

**FOR SALE  
OR LEASE**

**617 - 10,000 SF  
Medical/Office Space**

**3701 W St Hwy 29  
Georgetown  
TX 78628**

**The Preserve at Water Oak**

- Mixed-Use Development Site in Booming Area on Hwy 29
- Move in Ready



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# Highlights

- The Preserve at Water Oak - Phase 1 - Over 50,000 SF of Retail, Office and Flex
- Situated on Hwy 29 one of the fastest growing areas in Central Texas
- Hwy 29 Frontage
- Office unit sizes from 617 Sf to 2,014 SF
- Units can be combined as needed
- High speed fiber internet
- Fully sprinklered building
- Options available to add conference rooms and executive offices
- 1st floor units delivered in Cold Dark Shell condition
- 2nd floor units delivered finished out ready to move in - Highend LVT and commercial carpet - HVAC and Electric as per plans - Adjustable LED lights - Drop ceiling

# Listing Details

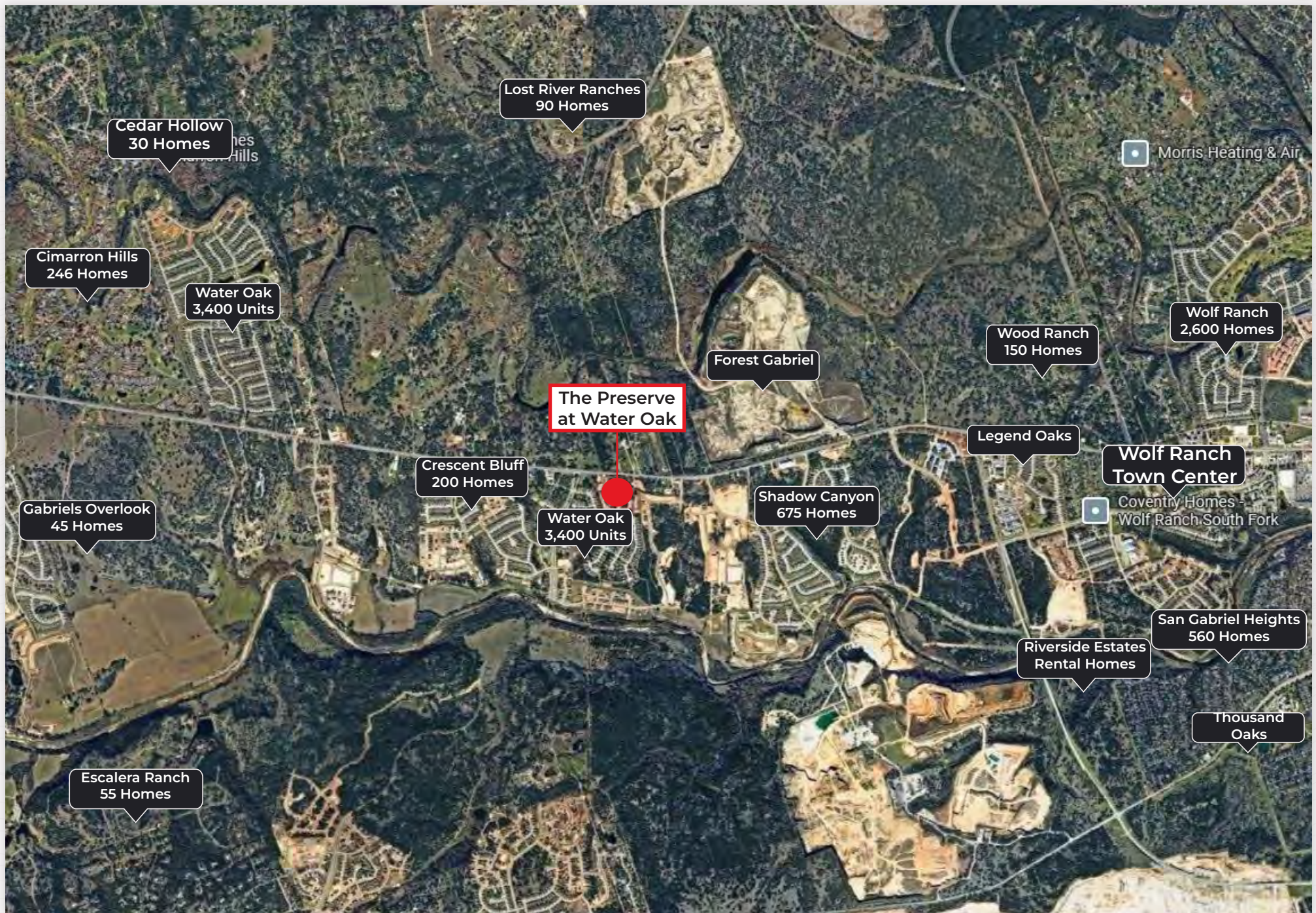
Lease Rate:	Contact for Rate
Sale Price:	Contact for Price
Property Type:	Office
Total Building SF:	18,416 SF
Available SF:	617 - 10,000 SF
Class:	A
Available:	Now
Year Built:	2025
Lease Term:	Negotiable
City:	Georgetown







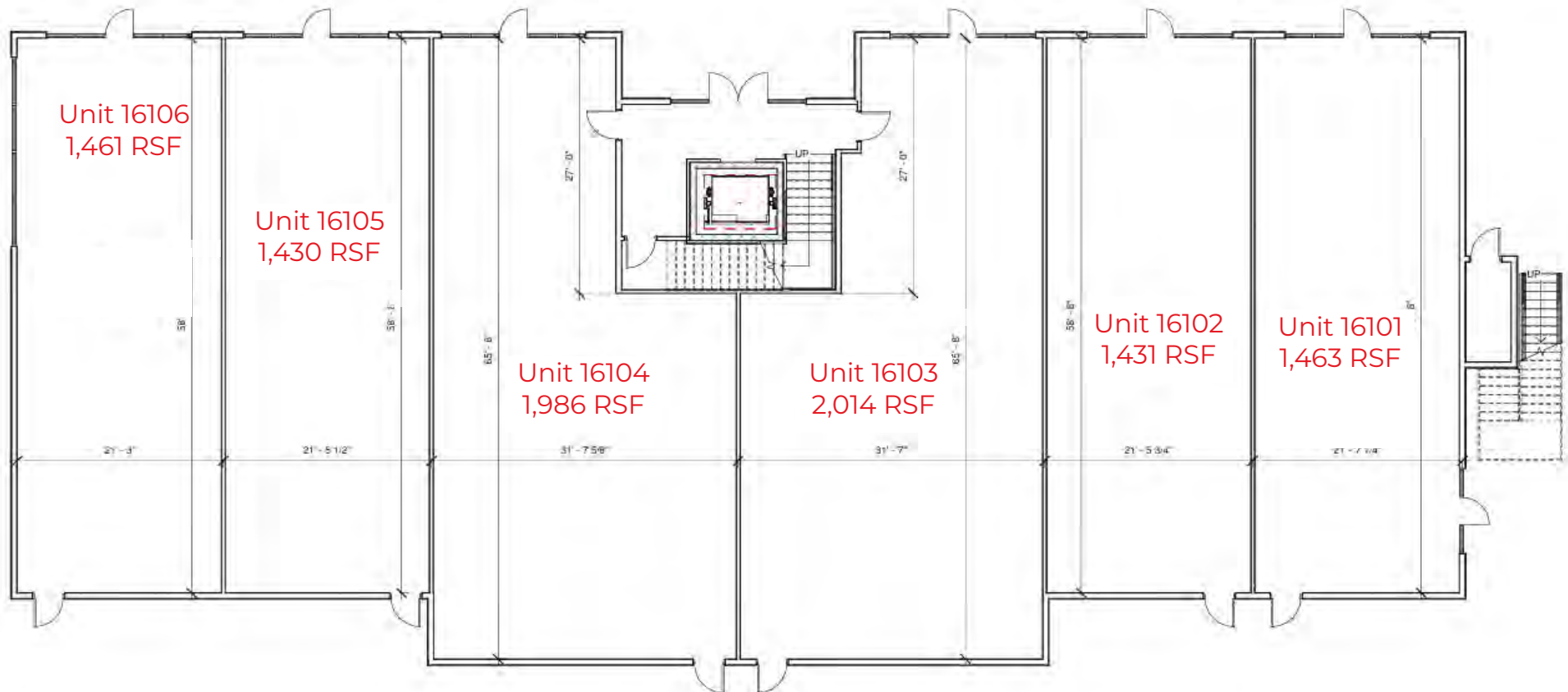




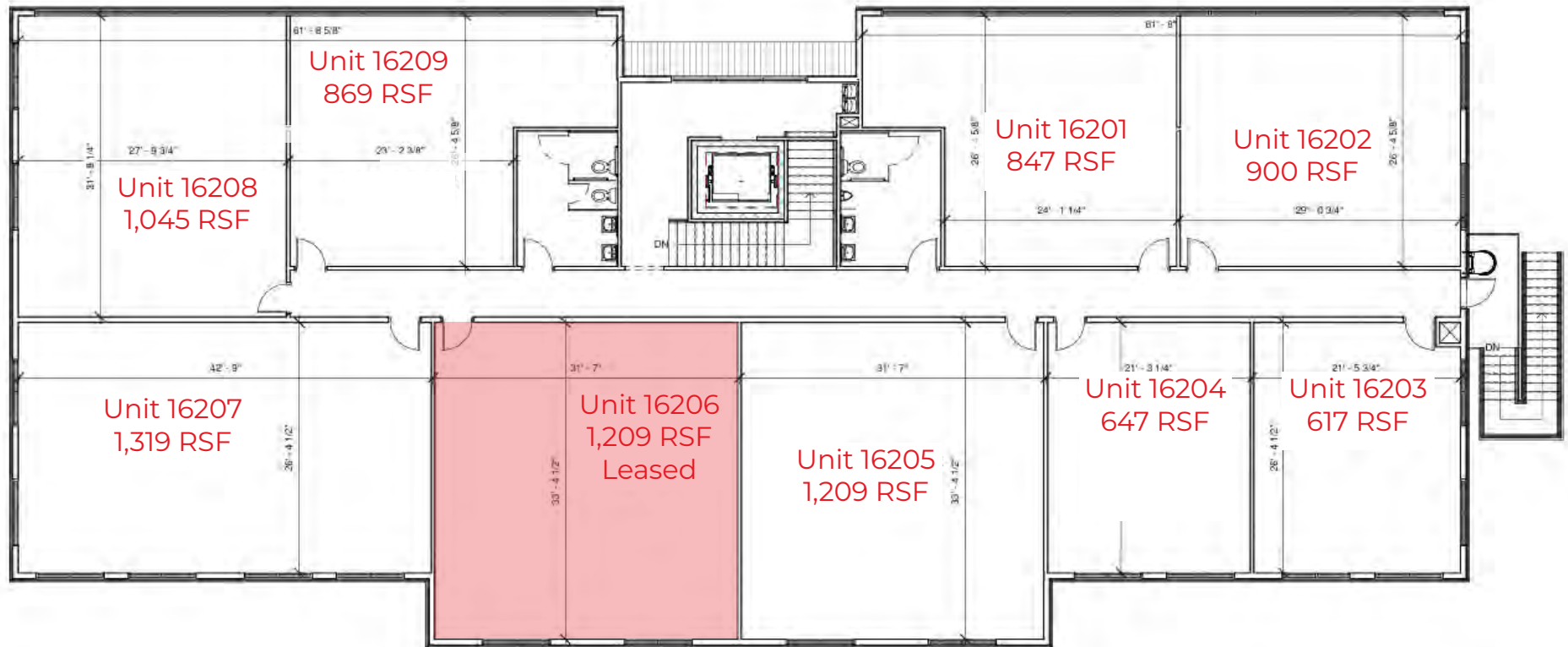
# Neighborhoods



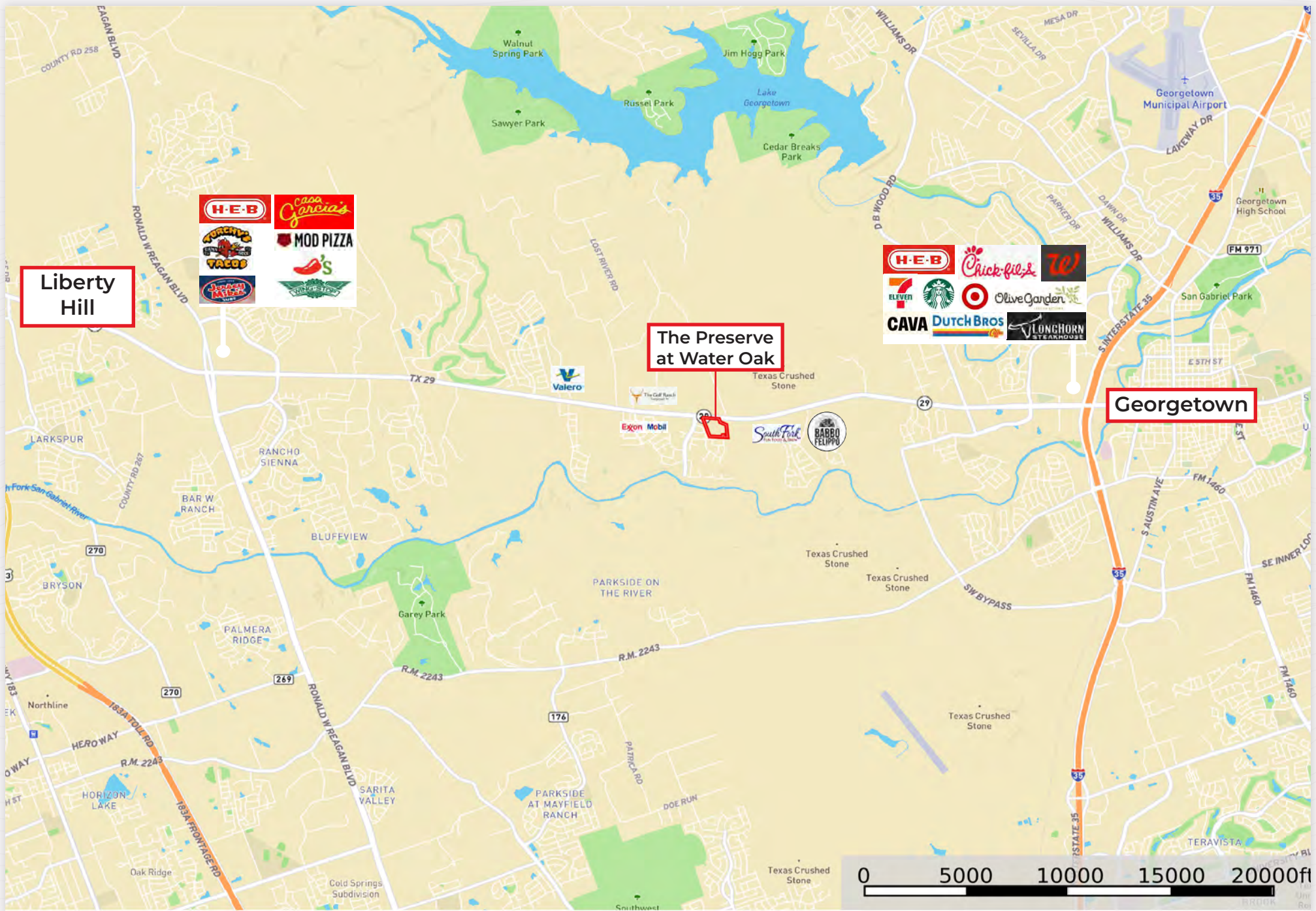
## First Floor



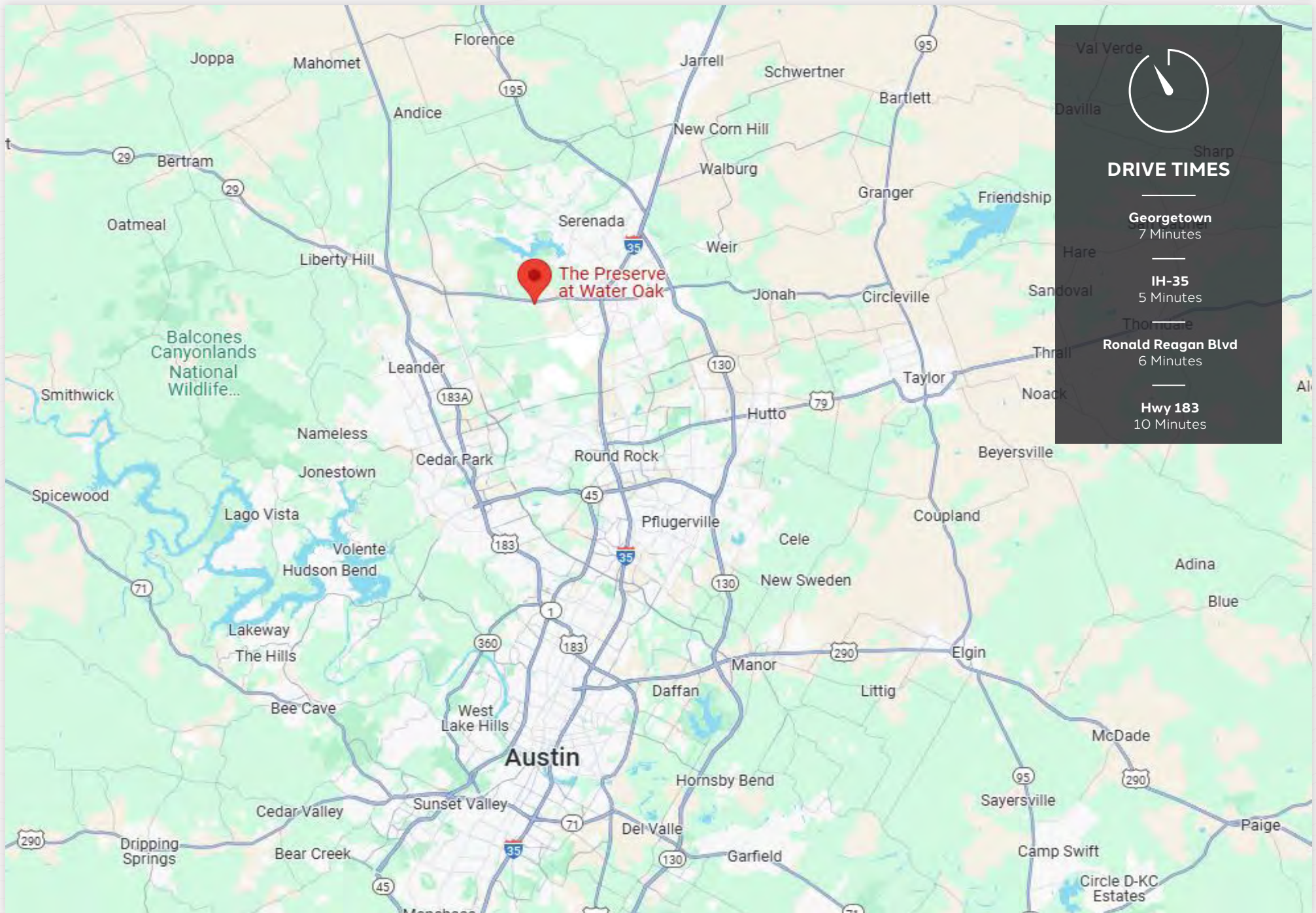
## Second Floor













# Market Overview Georgetown

Georgetown, Texas, a rapidly growing city just north of Austin, combines small-town charm with modern amenities, making it a prime location for families, retirees, and businesses. The city, known for its historic downtown square and the stunning Blue Hole Park, has seen its population surge past 75,000 residents. Georgetown's strategic location along Interstate 35 places it within easy reach of Austin, while retaining a distinct community identity enriched by cultural events, excellent schools, and recreational opportunities. Its appeal is further enhanced by a focus on sustainability, including its distinction as one of the first cities in Texas to use 100% renewable energy for its municipal needs.

## **Economy**

Georgetown's economy is vibrant and diverse, with key industries including advanced manufacturing, healthcare, life sciences, and professional services. Major employers in the area include Williamson County Government, Georgetown Independent School District, and St. David's Georgetown Hospital, all of which contribute to the city's robust job market. Additionally, its proximity to Austin allows businesses in Georgetown to tap into a labor force of over one million skilled workers. This economic vitality is supported by a pro-business environment, including competitive tax incentives and investment in infrastructure. Recent economic development efforts have attracted both large enterprises and small businesses, fostering a dynamic marketplace that continues to drive growth.

## **Real Estate**

The real estate market in Georgetown reflects the city's broader growth and diversity. On the residential side, the city offers a mix of single-family homes, townhouses, and master-planned communities that cater to a wide range of lifestyles and budgets. The housing market remains moderately competitive, with average home prices around \$450,000, marking a steady rise in value.

For commercial real estate, Georgetown boasts over 5.6 million square feet of office, retail, and industrial spaces, ranging from historic properties in the downtown area to modern developments along key transit corridors. Whether for residential buyers or commercial investors, Georgetown's real estate market offers significant opportunities driven by the city's continued expansion and economic strength.



# Contact



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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner. We are passionate about what we do.





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## Information About Brokerage Services

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

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** 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 or transaction 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

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

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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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Sales Agent/Associate's Name	License No.	Email	Phone
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