

UNDER CONSTRUCTION
COMPLETION 2026



**NOW ACCEPTING
RESERVATIONS!
FOR SALE | FOR LEASE**

**1004 CAPELLA PARKWAY
GEORGETOWN, TX 78628
LAKEWAY DR & NORTHWESTERN
ADJACENT TO GEORGETOWN AIRPORT**

WORK | PLAY®

Project Information:

Groundbreaking: Jan 2025
4 Buildings | 40 Units
Units from 1,000 sf to 4,300 sf
Ability to combine units

Uses:

Work – Play®
Light Industrial Zoning

Best-In-Class Features:

100% HVAC Units, Oak Tree Court, Back lot storage and parking, walking path, area for food trucks, trailer & truck parking, 14x14 OH Doors, 22' Ceiling height, Mezzanines, Private Restrooms, Runway Views, LED Lights, Walkout Balconies, 3 Phase Power, Custom Floors, 62+FT Drive Aisles, Sprinkled, 24 Hour Access



GEORGETOWN PROJECT RENDERING

**Come check us out in Dripping Springs!
Tours available upon request.**

What is a Personal Warehouse®?

No matter your needs – business, storage, or fun – we have the solution for you. With customizable interiors and standard amenities such as HVAC, power, security and unlimited access, owning your own unique space is more affordable than ever. PW Development has decades of experience leading the small bay warehouse and incubator industry which has grown in popularity and variety of usage. Work – Play® with a Personal Warehouse® as the only limit is your imagination!



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-960-6261

Pricing and availability are subject to change without notice.

Work – Play, Personal Warehouse, and the Personal Warehouse logo are trademarks of PW Development, LLC

OVERVIEW

YEAR BUILT:

Completion 2026

UNIT SIZES:

1,000 SF to 4,300 SF

Drive Thru and more

OCCUPANCY:

Light Industrial Zoned

Ideal for Work – Play®

FOR SALE AND FOR LEASE:

Price: TBD

NNN Lease Rates: TBD



GEORGETOWN, TX PROJECT

BEST IN CLASS FEATURES:

- 100% HVAC Units
- For Sale / For Lease
- Ideal for Small Business, RV / Boat / Car Storage
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- All Units Designed & Approved for Mezzanines
- Finished Private Restrooms optional
- 24 / 7 Access, Wide Paved Aisles
- 14x14 Automatic Overhead Doors
- 3 Phase Power
- 22' Ceiling Height

OPTIONS ON SELECT UNITS:

- Wet Bars
- Walk Out Balconies

OTHER PROJECT FEATURES:

- Rough in for Shower / Drain
- Back lot storage & parking
- Walking path
- Truck Accessible
- Within Minutes to IH 35 and Williams Drive
- Balconies (mezzanine level) on Select Units

5 REASONS TO OWN:

- Build Equity over Rent Receipts
- Fixed Rate Financing (15 - 25 Year Term)
- Tax Benefits for Business Users & Investors
- Cost Effective – Own for 25-40% Less per Month
- Customize Your Space!

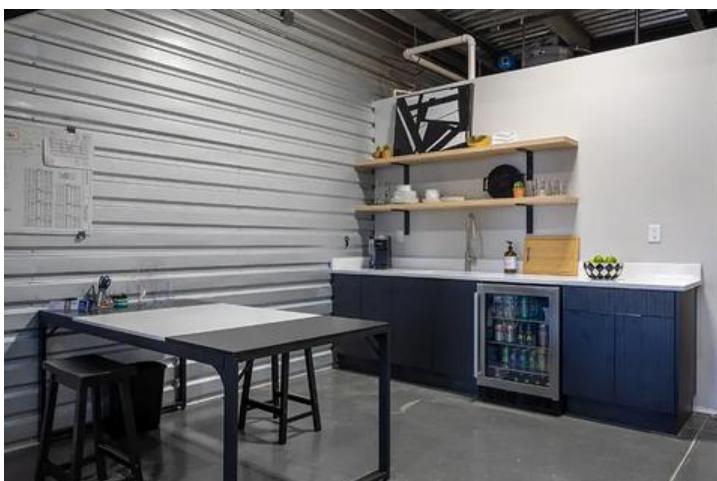


ALPHARETTA, GA PROJECT - EXAMPLE

GEORGETOWN, TX
FOR SALE | FOR LEASE

1004 CAPELLA PARKWAY
GEORGETOWN, TX 78628

SAMPLE PHOTOS



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-960-6261

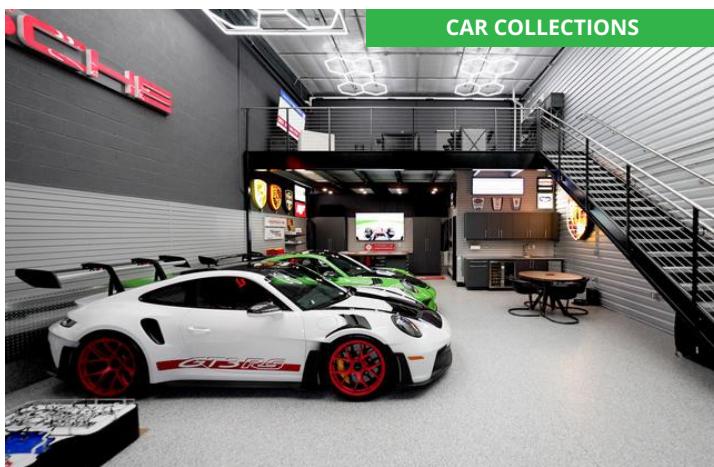
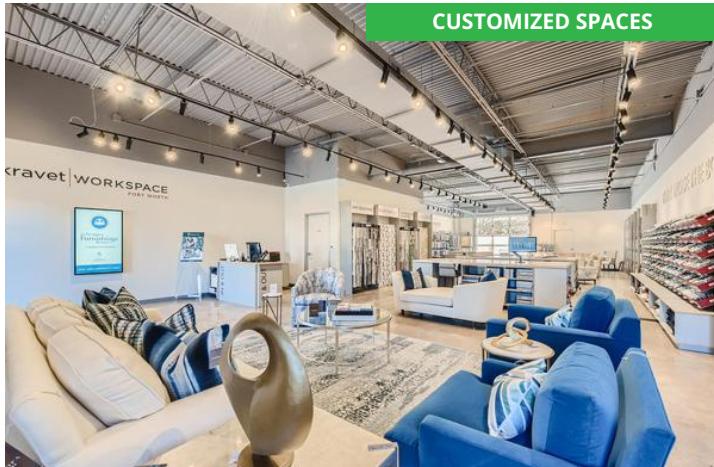
Pricing and availability are subject to change without notice.

Work - Play, Personal Warehouse, and the Personal Warehouse logo are trademarks of PW Development, LLC

GEORGETOWN, TX
FOR SALE | FOR LEASE

1004 CAPELLA PARKWAY
GEORGETOWN, TX 78628

CONCEPT - SAMPLE USES



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-960-6261

Pricing and availability are subject to change without notice.

Work - Play, Personal Warehouse, and the Personal Warehouse logo are trademarks of PW Development, LLC

GEORGETOWN, TX
FOR SALE | FOR LEASE

1004 CAPELLA PARKWAY
GEORGETOWN, TX 78628

AERIAL MAP



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-960-6261

Pricing and availability are subject to change without notice.

Work - Play, Personal Warehouse, and the Personal Warehouse logo are trademarks of PW Development, LLC

SITE MAP

GEORGETOWN, TX FOR SALE | FOR LEASE

**1004 CAPELLA PARKWAY
GEORGETOWN, TX 78628**



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-960-6261

Pricing and availability are subject to change without notice.

Work – Play, Personal Warehouse, and the Personal Warehouse logo are trademarks of PW Development, LLC.