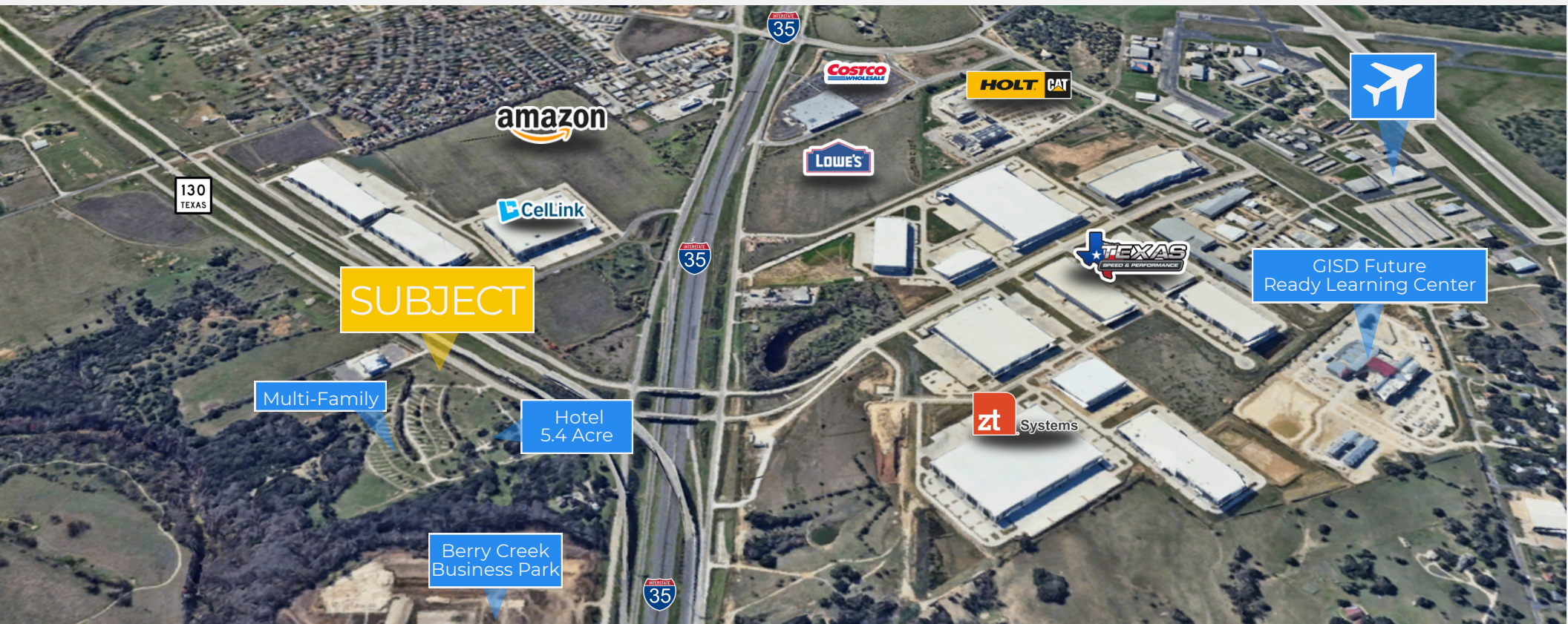


BUILD-TO-SUIT MEDICAL SUITES **FOR SALE/ LEASE**

2,000-10,000 Sq ft | 5 Acres

2800 N Interstate 35, Georgetown, TX



Headwater Commercial Realty, LLC

☎ 512.763.4444

✉ info@hw-companies.com

🌐 www.hw-companies.com

Brittnee Gregoire

Brokers Agent

512.864.5620

britt@hw-companies.com

PROPERTY DETAILS

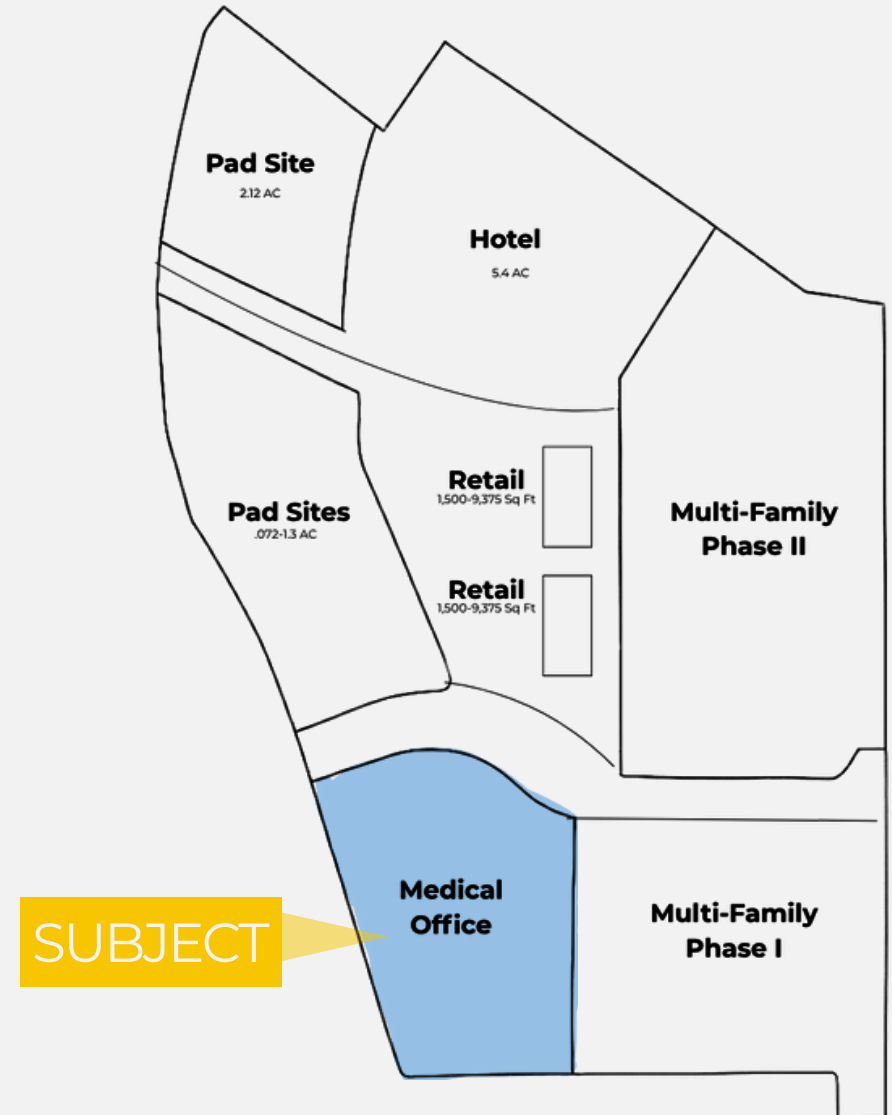


4 Miles from Baylor Scott and White

5 Miles from Austin Regional Clinic

6 Miles from Austin Ave Medical Plaza

- Prime location within Georgetown city limits
- Hard corner of I-35 & SH-130
- Build-to-suit medical suite opportunity
- Tenant improvement allowance available
- Up to 10,000 sq ft available across 1-2 floors
- ~ 85,135 Traffic Count on HW 130
- ~ 102,615 Traffic Count on I-35



The information contained herein has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.

LOCATION AND **DEMOGRAPHICS**



44.3

Median Age



\$91,857

Median Household Income



101,344

Population

- Fast-growing population with **50.3%** Growth since **2020**
- Williamson County and Cities Health District's 2024 operating revenue was \$11 million.
- **28.5%** of Georgetown's population is **65+**, driving demand for senior services; located **7** miles from Sun City, an active-adult community with **15,000+** residents.
- About **19%** of Georgetown's population is **18** years old or younger, driven by its close proximity to Austin and Killeen, which fuels demand for pediatric, family, dental, and urgent care services.
- Williamson County's healthcare employment grew **15%** over the last **5** years