GUTTER	—
ADA ROUTE	⋯

CAUTION!!!
OVERHEAD UTILITY LINES PRESENT!!!
CONTRACTOR RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.



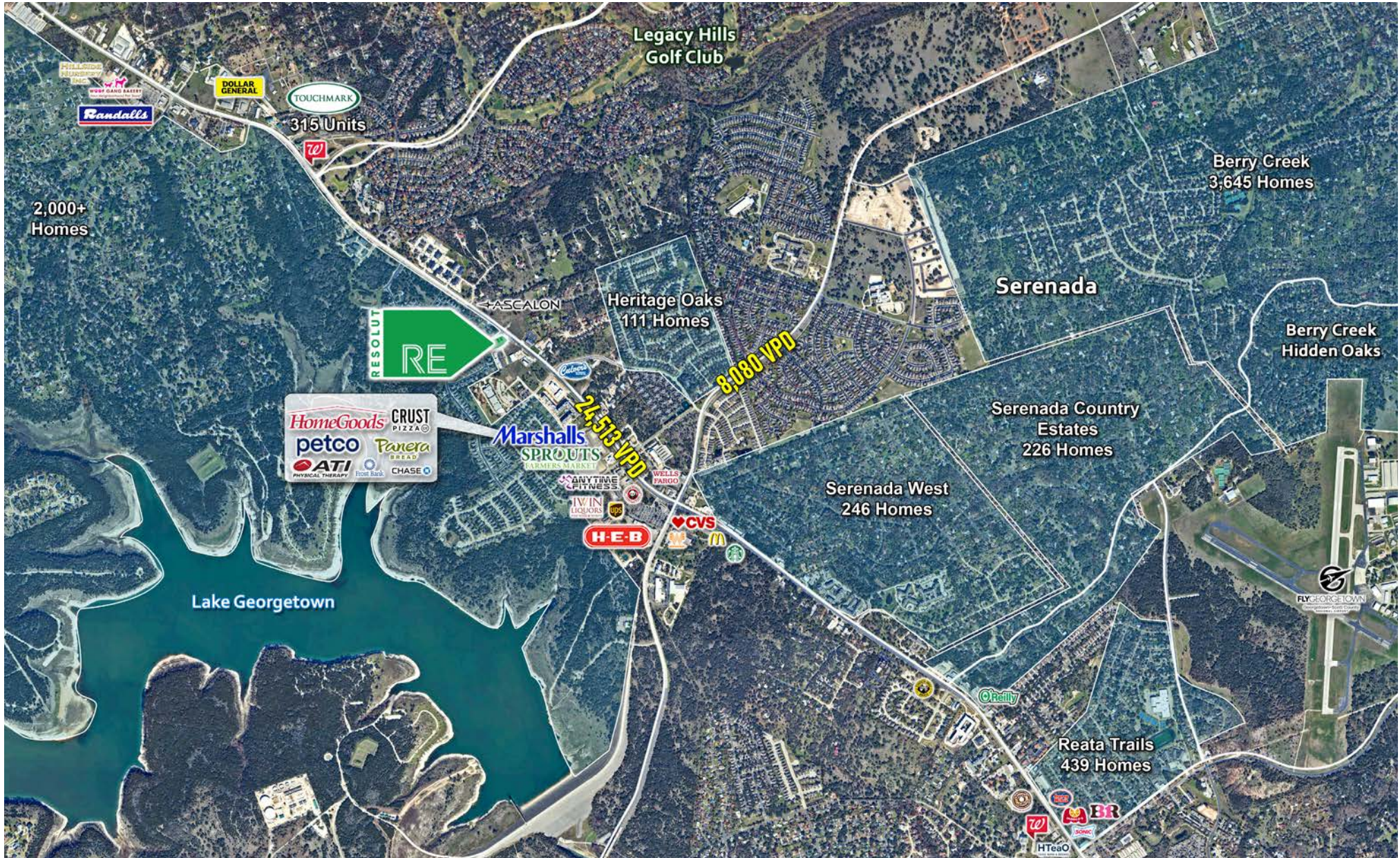


Building 3
1,200 - 4,133 SF

Building 2
1,200 - 4,133 SF

Building 1
1,200 - 5,200 SF







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. **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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
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