

2522 Shell Rd #E, Georgetown, Texas 78628

Listing ID: 7519420

LP: \$2,871

Flex Listing: No

Recent Change: 08/21/2026 :: ->A

NEW



Address: 2522 Shell Rd #E

City: Georgetown, Texas 78628

County: Williamson

PID: 20995403000002

Subdv: Shell Road Bus Center Condo

Legal: C716 - SHELL ROAD BUSINESS CENTER CONDO, UNIT 2, 9.091% COMMON AREA INTEREST, (PH 3)

Type: Industrial

Bldgs: 1

Stories:

Units:

Yr Blt: 1998/Public Records/Resale

Parking: 50/6.60/Asphalt

Std Status: A/COML

List Price: \$2,871

MLS Area: GTW

ETJ: Yes

Lse Exp:

General Information

Lse Area: 1,800

Bld Area: 7,500

Lot Size: 7,736/Public Records

Constrctn: Siding-Metal

Zoning:

\$/Bld SqFt: \$0.38

\$/Land SF: 0.37

View:

Additional Information

FEMA Fld: No

Restrict: Deed Restrictions

Flooring: Vinyl

Loading: None

Auction:

Builder Nm:

Utility Information

Heat: Central

A/C: Central Air

Utilities: Electricity Connected, Phone Available, Water Connected

Sewer: Septic Tank

Water Src: Well

Showing Information

Show Req: Go

Contact Info: /Occupant

Lockbox Loc: Front Door

Security: None

Show Inst: Text agent prior to showing - Tenant should be out of the space by end of the month

Directions: I35 to Exit 261A in Georgetown. West on Williams Drive. R on Shell Rd. Go 1.7 miles & turn right into 1st driveway at Shell Rd. Business Park. Space is located at the back building, third from the left. Unit E

Priv Rmrks: The space was previous used as a hot yoga studio then a general office space. Currently has a drop tile ceiling and is heated & cooled. It has a bay door in the front that could be made operational again. There's an upstairs office that would work as a great conference room or for offices. There's additional space available behind the building that can be included in the lease with acceptable terms. This space would make a great gym, classroom, office, manufacturing, warehouse space. 12'x12' roll-up doors...more, see Remarks Tab

Agent/Office Information

List Agent: 628054/Reese Phillips

List Office: 3788/Compass RE Texas, LLC

LA Phone: (512) 639-0954

LO Phone: (512) 575-3644

LA Fax:

Owner Contributions YN: Yes

List Date: 08/21/2026

Exp Date: 03/01/2027

OLP: \$2,871

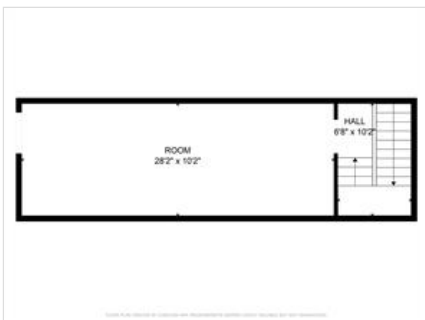
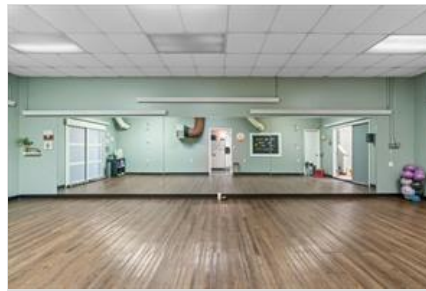
LA Email: reesePhillips@realtyaustin.com

Intrmdry: Yes

ADOM: 7

CDOM: 7 **TCD:**





List ID: 7519420
Status: A

[2522 Shell Rd # E](#)
[Georgetown, TX 78628](#)

Price: \$2,871

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Public Remarks:

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