

FOR LEASE

4,000 Sq Ft

111 Cooperative Way Ste 110 Georgetown, TX 78626



SUBJECT

4,000 Sq Ft

Headwater Commercial Realty, LLC

512.763.4444 | info@hw-companies.com | www.hw-companies.com

PROPERTY DETAILS

Flexible Use:

- Ideal for flex, office, light industrial, or biotech operations.

Warehouse & Mezzanine:

- 530 Sq Ft warehouse with 450 Sq Ft mezzanine for storage or workspace.
- Grade-level door and 18-wheeler access.
- Part of a well-maintained complex.

Work Environment:

- HVAC-equipped.

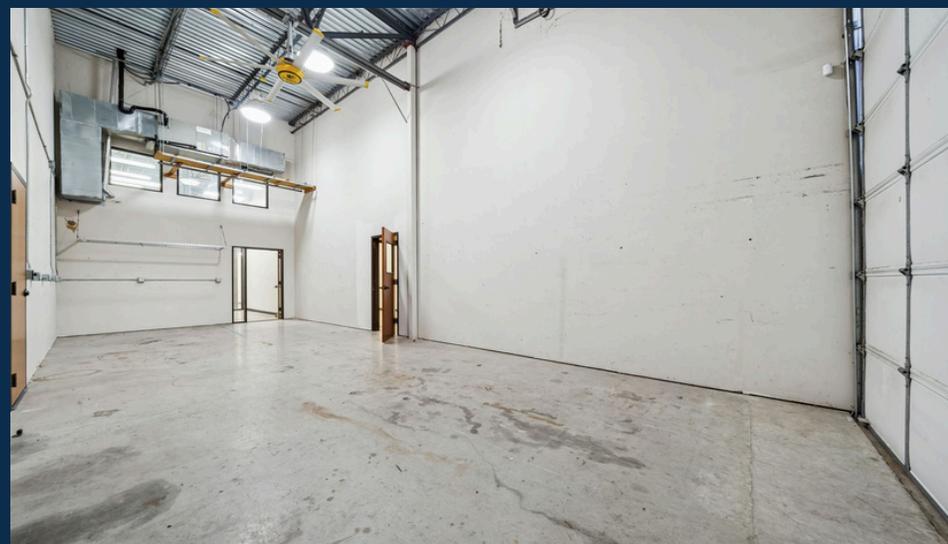
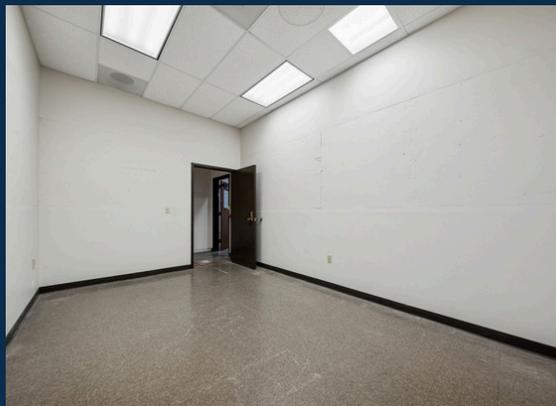
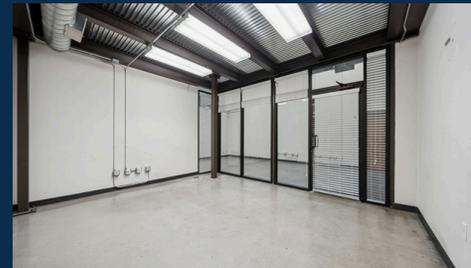
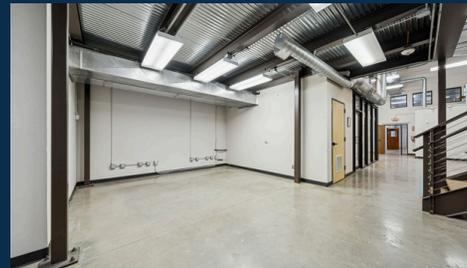
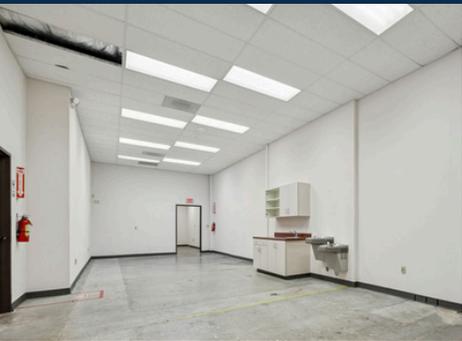
Parking:

- 12-15 dedicated parking spaces.

Prime Location:

- .5 miles from I-35 and downtown Georgetown Square.





LOCATION AND NEARBY EMPLOYERS



TOP EMPLOYERS:



2 Minutes
from GAF Energy



1 Minute
from Airborn, Inc.



Hanwha
2 Minutes
from Hanwha Advanced Materials



3 Minutes
from Chatsworth Products

DEMOGRAPHICS



106.9K

Population



43%

Growth Rate



\$91,857

Avg. Household Income



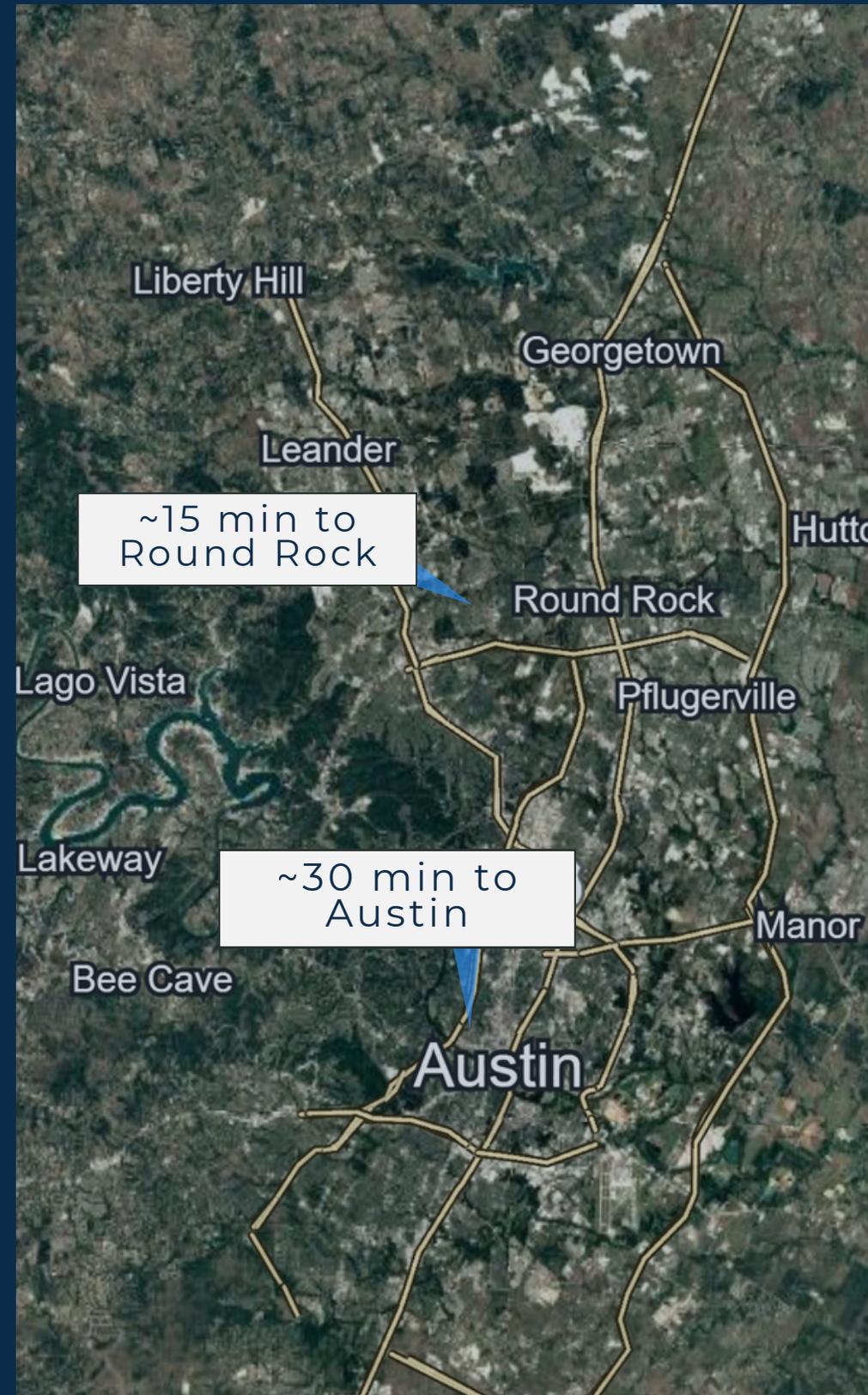
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Median Age

~**32** people per day move to Georgetown a day

Georgetown's sales tax revenue increased ~**50%** since **2020**, while property tax rate remains one of the region's lowest at **\$0.353** per **\$100** valuation.

Employment in Georgetown increased **20%** in **5** years.



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