

# Preserve 29

3701 W State HWY 29, Georgetown TX 78628



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## Property Overview

- **2,500 SF End-Cap space:** Both available units are coveted end-cap positions, offering maximum natural light, wrap-around visibility, and superior signage opportunities.
- **Expansive Outdoor Living:** Unit includes private, dedicated outdoor space, 1,000+ SF—ideal for beer gardens, patio dining, or alfresco retail displays.
- **Cold Dark Shell Delivery:** Space will be delivered in cold dark shell condition, providing a "blank canvas" for customized tenant build-outs tailored to specific restaurant or flex needs.
- **Soaring Ceiling Heights:** Features impressive tall ceilings that allow for mezzanine potential, vertical storage, or a dramatic, airy atmosphere for hospitality concepts.
- **Ready for Partitioning:** Professional demising walls are already in place, clearly defining your square footage and ensuring a clean start for your interior designers.
- **Flex-to-Restaurant Versatility:** Specifically designed to accommodate a wide range of uses, from creative studios and luxury showrooms to craft bars and destination eateries.
- **Gateway to Liberty Hill's Retail Boom:** Minutes from the brand-new Costco (Opening March 11, 2026) and the massive 148,000 SF Target (Coming June 2026) at the intersection of Hwy 29 and Hwy 183.
- **Strategic Regional Connectivity:** Unbeatable access to the 183A Toll Road, Ronald Reagan Blvd, and I-35, connecting your business to Austin, Leander, and Liberty Hill in minutes.
- **Shadow-Anchored Synergy:** Situated in the immediate vicinity of the new H-E-B shopping center, tapping into the daily shopping habits of the surrounding affluent community.



## LISTING DETAILS

<b>Lease Price:</b>	\$34/ SF
<b>NNN:</b>	\$10.50/SF/yr
<b>Available Sqft:</b>	(2500SF+ 1000SF+ PATIO
<b>Type of space:</b>	FLEX
<b>Use:</b>	Restaurant/Bar/Brewery/Retail
<b>Offers:</b>	Call the agent for more details

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PHOTOS



PHOTOS





Preserve 29 Metric	3701 W State HWY 29, Georgetown TX 78628		
	1-Mile	3-Mile	5-Mile
Population	550	5,629	45,203
Households	176	1,907	15,282
Median HH Income	\$158,565	\$119,599	\$79,943
Per Capita Income	\$68,400	\$61,250	\$50,829
Disposable Income	\$112,000	\$92,400	\$68,500
Median Net Worth	\$1.3M+	\$920,000	\$640,000
Median Age	37	41	40



## Information About Brokerage Services

11-03-2025



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:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.
- **ABROKER'S MINIMUM DUTIES REQUIRED BY LAW** (Agent is the sponsor 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 for an action received by the broker;
  - Answer the client's questions and present any offer for or counter-offer from the client; and
  - Treat all parties to a real estate transaction honestly and fairly.

### WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. If a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (j) the amount or rate of compensation the broker will receive and how this amount is determined.

### 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 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:
  - 1 that the owner will accept a price less than the asking price;
  - 2 that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 3 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
  - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
  - The broker does not provide the buyer/tenant with prior advice regarding the property to make a real estate transaction; generally;
  - and
  - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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