



Ford Elementary School

Merritt Heritage Senior Village  
244 Units

WILLIAMS DR - 34,000+ VPD



# Macro Aerial

Williams Dr & Verde Vista Rd Georgetown, TX 78633



## Summary

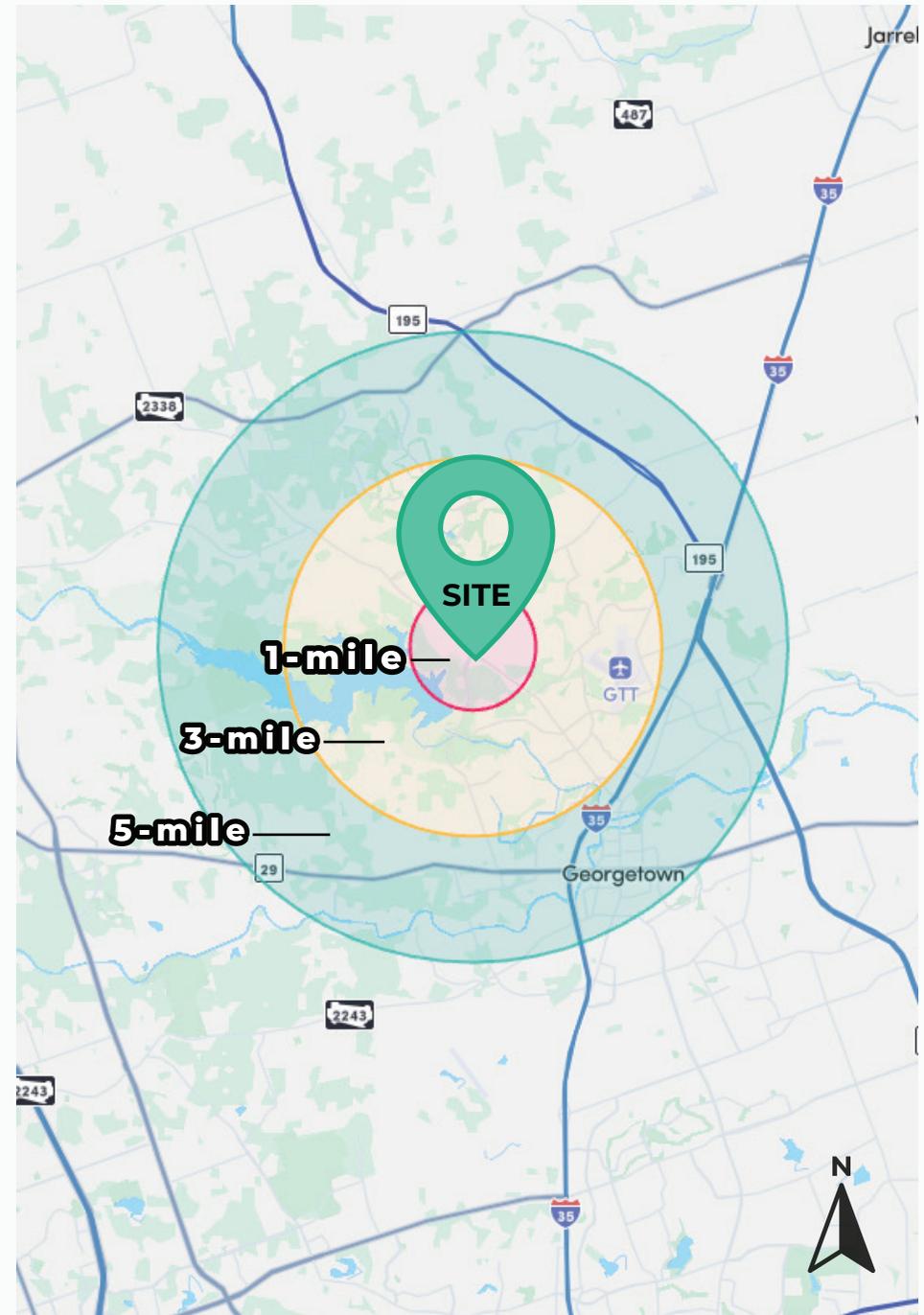
- Lease Rate: Inquire for Pricing
- Building Size: +/- 7,500 SF
- Available For Lease: 1,000-7,500 SF
- Co-Tenants: TBD

## Property Overview

- Booming community showing 5 yr population growth in excess of 40%
- Strong positioning at signalized intersection of high traffic corridor
- Adjacent to brand new Sprouts power center with numerous national brands
- Drive thru availability with strong visibility to intersection

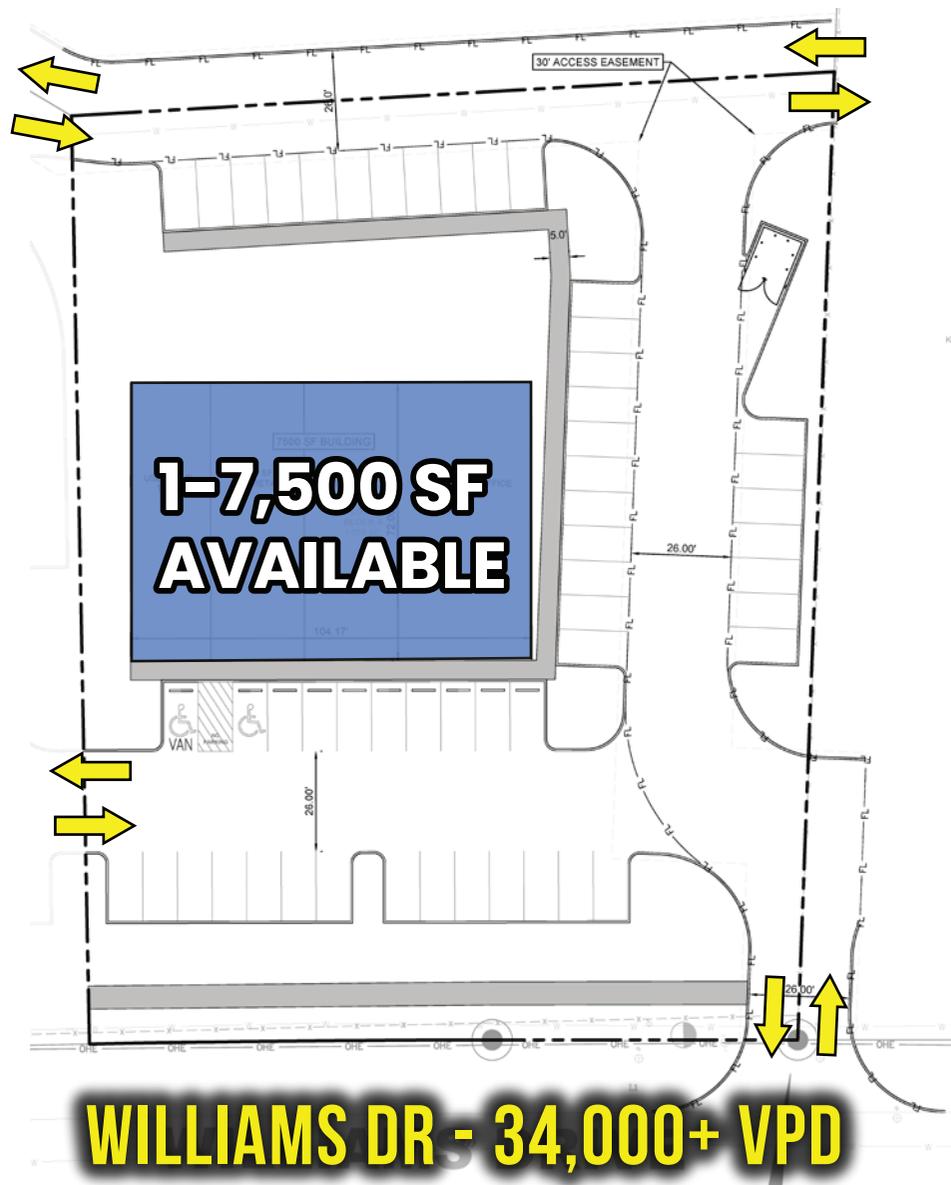
## Demographics

2025 Population		
3,767 1 Mile	19,071 3 Mile	35,394 5 Mile
2029 Projected Growth ('25-'29)		
9.80% 1 Mile	9.90% 3 Mile	10.00% 5 Mile
Avg. Household Income		
\$128,700 1 Mile	\$117,295 3 Mile	\$120,746 5 Mile



# Site Plan

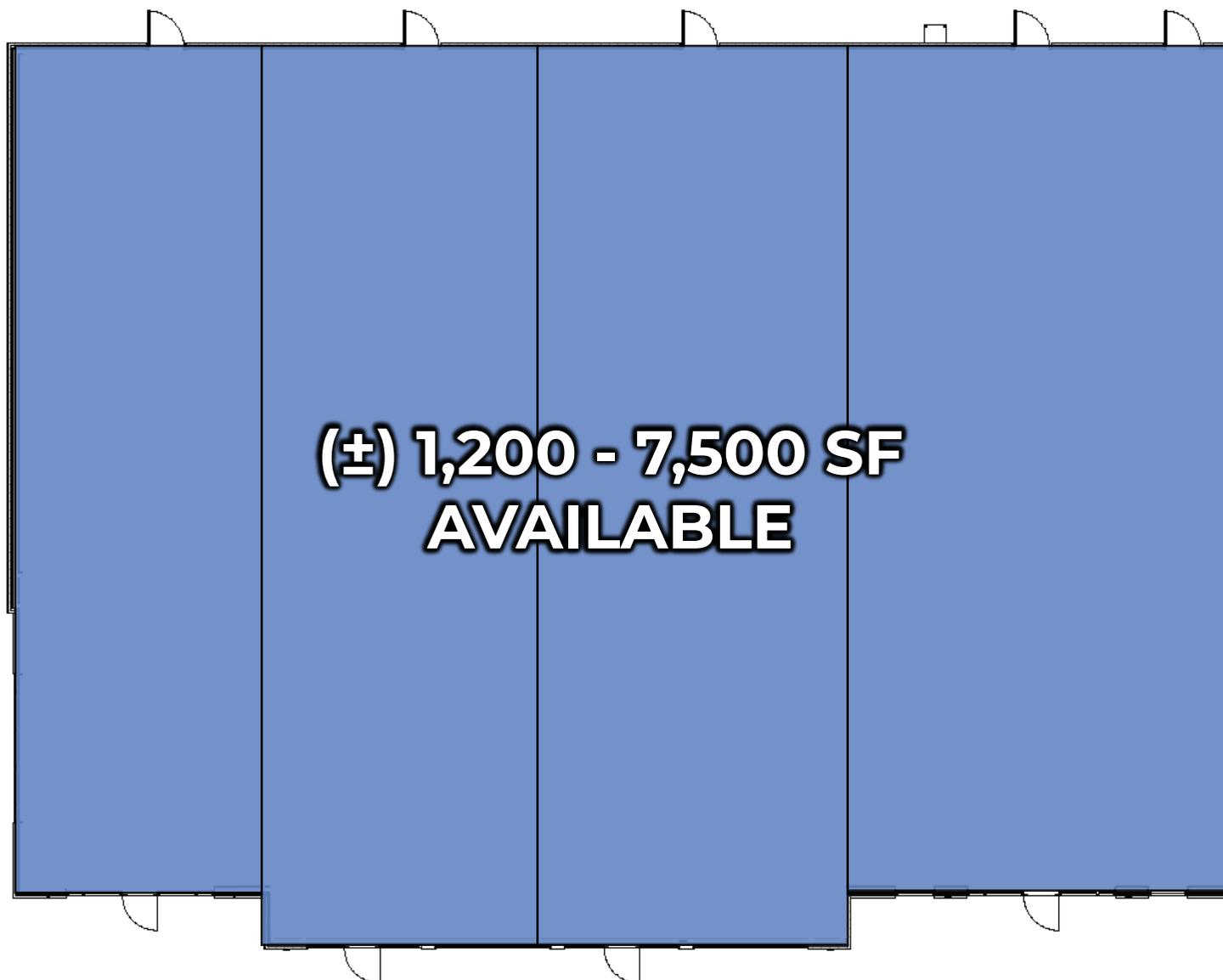
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# Floor Plan

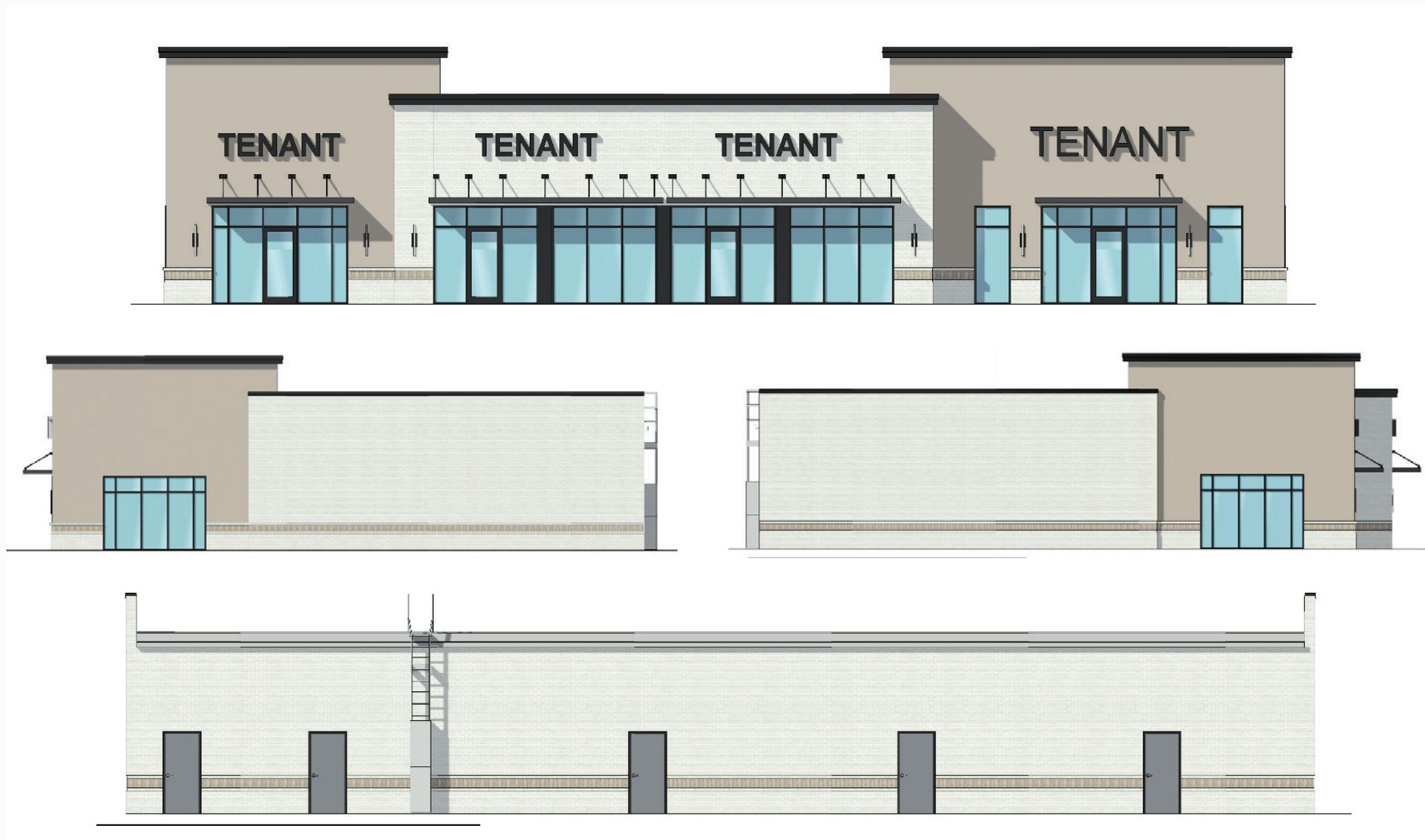
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# Renderings

Williams Dr & Verde Vista Rd Georgetown, TX 78633





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