



FOR LEASE | 7,475 SF



MEDICAL OFFICE BUILDING

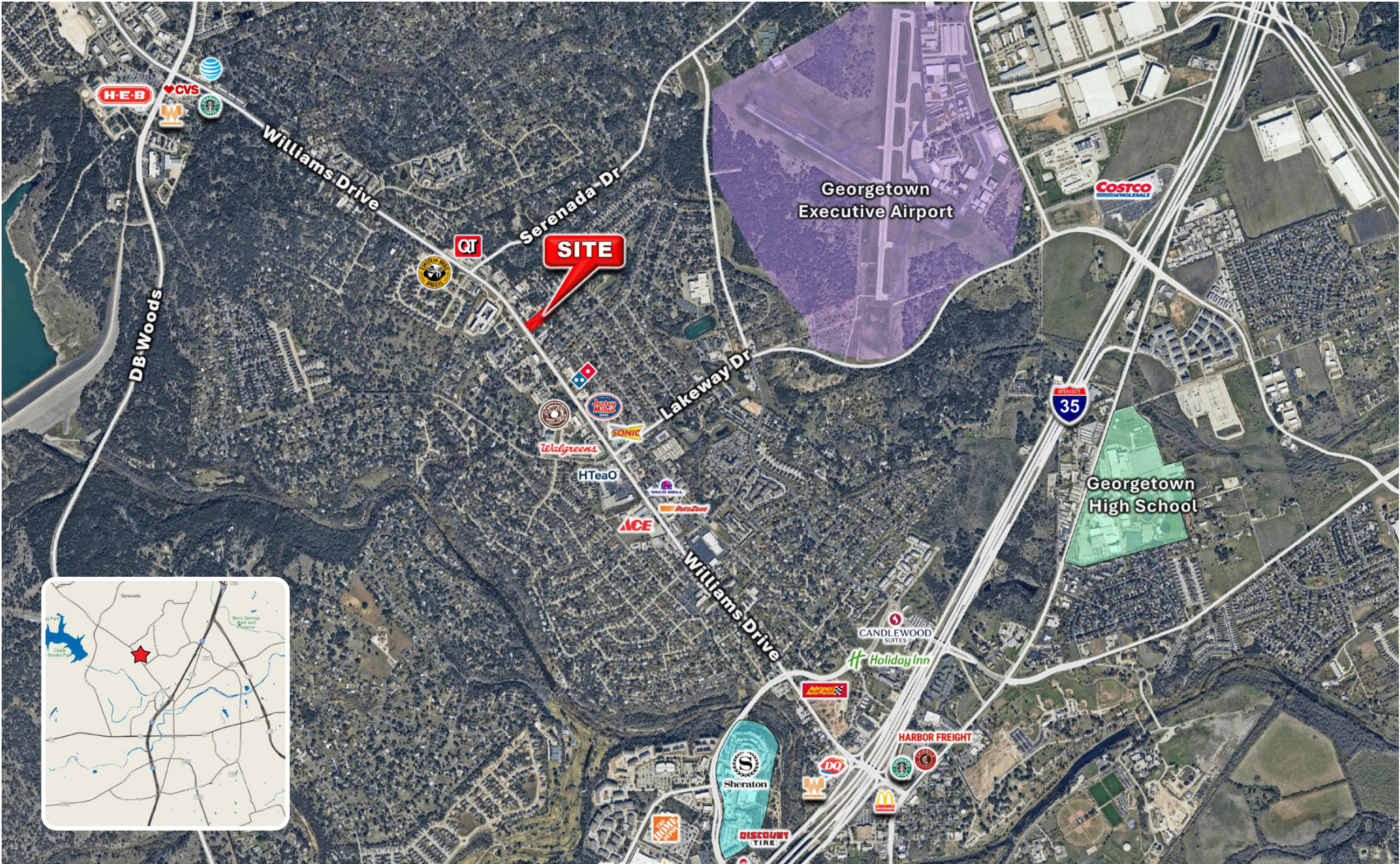
3721 WILLIAMS DRIVE | GEORGETOWN, TX 78628

FOR MORE INFORMATION: **JEFF SMITH**
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WILLIAMS DRIVE MOB

3721 Williams Drive, Georgetown, TX 78628

LOCATION



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EXECUTIVE SUMMARY



This free standing medical office building combines visibility, accessibility and functionality in one of the fastest-growing cities in the country. With ample parking and prominent Williams Drive frontage, the property offers excellent exposure and ensures ease of access for patients and staff alike.

BUILDING SIZE

7,475 SF

LOT SIZE

1.44 AC

PARKING RATIO

7.50 : 1000 SF - 56 Stalls

FEATURES

- ▶ (12) Exam Rooms
- ▶ (3) Procedure Rooms
- ▶ (6) Offices
- ▶ (5) Restrooms
- ▶ Lab & X-ray Room

LEASE RATES

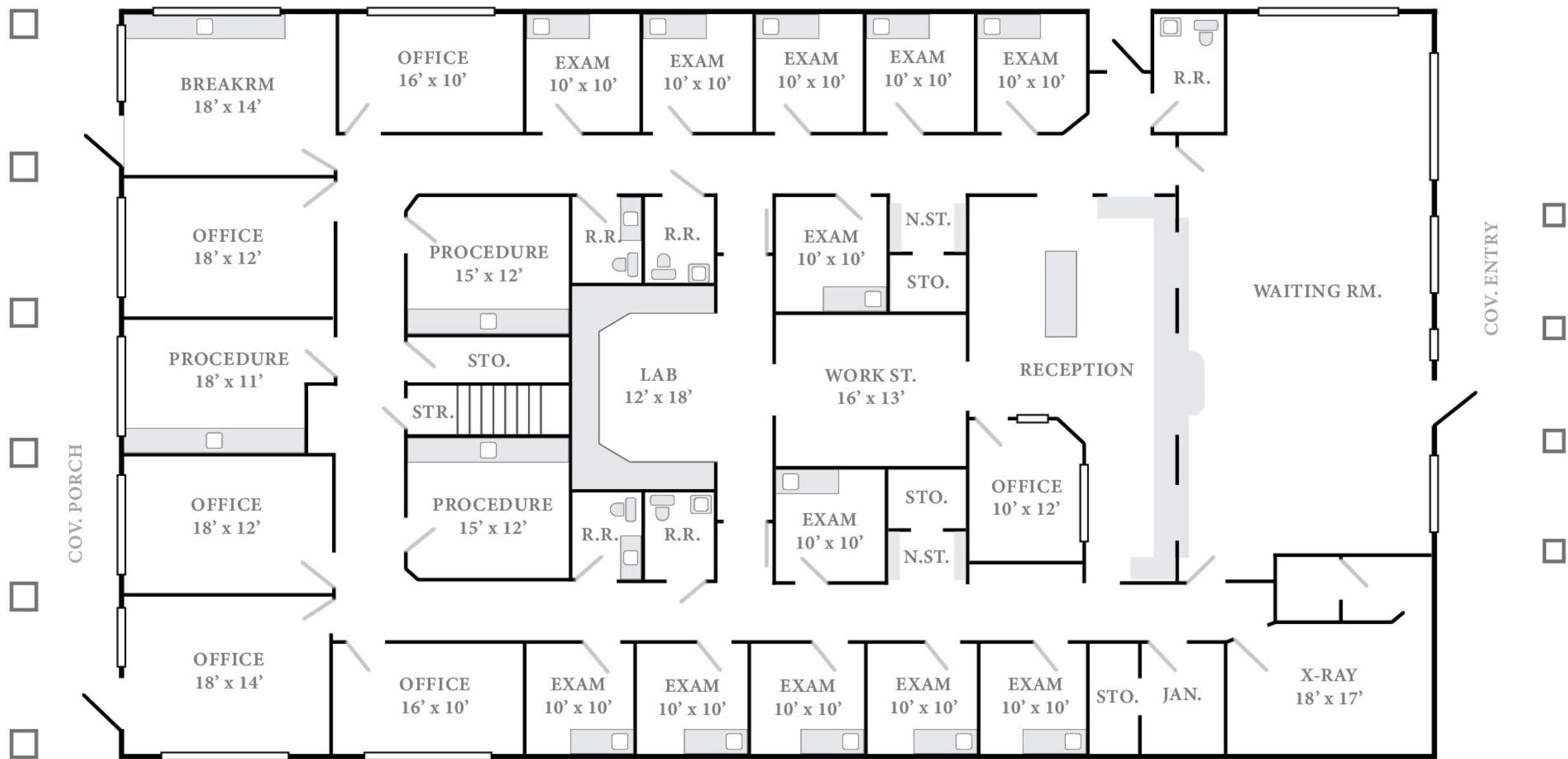
Contact For Rates (NNNs - \$7.50 /sf)



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FLOORPLAN



**Dimensions rounded to the nearest foot*

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INTERIOR PHOTOGRAPHS



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LOCATION STATISTICS

DEMOGRAPHICS 2025 Estimates

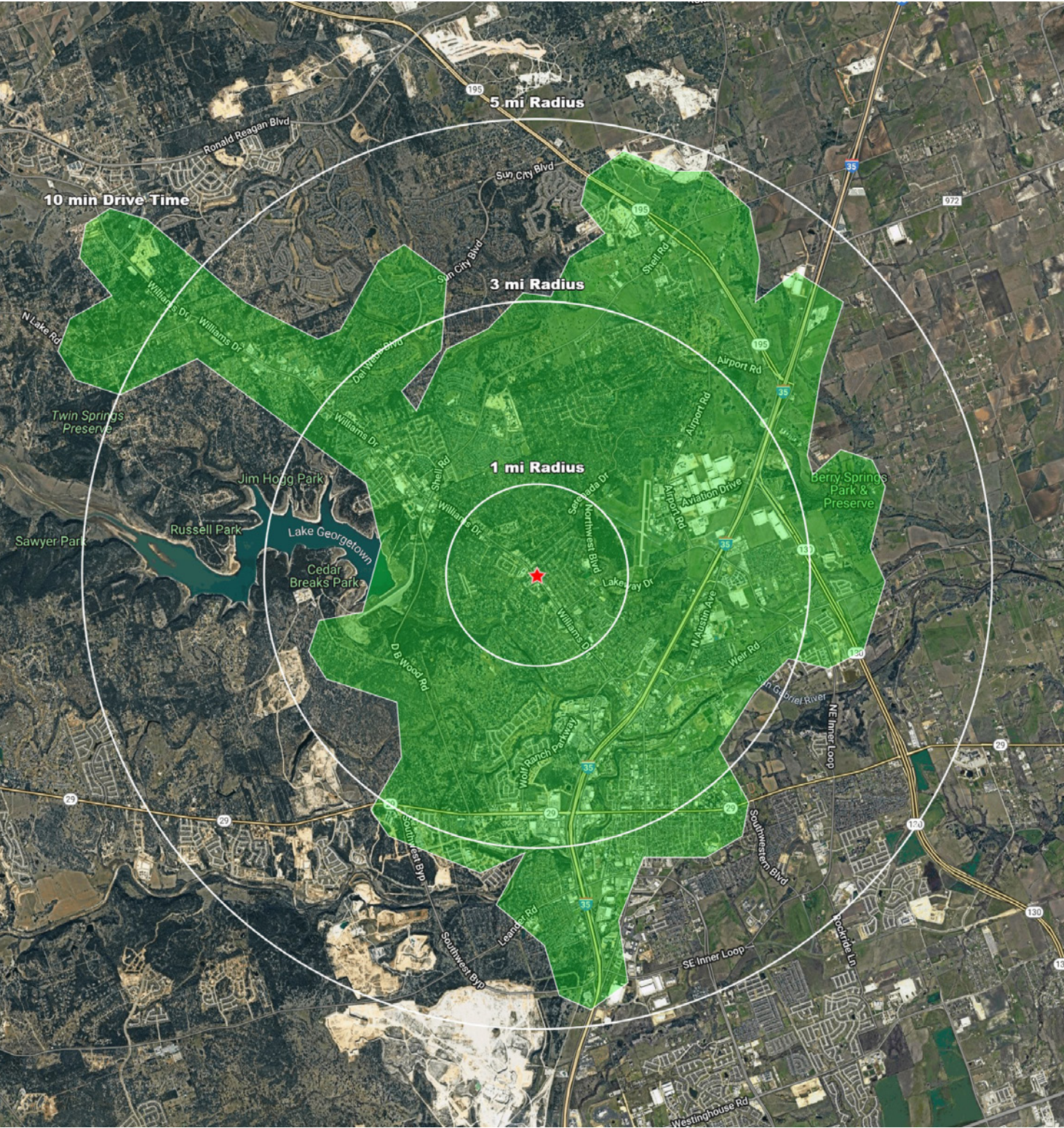
	1 Mile	3 Mile	5 Mile	10 Min. DT
Population	8,012	40,178	85,335	55,728
Households	3,425	17,749	36,725	23,998
Avg. HH Income	\$122,712	\$150,148	\$151,943	\$145,691
Median HH Income	\$87,362	\$109,777	\$111,678	\$106,956
Daytime Population	5,597	30,868	56,275	40,535
Median Age	46	44	45	43

DISTANCE FROM SITE

Interstate 35 (IH-35)	2 Miles	+/- 5 Minute Drive
Georgetown Square	3 Miles	+/- 8 Minute Drive
St. Davids Georgetown Hospital	4 Miles	+/- 9 Minute Drive
IH-35 & 1431 - Round Rock	8 Miles	+/- 15 Minute Drive
The Domain	21 Miles	+/- 25 Minute Drive
Downtown Austin	30 Miles	+/- 40 Minute Drive

TRAFFIC COUNTS

24,033 VPD WILLIAMS DRIVE



Demographic & Traffic Count Information Provided by Costar & SitesUSA

Showings By Appointment Only
Available For Occupancy - October 1st



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The purpose of this marketing package is to feature the subject property and its availabilities for lease. The information in this package has been secured from reliable sources, but Stonecrest nor any of its partners, employees, property managers and agents make any representations or warranties, express or implied, as to the accuracy of the information. Any prospective lessee shall be responsible for their own examination and inspection of the property and information relating to same and shall rely solely on such investigation and not on this marketing package, or any statements, material or information contained herein.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owners’ agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually

through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the brokers obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties consent, a broker acting as in intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, You should enter into a written agreement with the broker that clearly established the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. if you have any questions regarding the duties and responsibilities of the broker, you should resolve those question before proceeding.

ACKNOWLEDGEMNT: Please acknowledge your receipt of this information, for Broker’s records

Owner (Landlord) or Buyer (Tenant) or Authorized Representative

Date: _____

Stonecrest Services LTD	9003310	info@stonecrestinvestments.com	512-681-1000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE NUMBER

Texas Real Estate Brokers and Salesperons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, or 512-936-3000