



COOLEY CAPITAL
COMPANIES
CONSTRUCTION - DEVELOPMENT - INVESTMENTS

Office/Retail Available for Lease
2104 N. Austin Avenue, Georgetown, TX 78626



Matt Marshall
512-461-4663
matt@cooleycapital.net

OFFICE/RETAIL

2104 N. Austin Ave, Ste 101, Georgetown, TX 78626

Property Description

HIGHLIGHTS

- N. Austin Avenue frontage
- Remodeled in 2021 With High End Office Finishes
- Convenient Location in North Central Georgetown
- Excellent Condition & Move-In Ready
- Easy Access to I-35 & 130 Toll
- Office + Retail
- 2 ADA Restrooms with Walk-In Showers

AVAILABLE

- 2,507 SF

RATES / NNN

- \$23/SF/YR + NNNs

DATE AVAILABLE

- February 1st, 2025

FEATURES

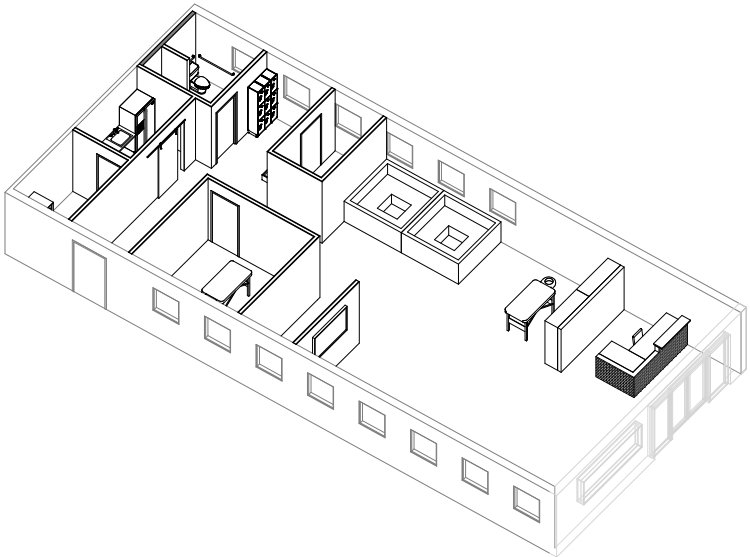
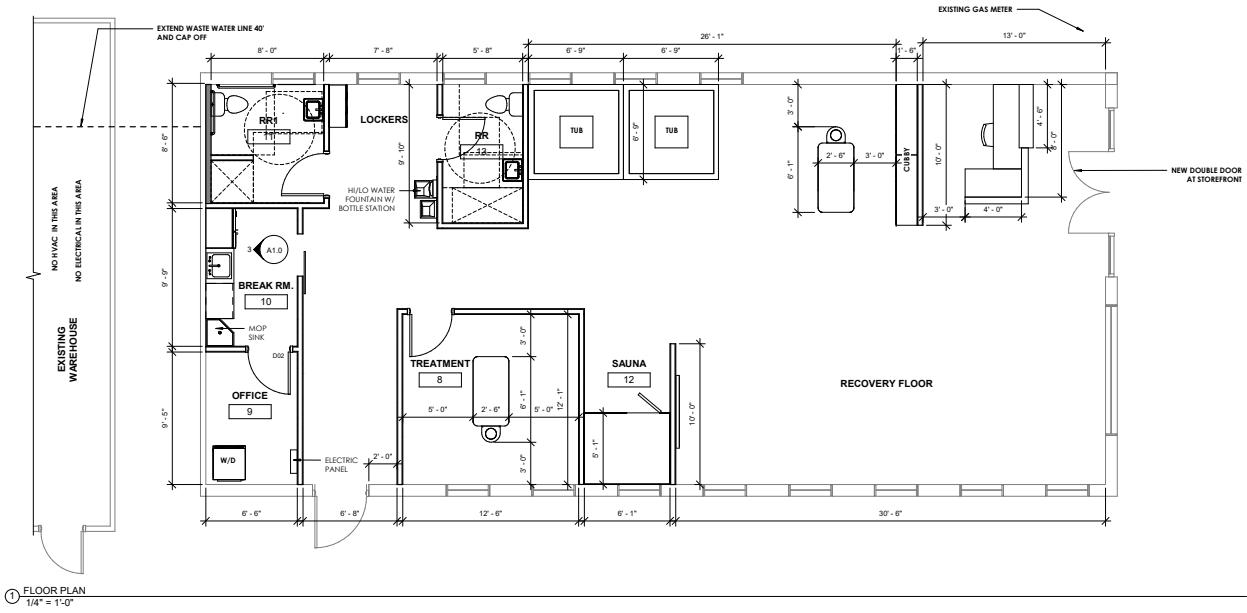
- Building Type: Office Retail
- Year Remodeled: 2021
- Zoning: C-3
- Office/Retail: 2,507 SF
- Electrical: 208/120V, 3Phase, 4W



OFFICE/RETAIL

2104 N. Austin Ave, Ste 101, Georgetown, TX 78626

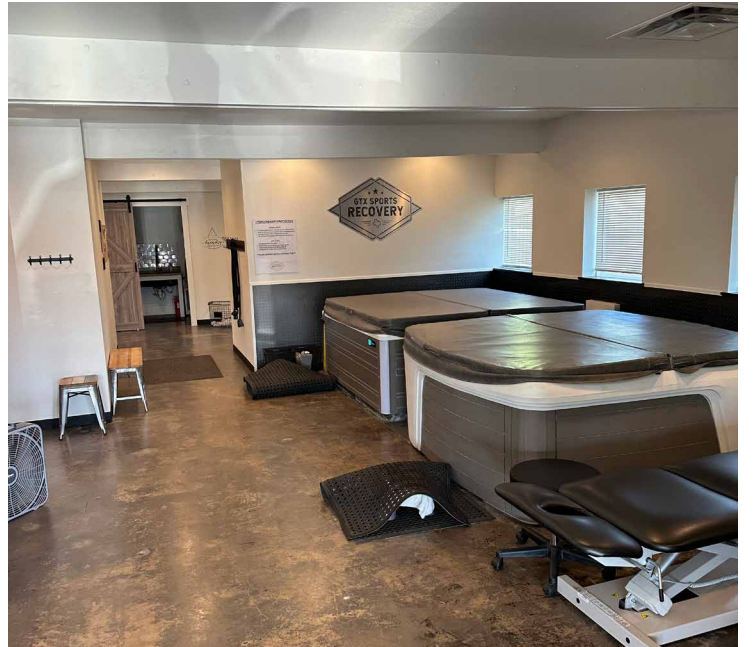
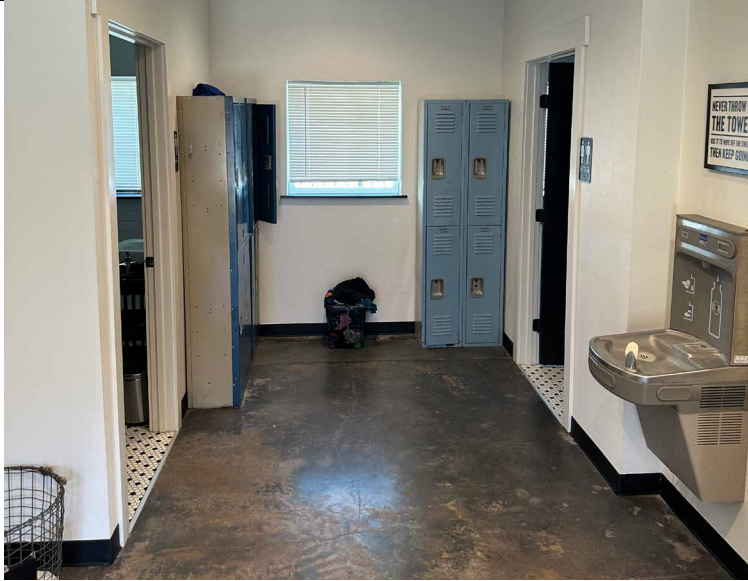
Floor Plan



OFFICE/RETAIL

2104 N. Austin Ave, Ste 101, Georgetown, TX 78626

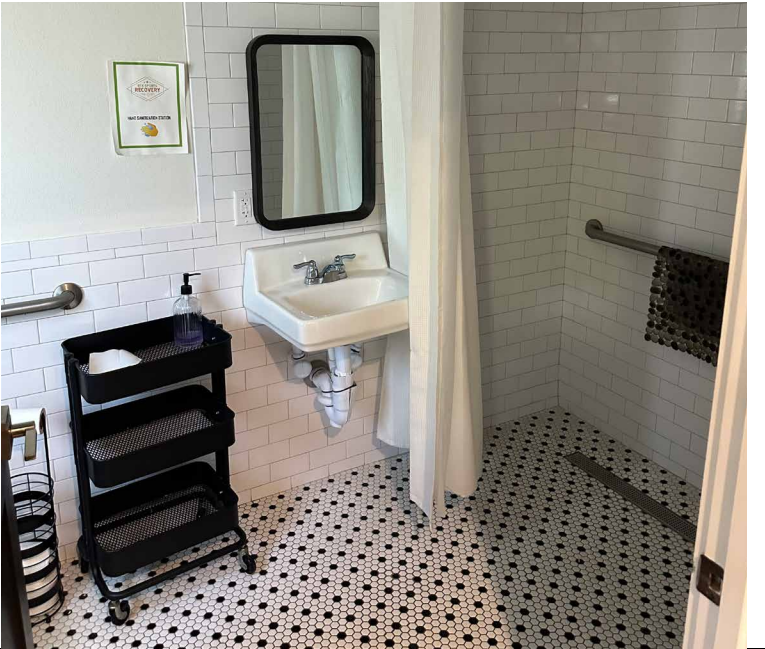
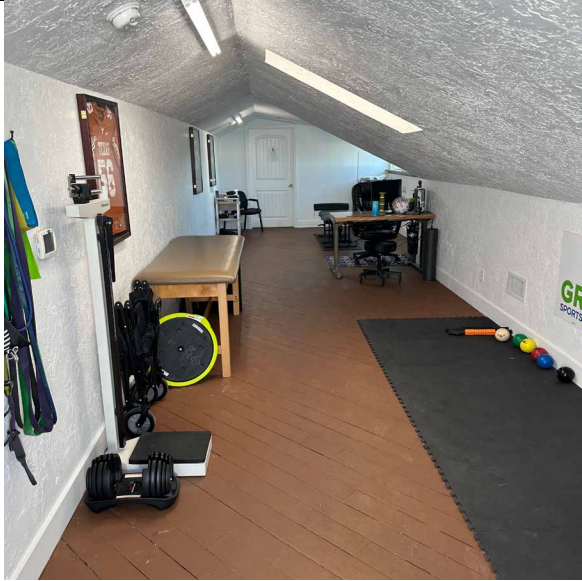
Interior Pictures



OFFICE/RETAIL

2104 N. Austin Ave, Ste 101, Georgetown, TX 78626

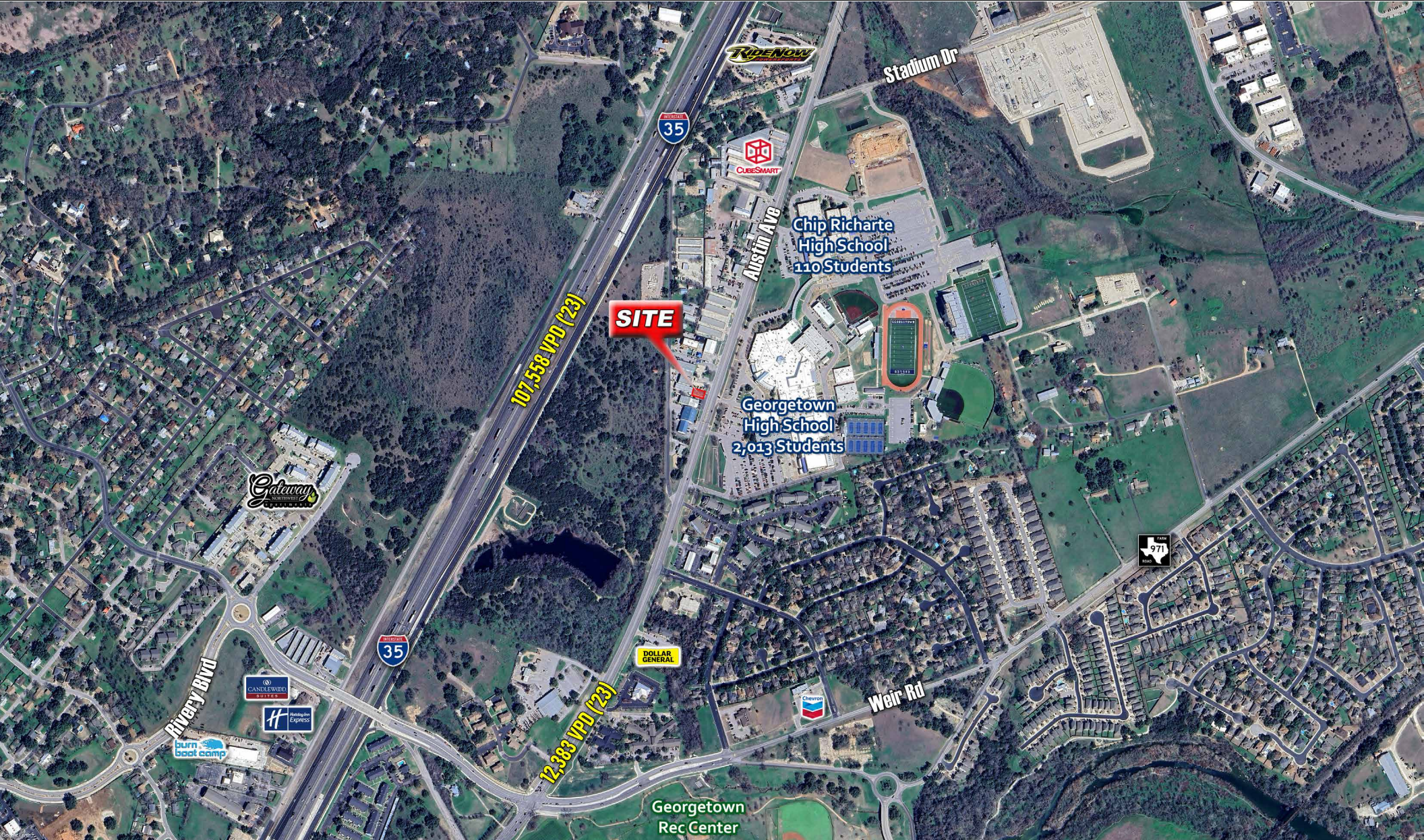
Interior Pictures



OFFICE/RETAIL

2104 N. Austin Ave, Ste 101, Georgetown, TX 78626

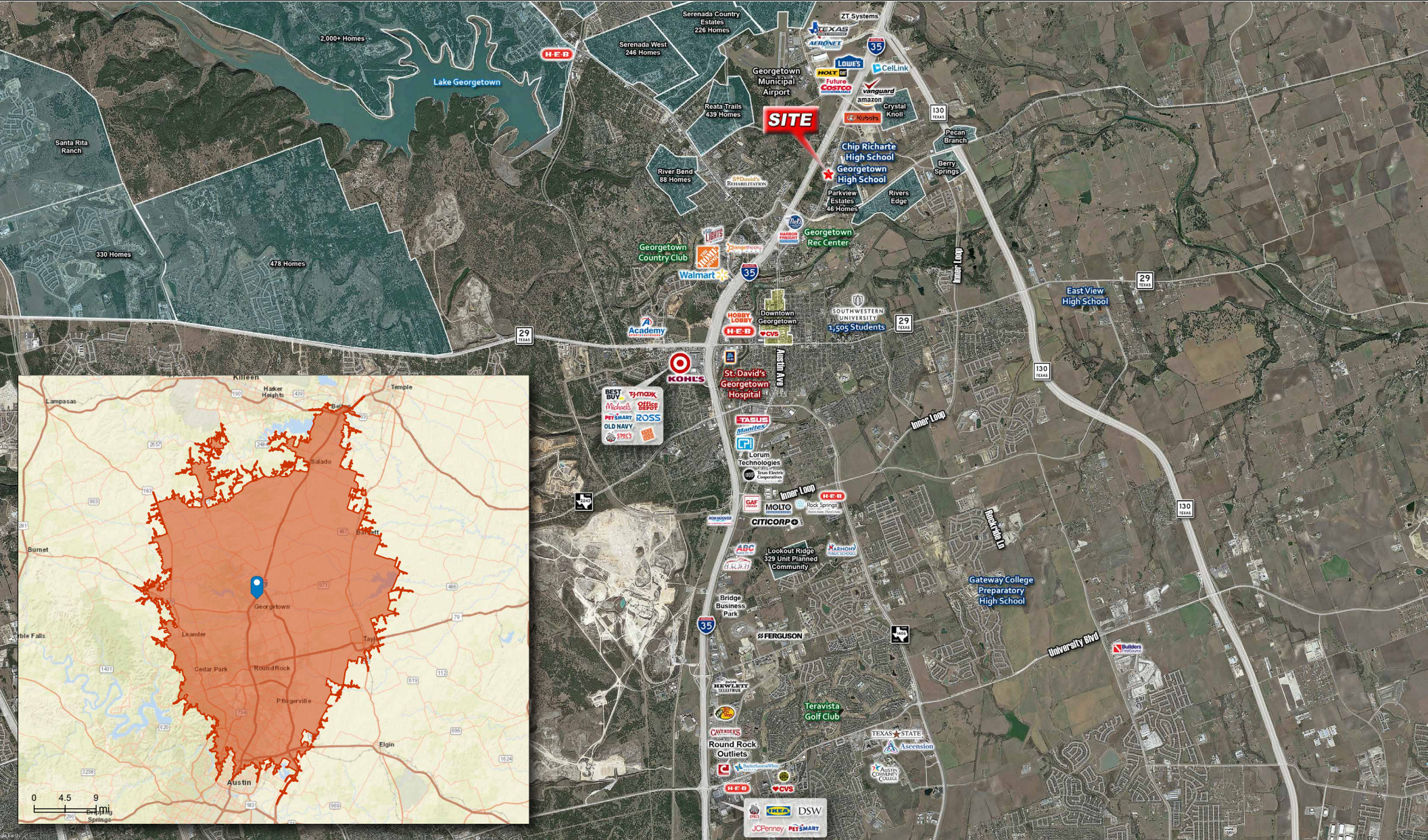
Site Aerial



OFFICE/RETAIL

2104 N. Austin Ave, Ste 101, Georgetown, TX 78626

Market Aerial



OFFICE/RETAIL

2104 N. Austin Ave, Ste 101, Georgetown, TX 78626

COMMUNITY SUMMARY

2104 N Austin Ave, Georgetown, Texas, 78626
Ring of 3 miles

44,497	3.15%	2.52	71.3	39.0	\$89,497	\$458,636	\$264,271	20.9%	60.3%	18.8%
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+



16.8%
Services

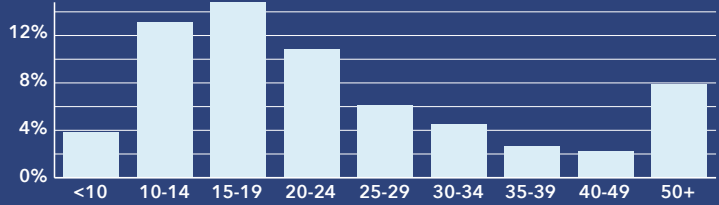


16.4%
Blue Collar

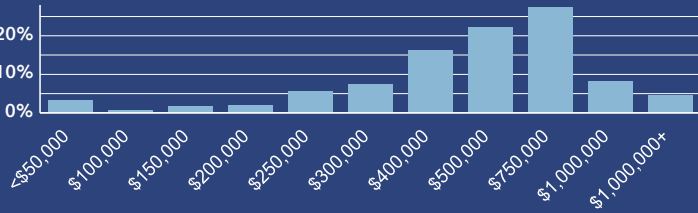


66.8%
White Collar

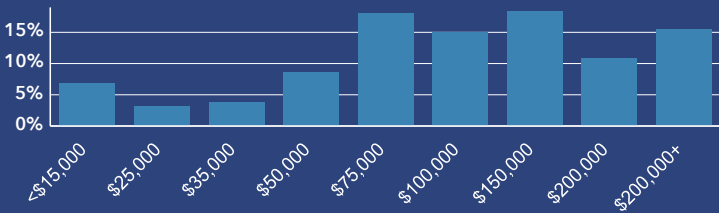
Mortgage as Percent of Salary



Home Value



Household Income

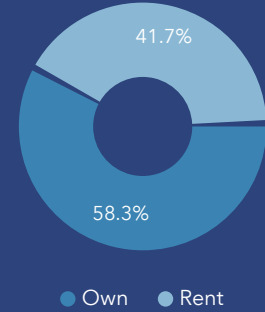


Age Profile: 5 Year Increments

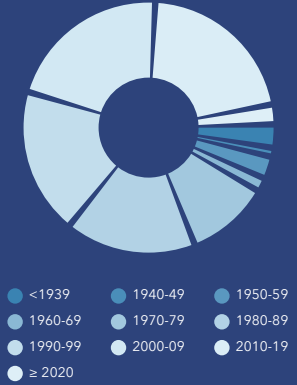


Dots show comparison to Williamson County

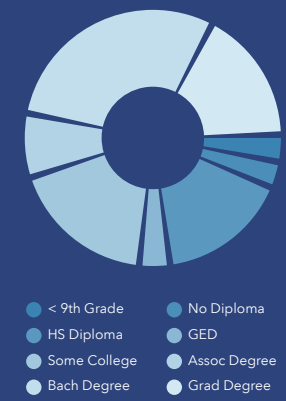
Home Ownership



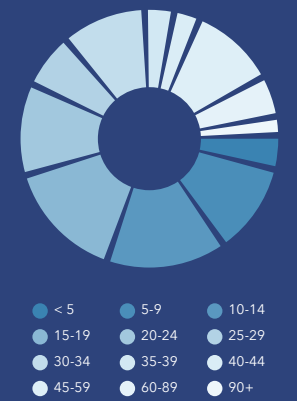
Housing: Year Built



Educational Attainment



Commute Time: Minutes



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

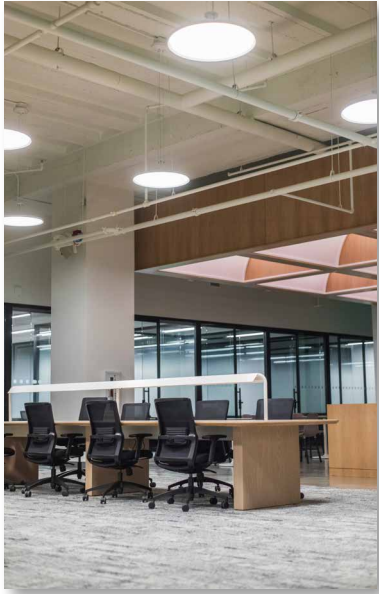
© 2024 Esri



Matt Marshall
512-461-4663
matt@cooleycapital.net

OFFICE/RETAIL

2104 N. Austin Ave, Ste 101, Georgetown, TX 78626



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.

OFFICE/RETAIL

2104 N. Austin Ave, Ste 101, Georgetown, TX 78626



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.