

RETAIL PAD SITE FOR LEASE

5601 & 5631 Williams Drive, Georgetown, TX 78633

FOR LEASE



Lease Rate

\$2.75/SQ FT

PROPERTY OVERVIEW

+/- 1.65 acres located at the northeast corner of Williams Drive and Jim Hogg Drive.

OFFERING SUMMARY

Lot Size:	1.65 Acres
Traffic Counts (Williams Dr):	24,536 VPD (2020)
Traffic Counts (Jim Hogg Dr):	5,631 VPD (2020)

PROPERTY HIGHLIGHTS

- Multiple pad sites available at signalized intersection
- Located along Williams Drive - a major thoroughfare connecting I-35 & Ronald Reagan Blvd
- Outside City of Georgetown City Limits
- City of Georgetown Utilities
- Near Sun City Texas Retirement Community
- Additional land available adjacent to corner lot



Drake Real Estate & Investments
11621 CR 166 Tyler, TX 75703
903.200.4938
DRAKETEXAS.COM

Brent Bradberry
Senior Associate
brent@draketexas.com
903.200.4938

Matthew Marshall, CCIM
Founding Partner
matthew@draketexas.com
903.581.3737

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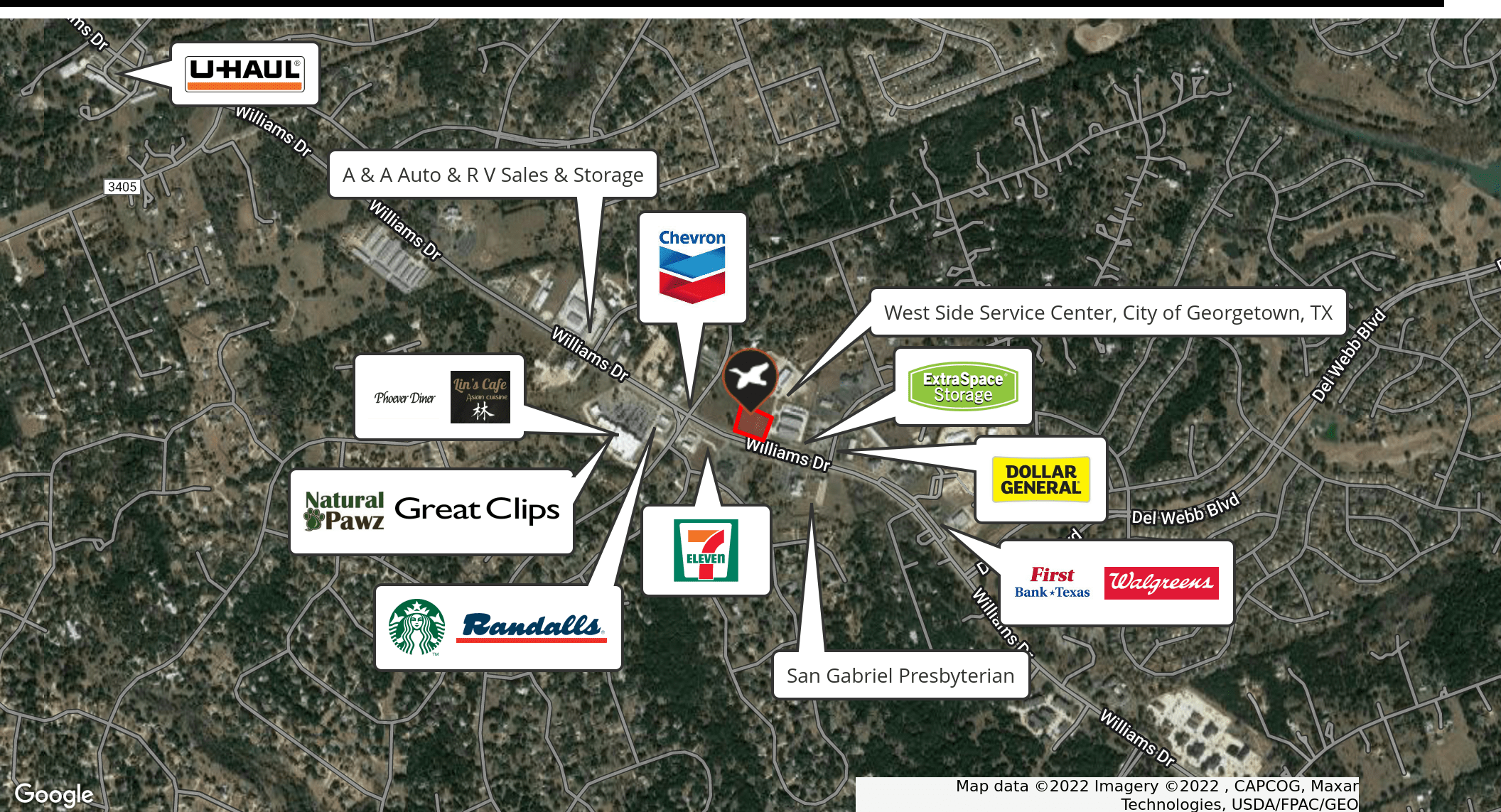
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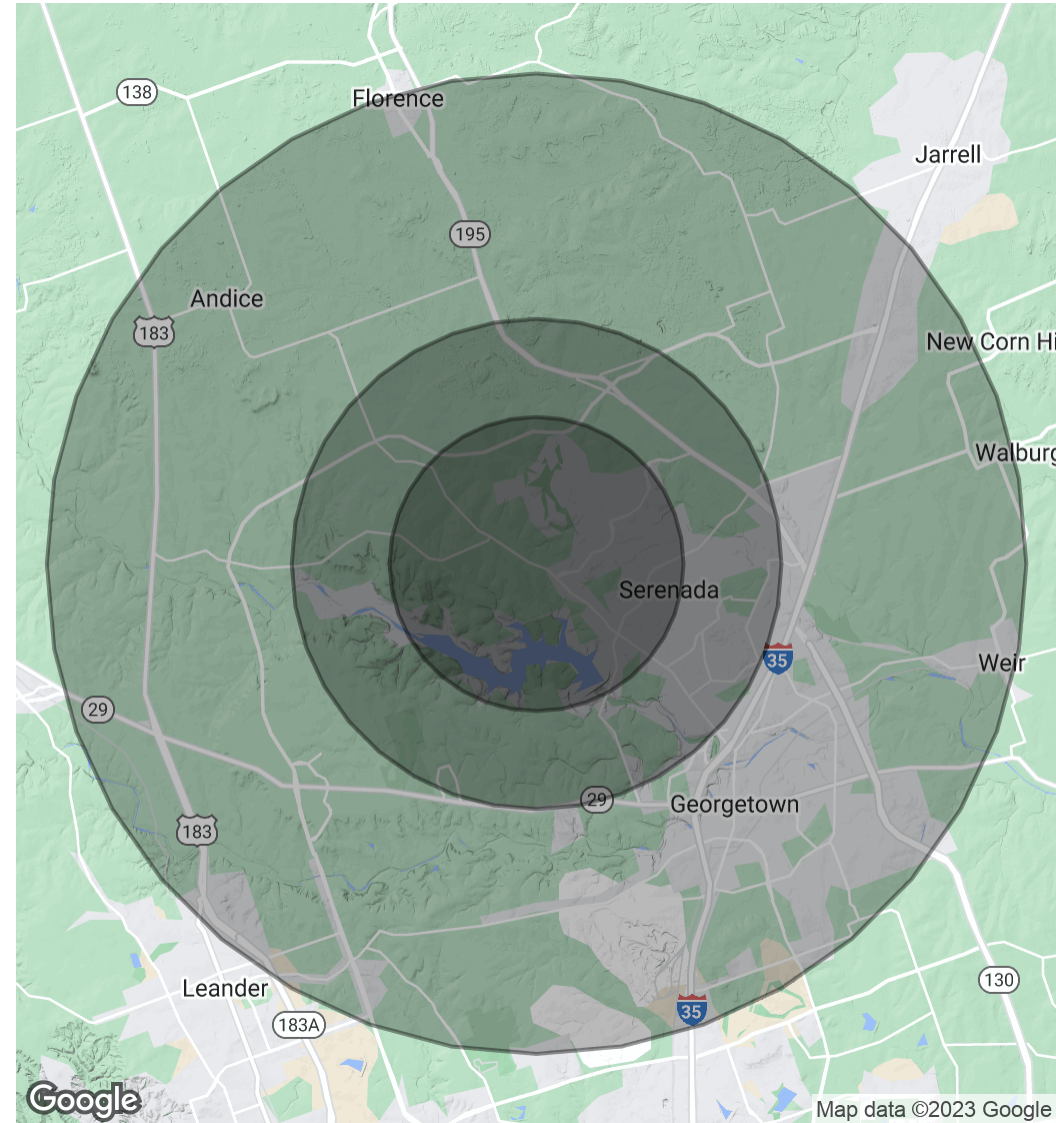
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	19,533	44,341	107,220
Average Age	59.8	55.1	44.5
Average Age (Male)	58.6	52.9	43.4
Average Age (Female)	59.6	55.7	44.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,042	19,265	39,922
# of Persons per HH	2.2	2.3	2.7
Average HH Income	\$106,002	\$105,260	\$105,715
Average House Value	\$422,459	\$390,119	\$409,729

* Demographic data derived from 2020 ACS - US Census



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