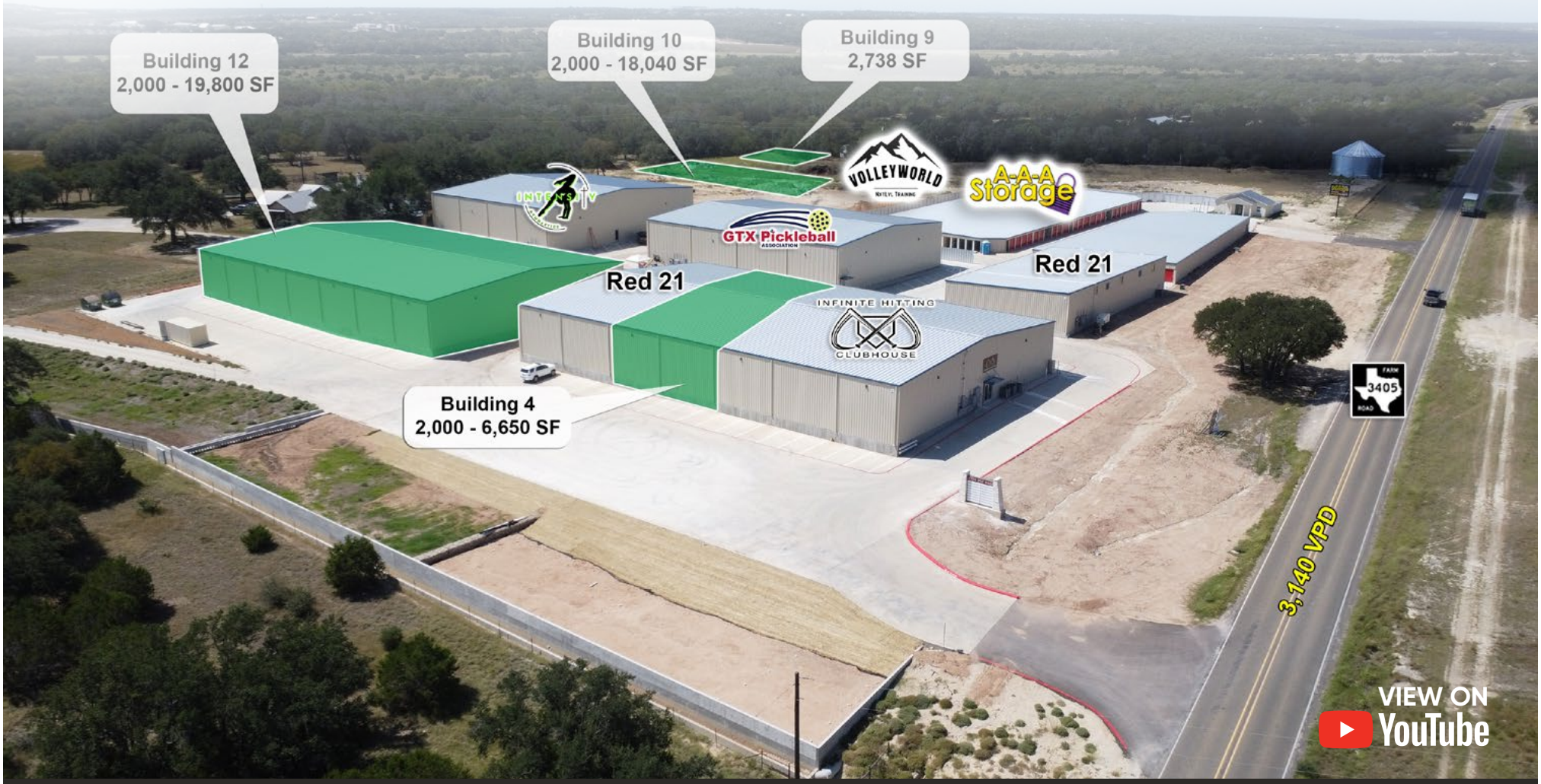
FM-3405 BIZ PARK

SEQ FM-3405 & RONALD REAGAN BLVD
4651 FM-3405, Georgetown, TX 78633



FOR LEASE

AVAILABLE SPACE
Bldg 4: 2,000 - 6,650 SF
Bldg 9: 2,738 SF
Bldg 10: 2,000 - 18,040 SF
Bldg 12: 2,000 - 19,800 SF

RATE
Base: $12.00-$18.00 PSF
NNNs: $3.36 PSF
* Estimate provided by Landlord and subject to change

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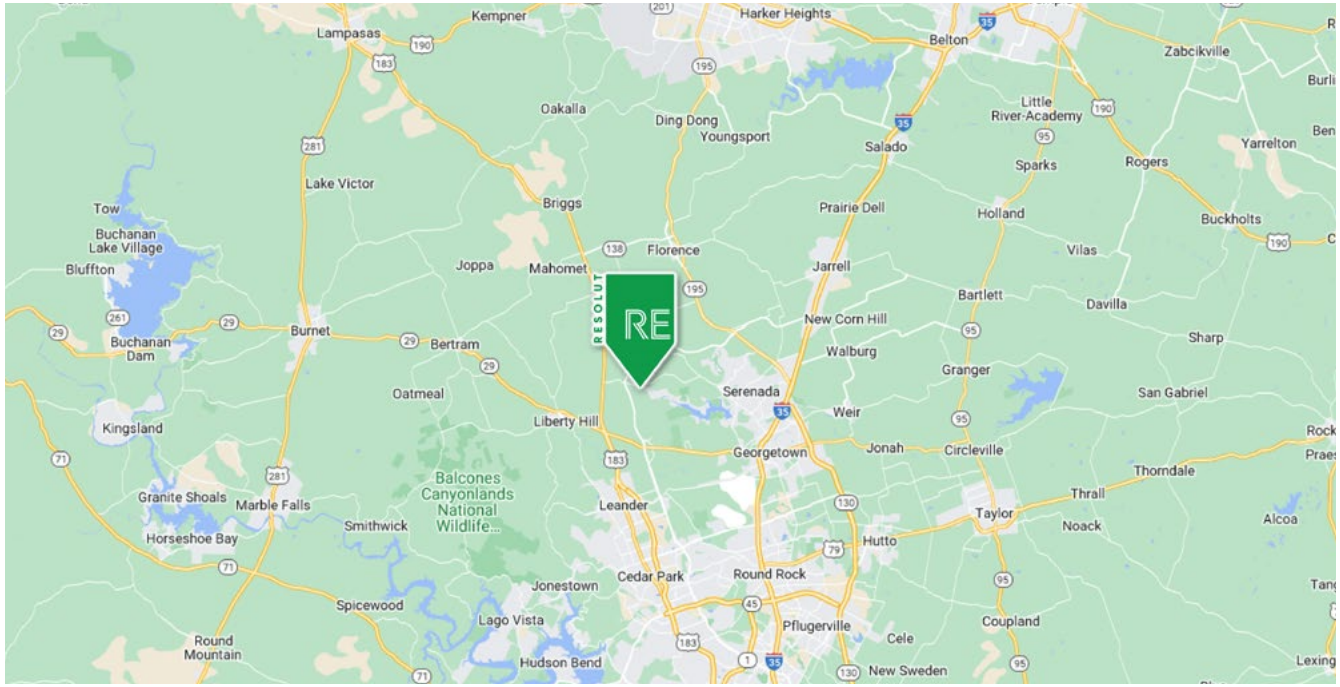
PROPERTY HIGHLIGHTS

- Single or multi-tenant flex/industrial warehouse space located in Georgetown, TX
- No Zoning located in the county (Williamson)
- Project will cater to any storage, distribution, flex, light industrial, assembly, fabrication, or logistics needs
- Pre-fabricated steel construction (60'-110' deep) Free-span buildings with 20+ foot clear heights, customizable layout (office, bathrooms, finish, overhead doors, HVAC or hot.
- 1:500 SF Parking Ratio
- Landlord has in-house construction for all Tenant Improvement needs
- Delivers July 2025
- 3 Phase Power
- View on YouTube



AREA TRAFFIC GENERATORS

H-E-B
Randalls
RIO BONITO
CENTEX MATERIALS LLC
STONE OAK RANCH RV RESORT

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DEMOGRAPHIC SNAPSHOT 2025

7,103
POPULATION
3-MILE RADIUS

$197,941
AVG HH INCOME
3-MILE RADIUS

2,363
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
FM-3405: 3,140 VPD
(CoStar 2024)
Ronald Reagan Blvd: 4,435 VPD
(TxDOT 2022)

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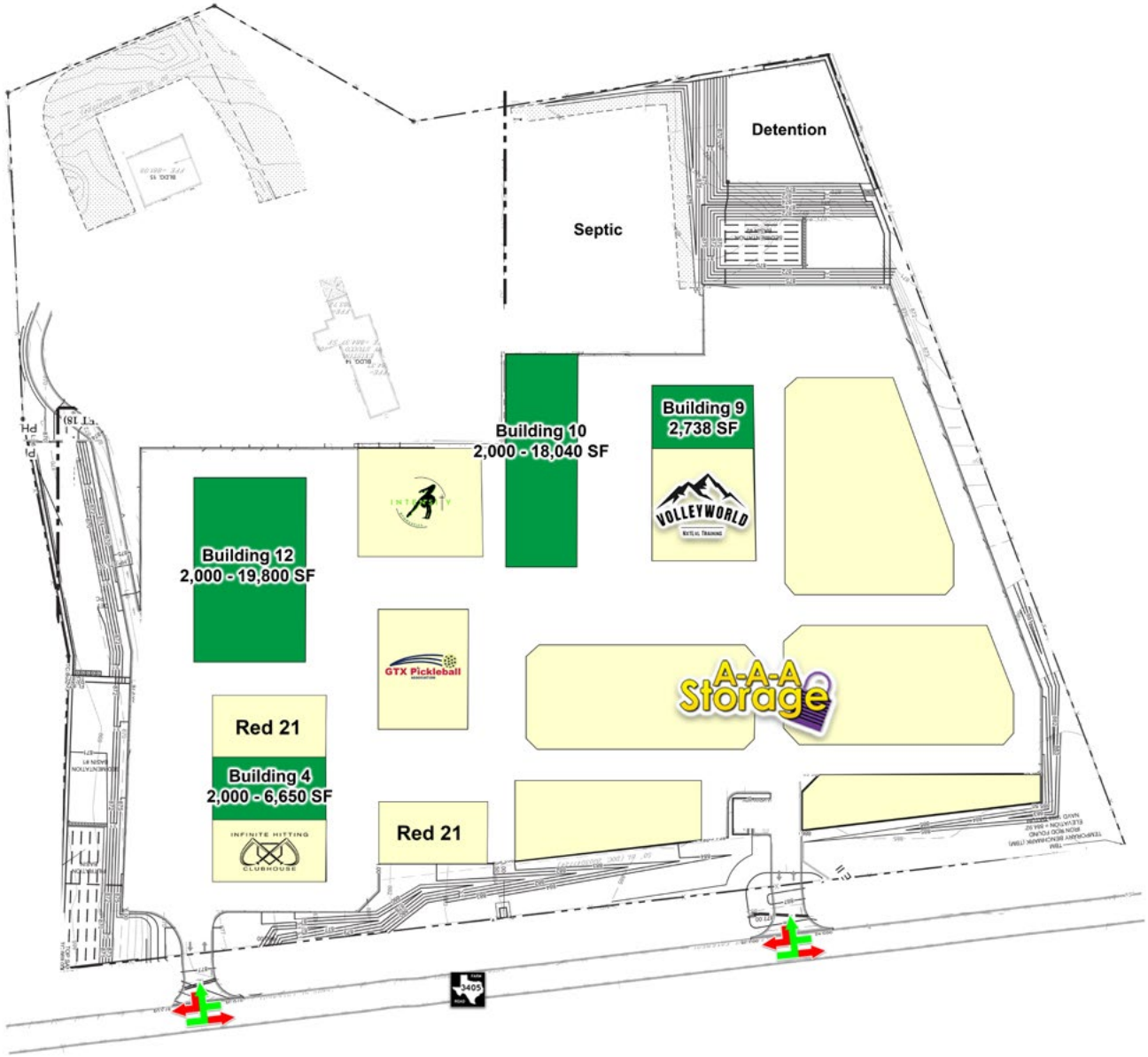
Available

Building	Bay Depth
3	60’
4	110’
7	85’
9	100’
10	70’
11	105’
12	110’



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Interior Spaces Construction Progression September 2025

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Construction Progression May 2025

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Construction Progression May 2025

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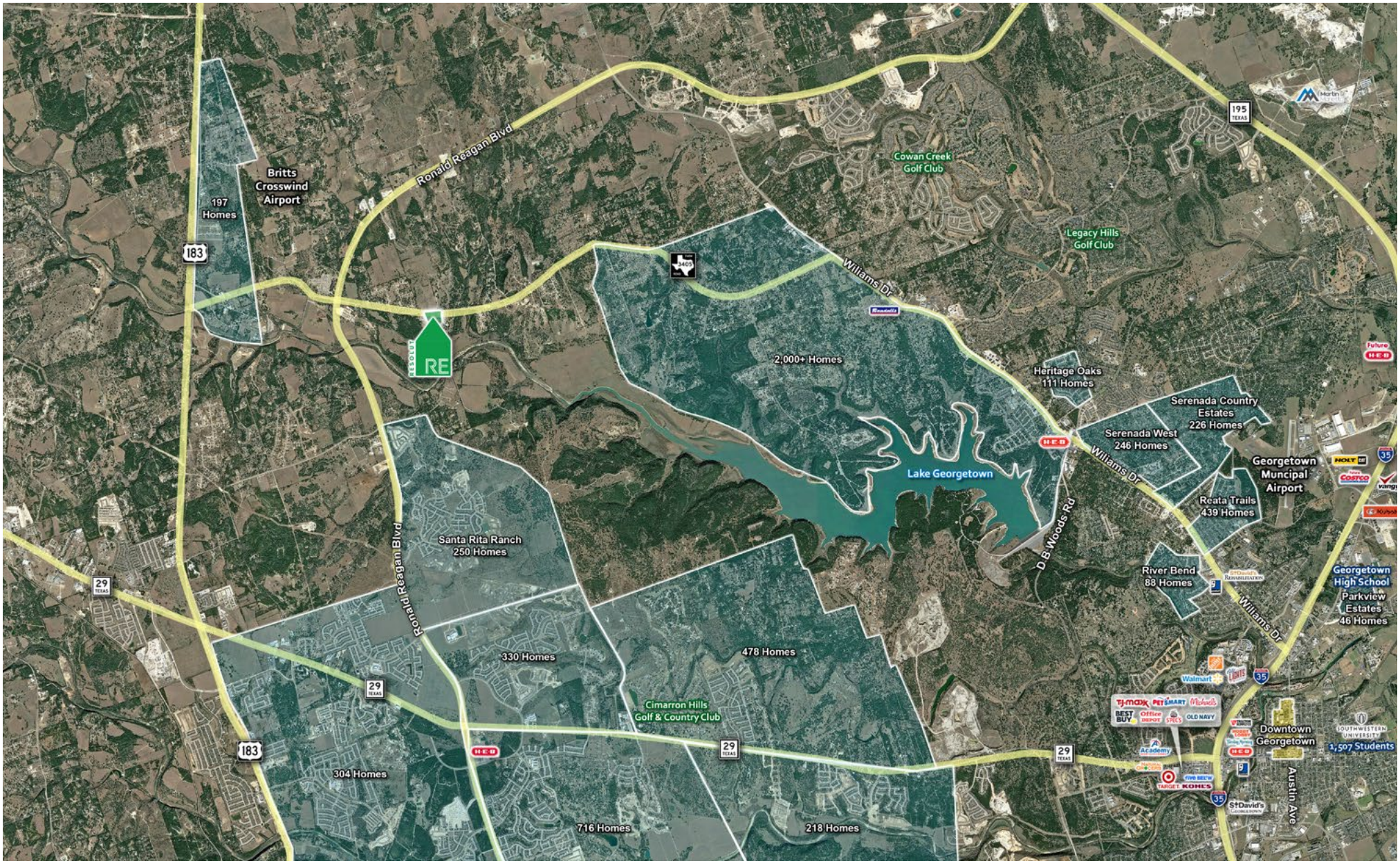

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THE FASTEST-GROWING CITY IN AMERICA IS ONE YOU'VE PROBABLY NEVER HEARD OF

The nation's fastest-growing cities are nearly all in the South. For the second year in a row, Georgetown, TX, a suburb about 30 miles north of Austin, experienced the most growth. Its population ballooned by about 14.4%, according to a recent U.S. Census Bureau report. The bureau looked at population growth between July 1, 2021, and July 1, 2022, in cities with at least 50,000 residents to come up with its list.

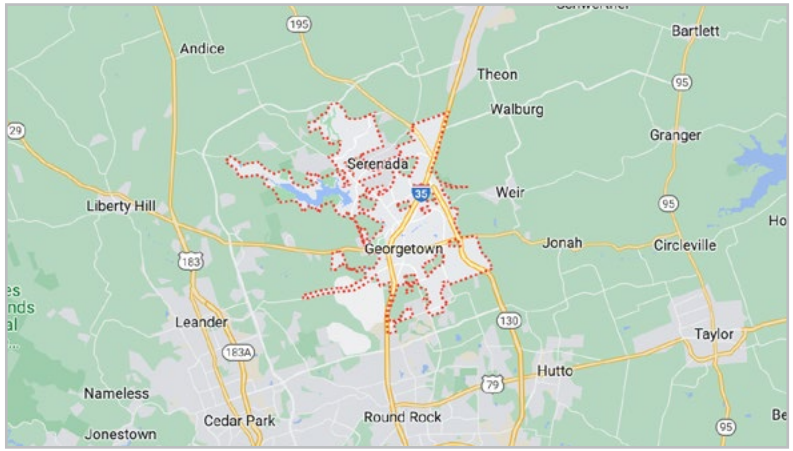
The median home list price in Georgetown was $525,000 in April, according to Realtor.com® data. That's about $175,000 less than the $700,000 price tag in Austin. Plus, there are homes available in Georgetown. More than half of the homes in the suburb listed on Realtor.com are new construction. The city is known as the "Red Poppy" capital of Texas for the flowers planted all over the city and hosts a red poppy festival every April to celebrate its nickname. It is also home to Southwestern University.

"Austin got so much more expensive that people flocked to the suburbs because they were somewhat less expensive," says Gary Maler, executive director of the Texas Real Estate Research Center at Texas A&M University in College Station, TX. "There is just a lot of construction. … We haven't been able to build it fast enough."

Eight of the 10 fastest-growing cities were in the South: four in Texas (three suburbs of Austin and one outside of Dallas), three cities in Florida, and one in Arizona about 45 minutes east of Phoenix. All of the cities, except Santa Cruz, CA, boast significant numbers of newly constructed homes. That additional housing is likely to have helped many of these places attract new residents.

"Jobs in Texas outpace many other states. There's a pro-business attitude in Texas. There's a variety of cultures and sceneries in Texas. We have relatively lower costs than other states, although we're starting to lose that," says Maler. However, the fastest-growing cities weren't the largest. New York City with its 8.3 million residents, Los Angeles with nearly 4 million residents, and Chicago with about 2.7 million residents were the largest cities in the nation.

https://www.realtor.com/news/trends/the-fastest-growing-city-in-america-is-one-youve-probably-never-heard-of/



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Information About Brokerage Services

2-10-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

Put the interests of the client above all others, including the broker's own interests;
Inform the client of any material information about the property or transaction received by the broker;
Answer the client's questions and present any offer to or counter-offer from the client; and
Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listng to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.
Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	**603091 OR 9003193**	**leads@resolutre.com**	**512-474-5557**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	**459263 OR 438039**	**leads@resolutre.com**	**512-474-5557**
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	**459263 OR 438039**	**leads@resolutre.com**	**512-474-5557**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____