



COOLEY CAPITAL
COMPANIES
CONSTRUCTION - DEVELOPMENT - INVESTMENTS

Longhorn Junction Corporate Park
210 Blue Springs Blvd, Georgetown, TX 78626



NOW LEASING

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HIGHLIGHTS

- ±29,295 square feet of flex space (office/warehouse) available for lease
- Anchored by “The Junction”, an 18,000 SF “Destination Entertainment” & Food Hall complete with four (4) restaurants, full bar, private event space, pickleball courts & more
- Visible from I-35 with over 145,000 vehicles per day
- Targeting coffee roasters, distilleries, service providers, creative office, educational, distribution, fulfillment

AVAILABLE

- Building One – 2,441 SF TO 7,323 SF
- Building Two - 2,441 SF TO 9,765 SF
- Building Three - 2,441 SF TO 9,765 SF

RATES / NNN

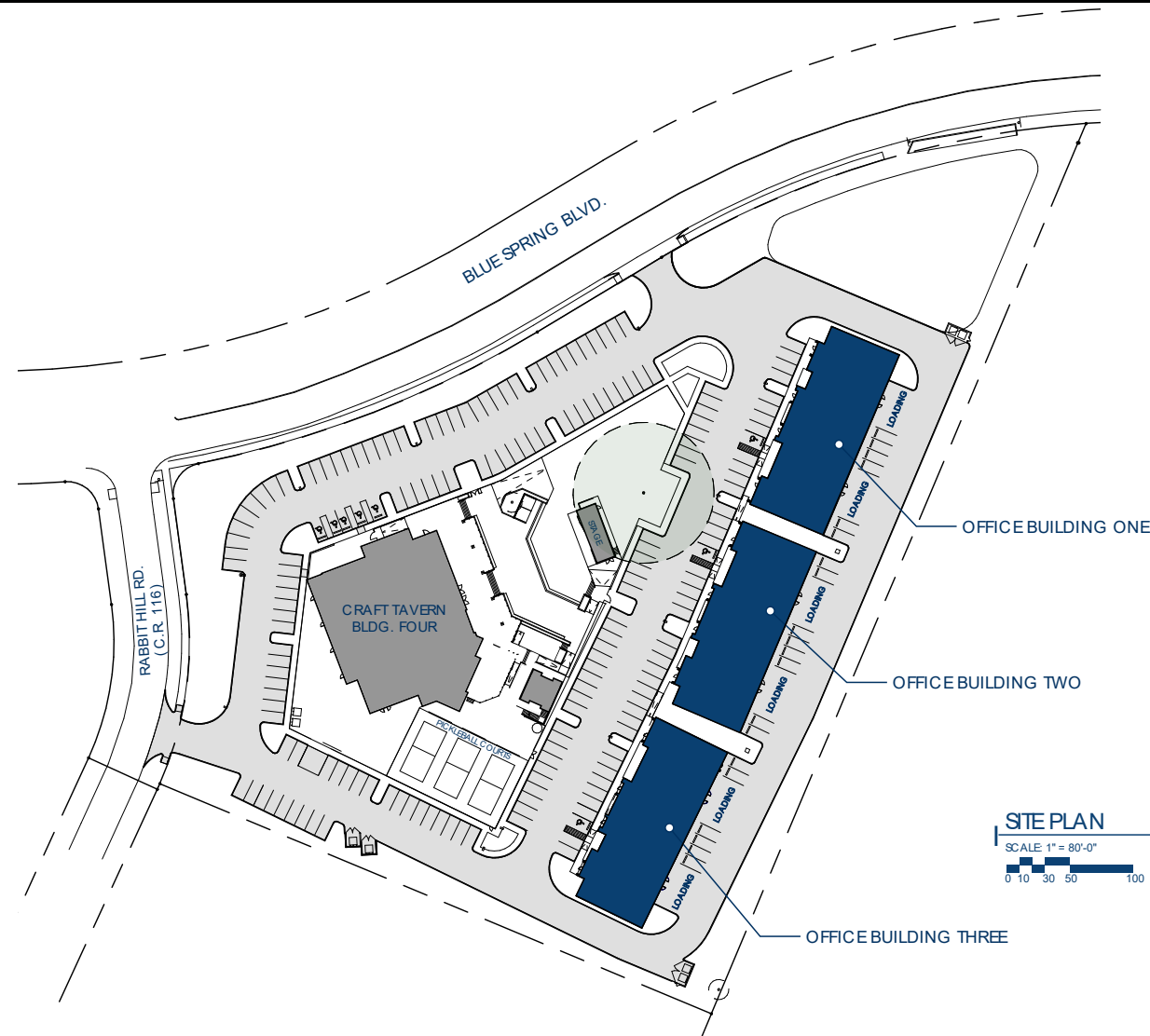
- \$21 PSF / \$6 PSF NNN

TRAFFIC COUNTS

- I-35 - 145,000 VPD

AREA EMPLOYMENT CENTERS

- Blue Springs Business Park, GAF Energy, BPI, Citicorp, CV Linens, Rock Springs Hospital, Texas Electric Cooperatives, Loram Technologies, Bridge Logistics Park, Harmony Public Schools



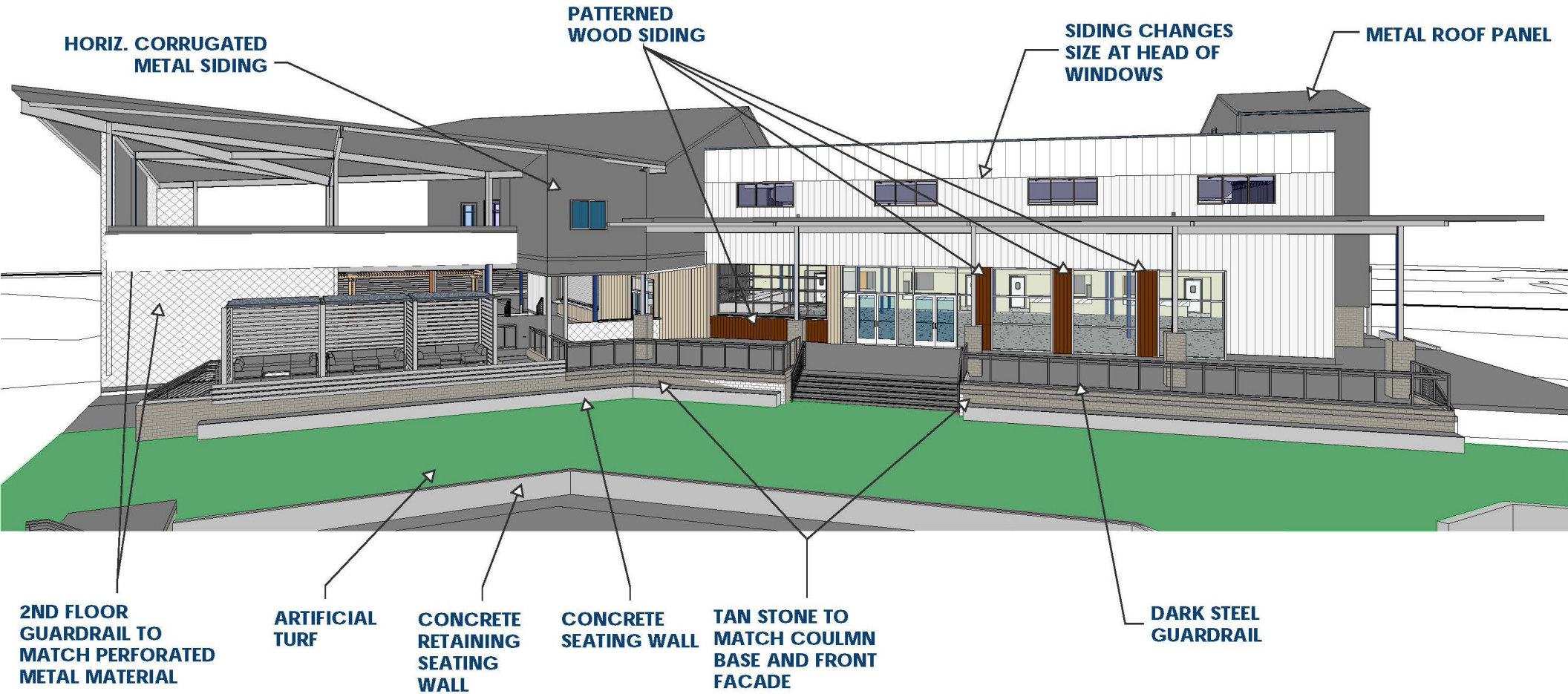
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THE JUNCTION
EAT / PLAY / DRINK

→ THIS WAY TO FUN



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- GEORGETOWN EMPLOYMENT IMPACT

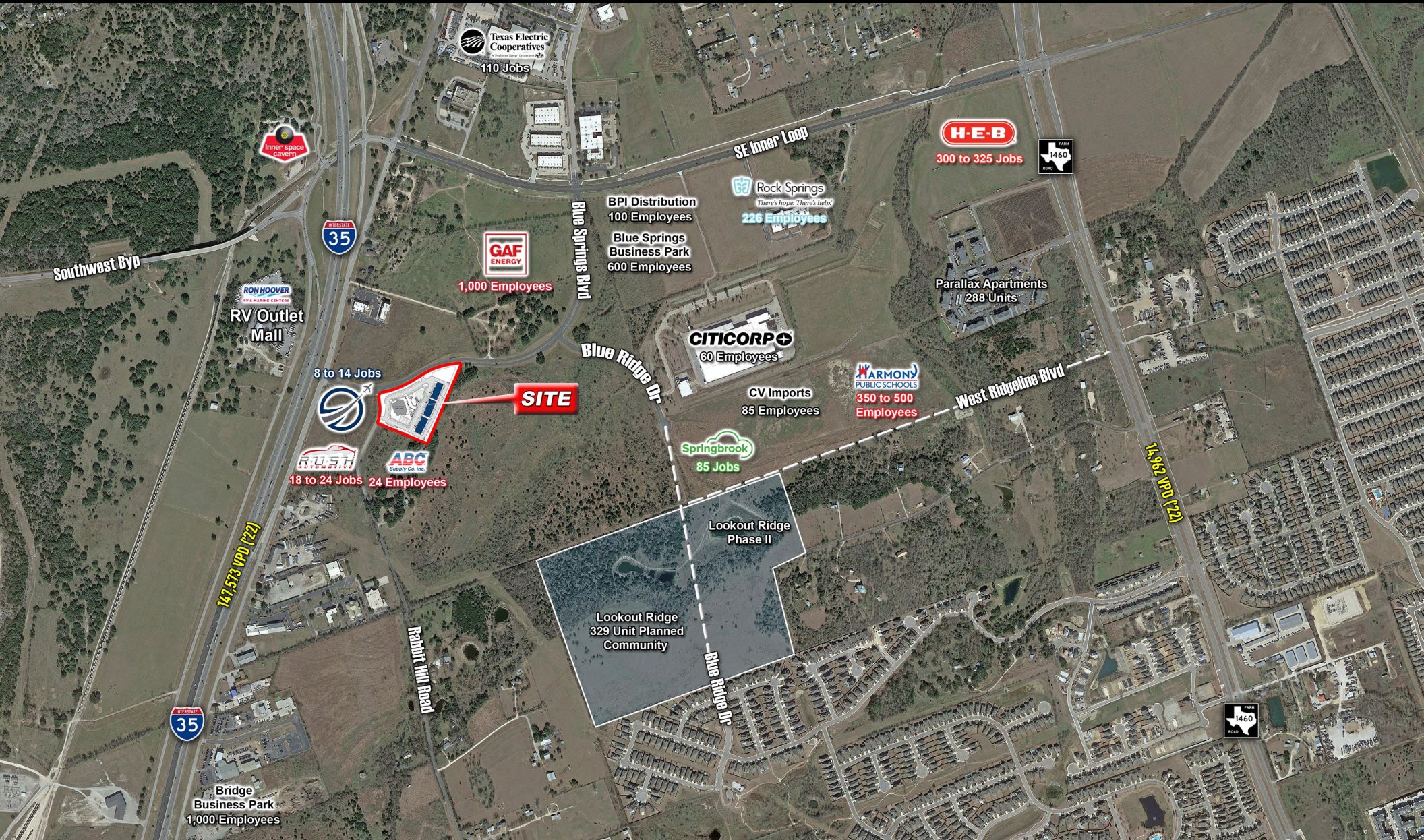
- CV Imports (dba: CV Linens) - 205 Blue Ridge Dr. - 150,000 SQFT - 85 Employees
- BPI Distribution - 400 SE Inner Loop - 100,000 SQFT - 100 Employees
- Harmony Public Schools - Ridgeline Dr. – Elementary & High School - 350 to 500 Employees
- Bridge Business Park - 5501 S. IH-35 - 92 acres - 1,100,000 SQFT - 1,000 Employees
- ABC Supply Company - 205 Rabbit Hill Rd. - 40,000 SQFT - 24 Employees
- Lorum Technologies – 3502 S. Austin Ave. - 150,000 SQFT - 94,000 SQFTt - 650 Employees
- GAF Energy - 110 SE Inner Loop - 450,000 SQFT - 1,000 Employees
- Blue Springs Business Park - 610 Blue Springs Blvd. - 604,000 SQFT - 600 Employees
- Westinghouse 35 - 1310 Blue Ridge Dr. - 230,000 SQFT - 300 Employees
- Georgetown's Motor Mile
 - Georgetown Infinity - Mac Haik - Suburu of Georgetown - Mercedes Benz of Georgetown
 - Don Hewlett Chevy Olds Buick Volkswagen - Mazda Georgetown
 - S. IH-35 - 1,200+ Employees
- Citicorp Data Center - 201 Blue Ridge Dr. - 304,700 SQFT - 60 Employees
- Airborn, Inc. - 3500 Airborn Cir. - 610 Employees
- Chatsworth Products - 3004 S. Austin Ave. - 240 Employees
- Rock Springs Hospital - 700 SE Inner Loop - 226 Employees
- Tasmus Texas Corporation - 211 Tasmus Way - 180 Employees
- Texas Electric Cooperatives - 100 W. Cooperative Way - 220 Employees
- Hanwha Advanced Materials - N. IH-35 - 200,000 SQFT - 400 Employees
- Cellink - Gateway 35 - 110 Wittera Way - 294,000 SQFT - 2,000 Employees
- Onx Homes - Crosspoint Business District - 4813 N. IH-35 - 204,000 SQFT - 400 Employees
- ZT Systems - 1809 Titan Dr. - 430,000 SQFT - 1,500 Employees
- Texas Speed & Performance - 1621 Aviation Dr. - 70,000 SQFT - 30 Employees
- Greater Austin Merchants Cooperative Association - 101 Velocity Dr. - 297,000 SQFT - 150 Employees
- Aeronet Logistics - 201 Velocity Dr. - 56,000 SQFT - 100 employees

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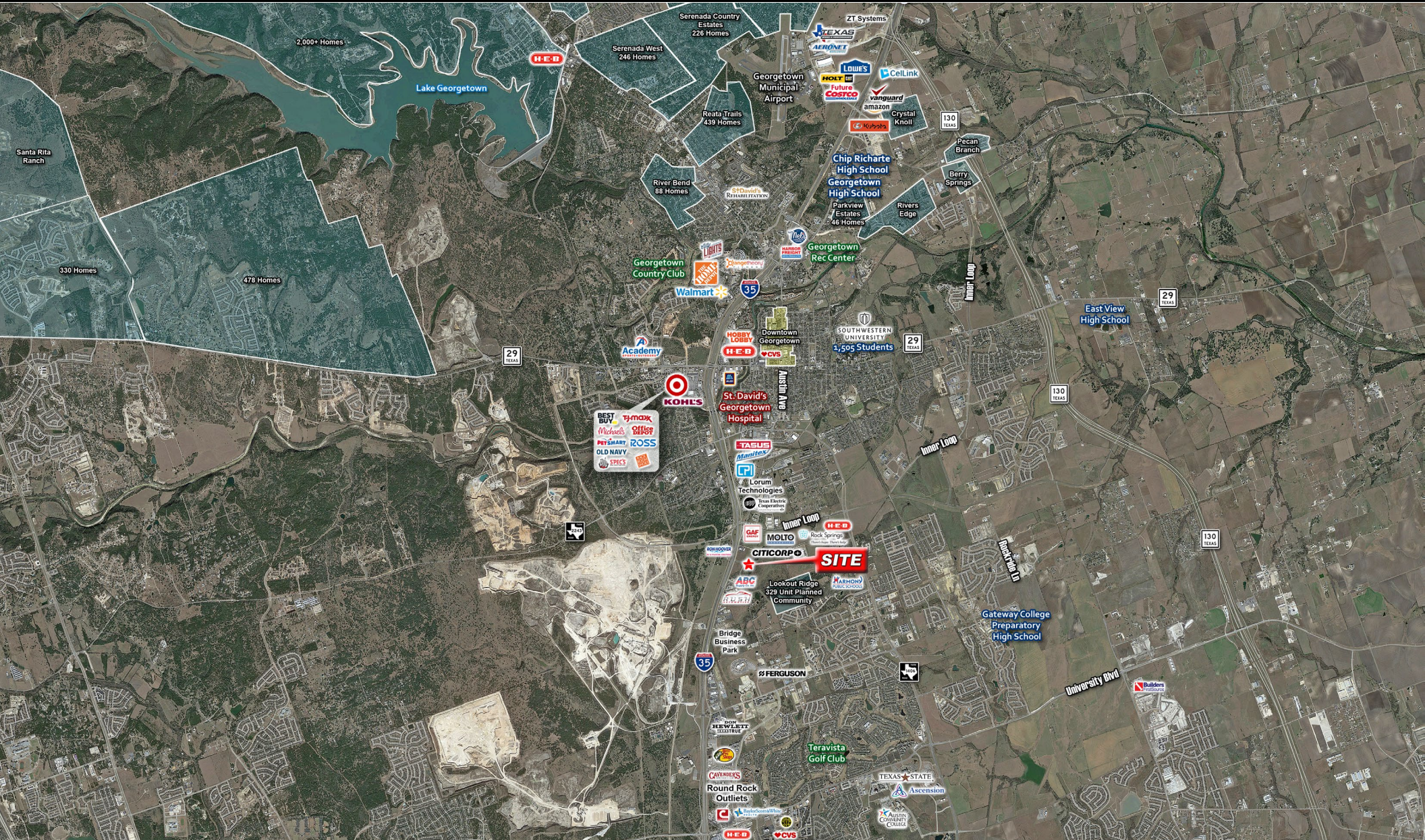
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FLOOR PLAN - BUILDING ONE 
SCALE: 3/32" = 1'-0"


DEVELOPED BY:



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Demising plan & office layouts are conceptual only and does not depict final design

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FLOOR PLAN - BUILDING TWO 
SCALE: 3/32" = 1'-0"
0 2 4 6 10 20

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FLOOR PLAN - BUILDING THREE 
SCALE: 3/32" = 1'-0"
0 2 4 6 10 20

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COMMUNITY SUMMARY

210 Blue Springs Blvd, Georgetown, Texas, 78626
Ring of 3 miles

52,360	6.05%	2.65	78.4	34.9	\$102,541	\$477,665	\$280,640	23.7%	64.3%	12.0%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



14.6%
Services

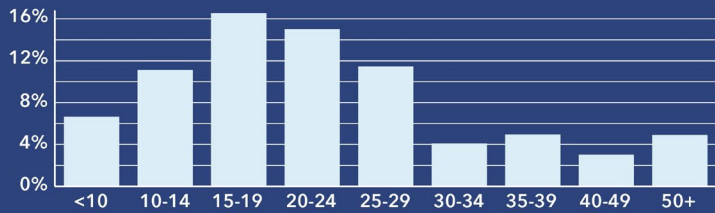


13.7%
Blue Collar



71.6%
White Collar

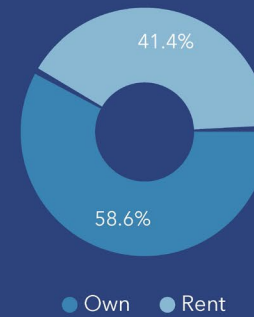
Mortgage as Percent of Salary



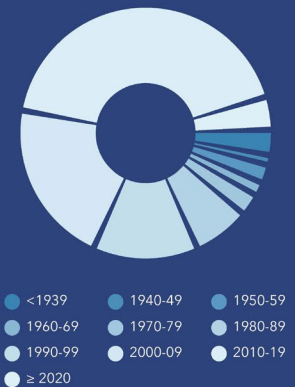
Age Profile: 5 Year Increments



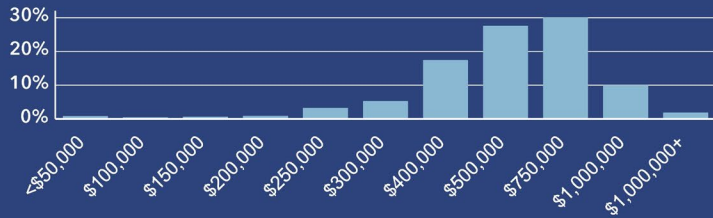
Home Ownership



Housing: Year Built



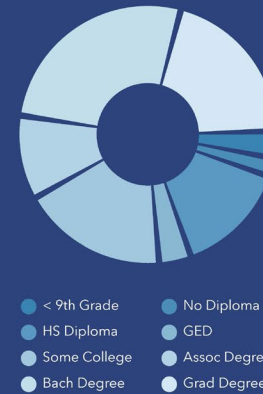
Home Value



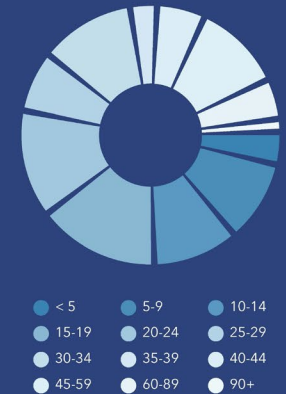
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to **Williamson County**



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

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GEORGETOWN ECONOMIC DEVELOPMENT

Georgetown's strengths, assets, and existing business mix make it a prime location for advanced manufacturing, life sciences, and professional services. While these industries align with Georgetown's strengths, including workforce, other industries relocating here will also be able to take advantage of its opportunities.

Georgetown serves as a primary location for advanced manufacturing companies in the Austin region. This industry sector is growing rapidly in large part due to Georgetown's strategic location along Interstate 35 and State Highway 130, its access to highly skilled labor, and robust infrastructure needed to support this sector.

Georgetown is in close proximity to educational institutions including Austin Community College, Baylor University, Dell Medical School at the University of Texas, Texas A&M Health Sciences Center, and Texas State University.

Due to the expansive workforce, there is a large source of innovation through professional service workers. Georgetown's vast workforce in the professional services industry has over 100,000 individuals to support those occupations.





GEORGETOWN IS THE FASTEST-GROWING CITY IN THE COUNTRY

The City of Georgetown boasts a rich history, modern amenities, and an exceptional quality of life. With its beautiful natural surroundings and bustling downtown square, Georgetown offers a unique blend of charm and economic vibrancy, making it the perfect destination for your business. Embrace the spirit of Georgetown and join a community where businesses and residents work hand in hand to create a truly remarkable experience.

For the second year in a row, Georgetown is the fastest-growing city in the U.S. for cities with a population above 50,000, according to data released by the U.S. Census Bureau. Georgetown's growth rate was 14.4% from July 1, 2021 through July 1, 2022, resulting in a population estimate of 86,507. Since 2015, Georgetown has been included in the list of the top 10 fastest-growing cities and topped the list in 2016 and 2022.

The city and its leadership have created a vision for Georgetown's future that acknowledges its fast-paced growth while also planning for and managing it in a strategic way. This strategic approach has helped Georgetown maintain its high quality of life and develop a strong business environment while also growing its population.

