

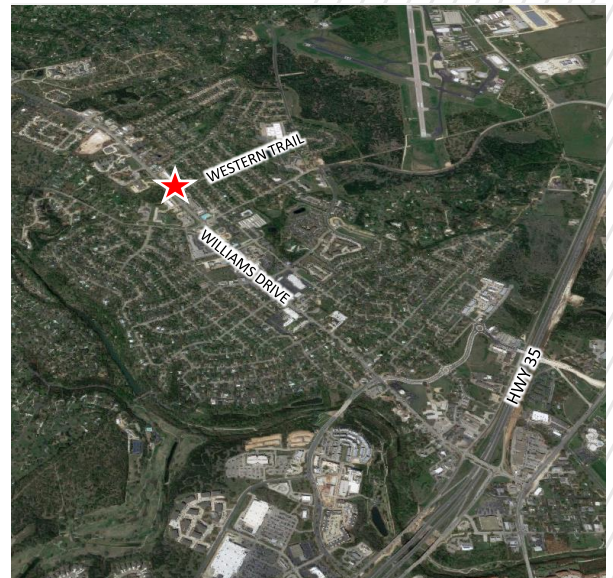
**FOR SALE**  
**3401 WILLIAMS DRIVE**  
 Georgetown, TX 78628



**PROPERTY HIGHLIGHTS**

Cushman & Wakefield U.S partnered with Franklin Street, as an exclusive advisor, is pleased to present qualified investors the opportunity to ground lease the enclosed property in Georgetown, Texas. The site is positioned at/near the intersection of Williams Drive and Western Trail, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire Georgetown MSA.

<b>BUILDING SF</b>	1,710 Gas C-Store + 704 Carwash	<b>SIGNAGE TYPE</b>	TBD
<b>LAND SF</b>	36,895	<b>1-MILE (POP.)</b>	7,642
<b>YEAR BUILT</b>	1988	<b>3-MILE (POP.)</b>	40,203
<b>PARKING</b>	N/A	<b>MED. INCOME</b>	\$82,640
<b>TRAFFIC COUNTS</b>	27,146 VPD	<b>SPACE USE</b>	TBD



**JEFF SCHEIDEGGER**  
 Account Contact  
 +1 314 384 8662  
 jeff.scheidegger@cushwake.com

**MARSHALL DURRETT**  
 Managing Director  
 +1 737 279 9850  
 Marshall.durrett@franklinst.com

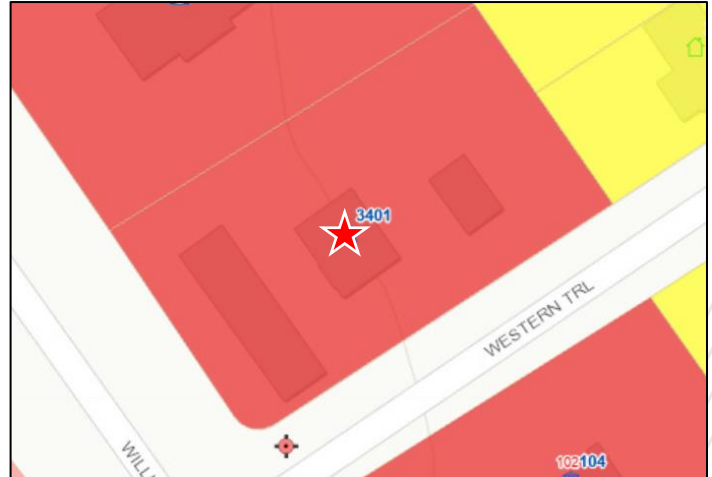
**LAURA FRETWELL**  
 Senior Associate  
 +1 737 932 8279  
 Laura.Fretwell@franklinst.com

**FOR SALE**

**3401 WILLIAMS DRIVE**  
Georgetown, TX 78628

**ADDITIONAL INFORMATION**

The property lies in the City of Georgetown, yielding a multitude of development opportunities. The property owner is seeking proposals from qualified investors to acquire the right to ground lease the property.



**LEGAL INFORMATION**

<b>TAX PARCEL ID</b>	313822
<b>2024 RE TAXES</b>	\$20,666.78
<b>ZONING</b>	C-3 General Commercial

**RESTRICTIONS**

Property will be restricted against uses competitive with convenience stores

**OFFERING PROCESS**

Property owner will consider the submission of an offer using Owner’s Letter of Intent form, which will be provided to qualified prospects. Interested parties should submit an LOI on terms where the Lessee agrees to complete a ground lease of the property on the Lessor’s Ground Lease Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

**JEFF SCHEIDEGGER**  
Account Contact  
+1 314 384 8662  
jeff.scheidegger@cushwake.com

**MARSHALL DURRETT**  
Managing Director  
+1 737 279 9850  
Marshall.durrett@franklinst.com

**LAURA FRETWELL**  
Senior Associate  
+1 737 932 8279  
Laura.Fretwell@franklinst.com