

Preserve 29

3701 W State HWY 29, Georgetown TX 78628

4

FOR LEASE
2500 SF +PATIO

Swim School

FOR LEASE
2500 SF +PATIO

FULL CIRCLE
REAL ESTATE

SWARNA MOHAN

520-223-3722

swarna@fullcircle-realestate.com

C. KYLE BRYANT

512-619-5453

kyle@fullcircle-realestate.com

FULL CIRCLE
REAL ESTATE

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:** Combined with the end-cap visibility and **1,000+ SF patio** Restaurant-Ready
- **Infrastructure:** Skip the heavy lifting with an existing **grease trap** already installed
- **Ready for Partitioning:** Professional demising walls are already in place, including an insulated demising wall for superior sound and thermal control. With three walls already finished.
- **Soaring Ceiling Heights:** Features impressive tall ceilings that allow for mezzanine potential, vertical storage, or a dramatic, airy atmosphere for hospitality concepts.
- **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

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

FULL  CIRCLE
REAL ESTATE



- Ju Jitsu Studio
- Miracle Auto Spa
- Toy Store
- Creative Studio
- Lab Performance Recovery

- Singas Pizza and Beer Garden Restaurant
- Nail Salon
- Hair Salon
- Ice Cream
- Indian Restaurant
- Asian Super Market
- Meat Market

- Dentist
- Medical Training Office (Phlebotomy)
- Ameriprise Financials
- EXP / Lone Star Realty

Swim School

Montessori School

FOR LEASE
2500 SF

FOR LEASE
2500 SF

PHOTOS



PHOTOS



RETAIL MAP



Preserve 29 Metric	1-Mile	3-Mile	3701 W State HWY 29, Georgetown TX 78628 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

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.
- **A BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person 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 to 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 (ii) 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 seller or landlord. 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 landlord. 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 additional license holders associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out their 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 tenant is asking for;
 - 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 any material advice regarding their open-to-market real estate transactions 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.

FULL CIRCLE RE	9012625	admin@fullcircle-realestate.com	(512) 975-3245
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Chakradhar Kar	687374	chak@fullcircle-realestate.com	(913) 284-9662
Name of Designated Broker or Licensed Business Entity, if applicable	License No.	Email	Phone
Swarna Mohan	657184	swarna@fullcircle-realestate.com	(520) 223-3722
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Cleveland Kyle Bryant	797018	kyle@fullcircle-realestate.com	(512) 619-5453
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IAB51-2

PS11-0301-02, 03-08-2018, Crystal Padgett, number 15, 7841

Phone: 817-792-0318

Fax:

July 31,

Cleveland Bryant

Processed with eScriber Transaction ID: 9012625 (7/2/2018) www.trec.texas.gov

www.trec.texas.gov