

FLEX INDUSTRIAL FOR SALE

MARKET STREET BUSINESS PARK



181 MARKET STREET, GEORGETOWN TX. 78626

Headwater Commercial Realty presents a rare opportunity to purchase a move in ready flex condo suites. Located in Williamson County, in one of the fastest growing areas in the country. Market Street Business Park has many great features including easy access to IH35 and no zoning restrictions. Adjacent to the new Hanwha Texas manufacturing plant.

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BUILDINGS 4 & 5 FOR SALE



MOVE-IN-READY SUITES

Located in the Market Street Business Park, these units offer modern amenities and convenient access to IH35, Hwy 195, and SH130. The park features three-phase power throughout, high-speed internet, and substantial insulation in each building. Every unit includes a climate-controlled office space with a restroom.

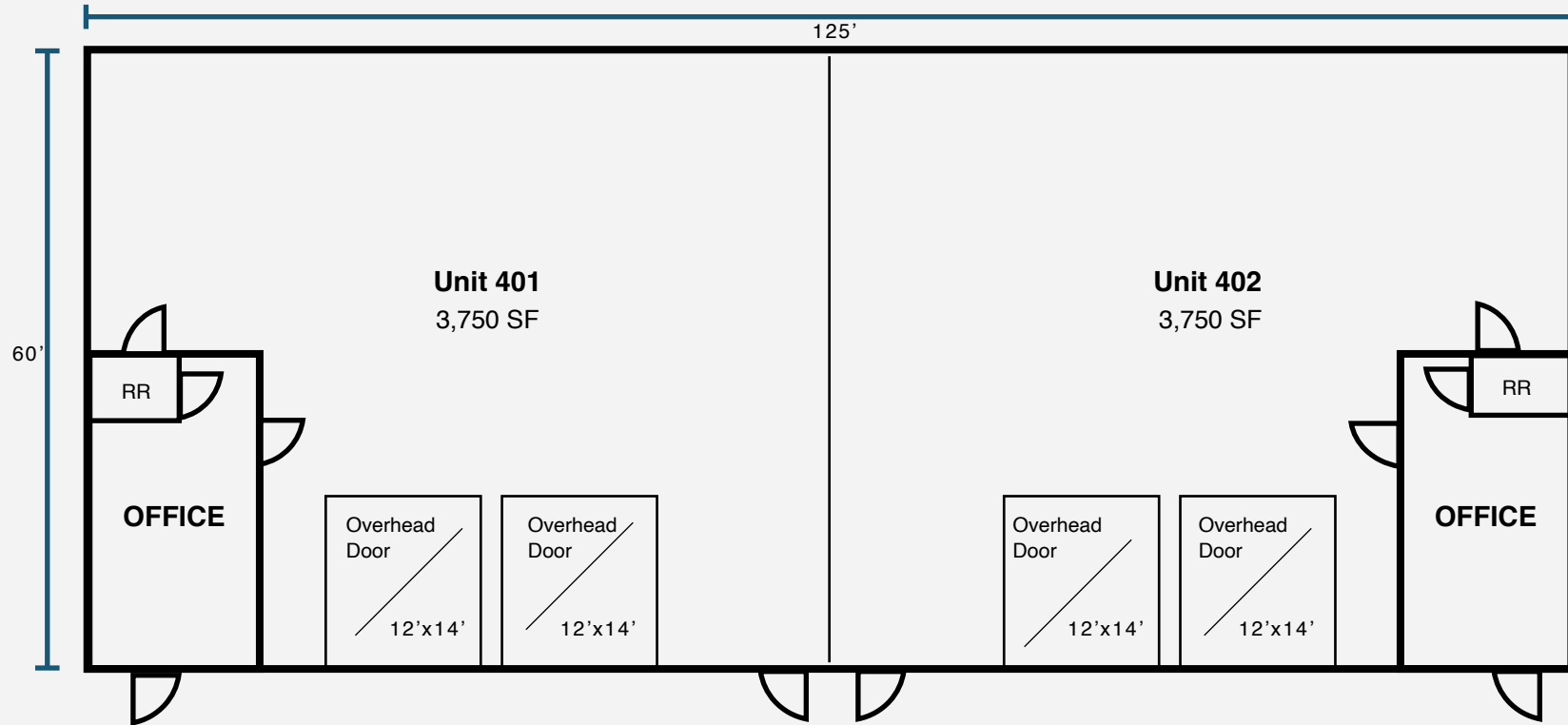
Building 4

This building spans 15,000 SF, divided into four equal-sized units of 3,750 SF each. Each suite is equipped with two grade-level doors and has a peak eave height of 16 feet.

Building 5

Suite 501 offers 2,950 SF within a 4,950 SF building, with a peak eave height of 14 feet. The suite comes with two grade-level doors, making it ideal for flexible usage.

MOVE-IN-READY SUITES



BUILDING 4

Size: 15,000 SF total, each unit equals 3,750 SF

Office: Each unit has 438 SF of conditioned, finished office with one restroom that is accessible from the office or the warehouse

Overhead Doors: Large 12x14 grade level doors

Entrance: Each end of the unit is clearly identified with a flag sign and a storefront awning

Parking: Shared parking ratio 1.5 per 1,000 SF

LOCATION



LOCATED HALF A MILE OFF IH35 | NORTHBOUND TAKE EXIT SH130

Large Commercial Developments

- 1) Hanwha
- 2) Texas Outdoor Power Equipment
- 3) NorthPark by Titan Development
- 4) CrossPoint by Jackson Shaw Development
- 5) ZT Systems and Cellink Corporation
- 6) Costco and Holt Caterpillar

5 Mile Radius Demographics

- 2024 Population: 94,227
- 2028 Projected Population: 75,318
- Annual growth '23-'28: 2.3%
- Avg. Household Income: \$105,394

Travel

- IH35 at SH130: 79,755 VPD
- 28 miles to Samsung Taylor
- Approximately 30 miles to Killeen
- Approximately 30 miles to Austin

The site is strategically positioned in the path of significant industrial and commercial growth, just outside the city limits and within the Georgetown ETJ. Within one mile of the property, over one million square feet of large-scale industrial development has already been established, further enhancing the area's growth potential.

