

FOR SALE 3401 WILLIAMS DRIVE Georgetown, TX 78628

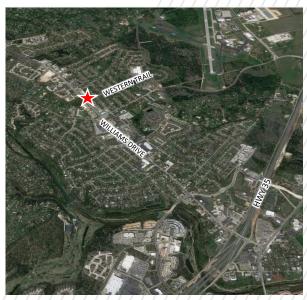


PROPERTY HIGHLIGHTS

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.

BUILDING SF	1,710 Gas C-Store + 704 Carwash
LAND SF	36,895
YEAR BUILT	1988
PARKING	N/A
TRAFFIC COUNTS	27,146 VPD

SIGNAGE TYPE	TBD
1-MILE (POP.)	7,642
3-MILE (POP.)	40,203
MED. INCOME	\$82,640
SPACE USE	TBD



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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

TAX PARCEL ID	313822
2024 RE TAXES	\$20,666.78
ZONING	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:

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