

FOR LEASE OR FOR SALE OWNER OCCUPIED



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1102 South Rock Street, Georgetown, TX

EXECUTIVE SUMMARY

Located in the heart of one of the fastest-growing cities in the U.S., 1102 S Rock St offers a compelling opportunity for owners seeking a well-located, versatile commercial property with long-term value. This $\pm 3,364$ SF commercial office building sits just blocks from the historic Square and benefits from flexible zoning in a high-demand, low-supply downtown market. Situated on a ± 0.191 -acre parcel and zoned MUDT (Mixed Use Downtown), the property accommodates a wide range of commercial uses—including office, retail, medical, or service-oriented operations—with the flexibility to reconfigure for single or multi-tenant occupancy. The building features updated interiors, historic character, private parking, and a functional two-story layout that supports a variety of business needs. Surrounded by strong demographics, steady population growth, and a thriving downtown business district, this property is well-positioned for continued relevance and long-term success.

Value Proposition

1102 S Rock St combines historic charm, operational flexibility, and a strategic downtown location within a submarket defined by limited inventory and sustained growth. Owners can take advantage of Georgetown's expanding population, walkable urban core, and increasing demand for distinctive commercial space. Whether utilized as a headquarters location, professional office, boutique commercial space, or repositioned for enhanced usability, this property offers a unique opportunity in one of Central Texas's most dynamic downtown environments.

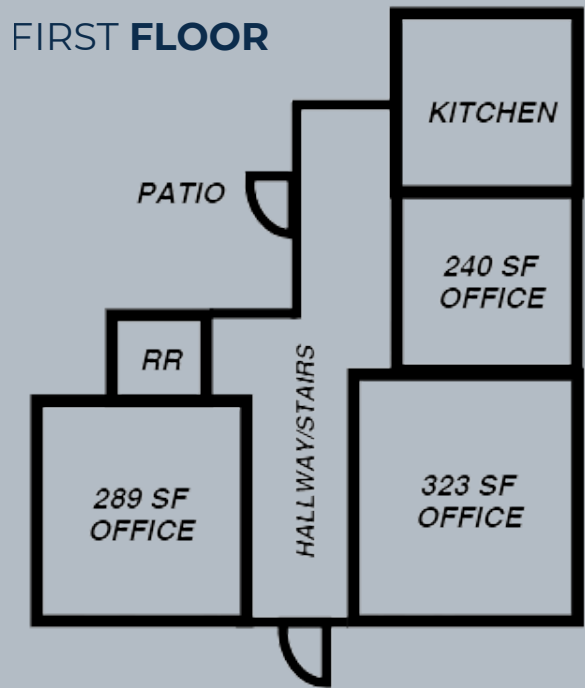


PROPERTY DETAILS

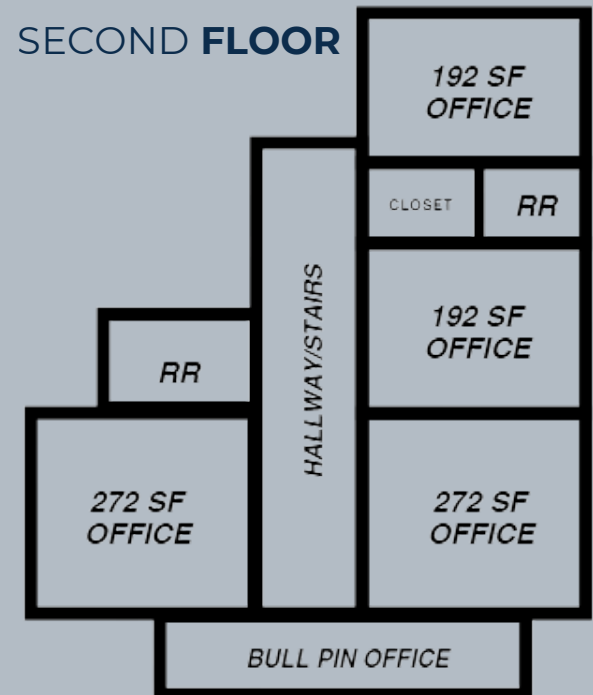
3,364 Sq Ft | Office/Retail Space

- Eight Large Private Offices
- Lot Size: ±8,320 SF (0.191 acres)
- Easy access to I-35 and State Highway 29
- Walkable distance to the Square
- Georgetown is one of the fastest-growing cities in the U.S
- Median household income in Georgetown increased ~29.3% since 2020
- Private driveway, 3 surface parking spaces, large patio and corner-lot visibility

FIRST FLOOR



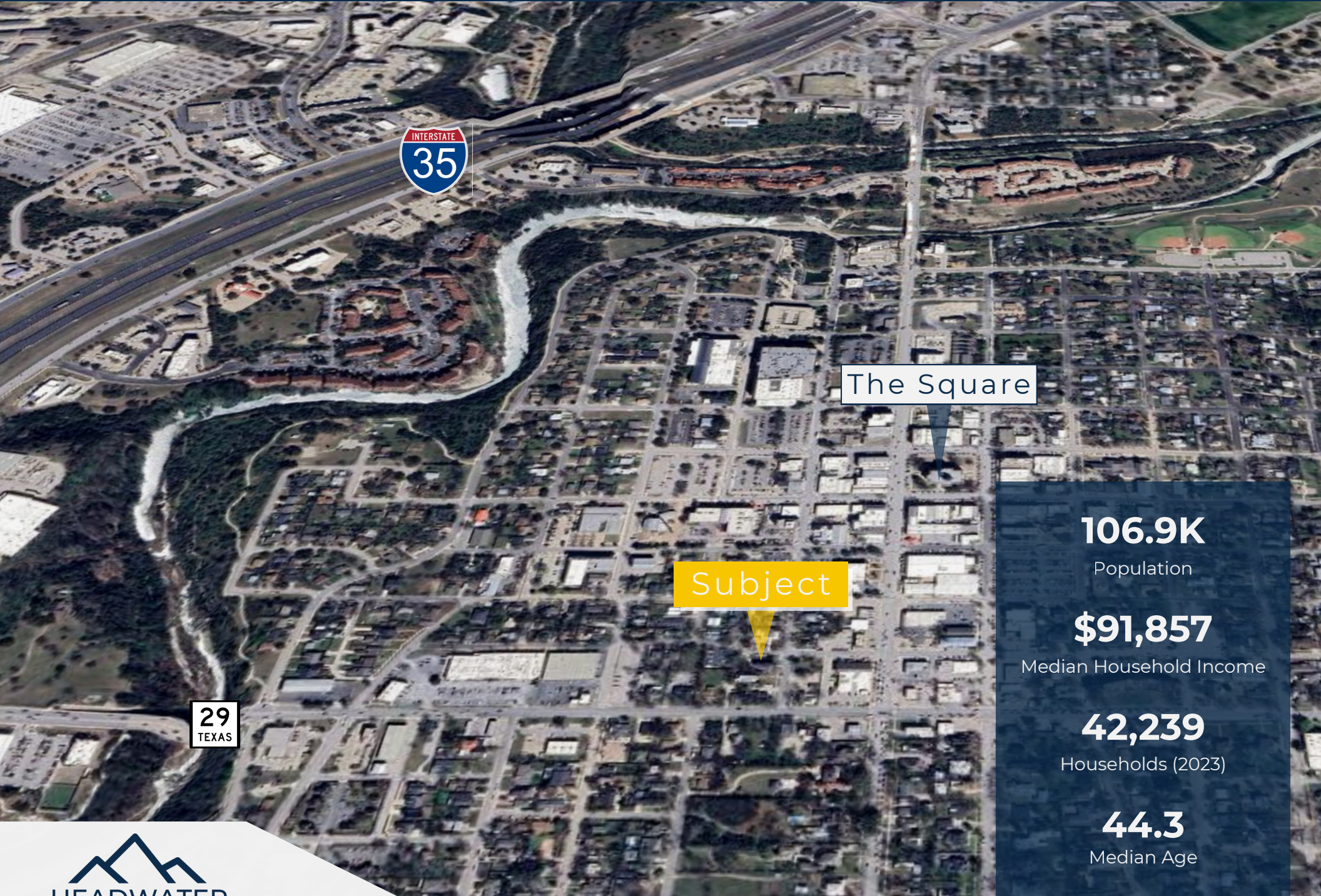
SECOND FLOOR



PROPERTY HIGHLIGHTS

- **Building Size**
 - ±3,364 SF | Lot Size: ±8,320 SF (0.191 acres)
- **Zoning**
 - MUDT – Mixed Use Downtown (supports office, retail, service, etc.)
- **Historic Character + Modern Upgrades**
 - Built in 1910 and updated with modern amenities
- **Site Features**
 - Private driveway, 3 surface parking spaces, large patio, corner-lot visibility
- **Interior Layout**
 - Multiple private offices, central HVAC, upgraded finishes, efficient floorplan
- **High-Growth Submarket**
 - Georgetown ranks among the fastest-growing cities in the U.S.
- **Proximity**
 - Walking distance to downtown, near I-35 and major regional employers
- **Exit Strategy**
 - Ideal for a long-term hold

LOCATION AND DEMOGRAPHICS



The Square

Subject

106.9K

Population

\$91,857

Median Household Income

42,239

Households (2023)

44.3

Median Age

29
TEXAS



LOCATION AND PROXIMITY



INTERIOR PHOTOS



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