

4820 WILLIAMS DR

Georgetown, TX 78633



FOR SALE \$1,395,000

OR GROUND LEASE

A prime 1.251-acre commercial property within the city limits of Georgetown, Texas. Zoned as C-1 (Local Commercial), it offers an ideal location for various business opportunities.

This property is serviced by the City of Georgetown for water, sewer, and emergency services, with electricity supplied by Oncor and gas by Atmos. Conveniently located just 1 mile from HEB and 7 minutes to IH 35, it ensures easy access to essential amenities and major transportation routes. It is also outside the 100-year floodplain.



FOR MORE INFORMATION PLEASE CONTACT

SAM SHEIKH
President | Principal Broker

SpecTower Realty Group
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512.285.7146



SpecTower
Realty Group

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker here in.

Property Features

4820 Williams Dr.

- **City:** Georgetown
 - Within City limits
- **Jurisdictions:** City of Georgetown
- **Emergency Services:** City of Georgetown
- **Zoning:** C-1 (Local Commercial)
- **Water CCN:** City of Georgetown
- **Sewer CCN:** N/A
- **Power:** Oncor
- **Gas:** Atmos
- **Floodplain Map:** 48491C0280E
 - Outside of 100-yr Floodplain
- **Williamson County Parcel ID's:**
 - R613336
- **Total Parcel Area:** 1.251 Ac

Water

CCN:
City of Georgetown
Waterlines are located nearby

FEMA Floodplain

- **Flood Map:** 48491C0280E
- Outside of 100-yr Floodplain

Edwards Aquifer

- Inside Edwards Aquifer Recharge Zone

Wastewater

CCN:
N/A
Wastewater lines are located nearby

Emergency Services

- City of Georgetown



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Demographics

Population

	1 mile	3 miles	5 miles
Population	3,884	30,646	56,717
Population Density (people per sq mi)	1,298	1,158	748

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B01003

Income

	1 mile	3 miles	5 miles
Median Household Income (in 2022 inflation adjusted dollars)	\$107,827	\$96,204	\$93,296
Mean Household Income (in 2022 inflation adjusted dollars)	\$130,660	\$123,074	\$125,203
Families in Poverty	2 0%	298 3%	726 4%
Households	1,785	14,080	25,059

Population Projections

State and county population projections.

	2000	2010	2020	2030	% Population Change			% Population Change 2020-2030
					2000-2010	2010-2020	2020-2030	
Texas	20,851,820	25,145,561	29,145,505	32,912,882				13%
Williamson County	249,967	422,679	609,017	815,021				34%

Source: Texas Demographic Center, Projections of the Total Population of Texas and Counties in Texas, 2020-2060, October 2022. U.S. Census Bureau, Decennial Censuses 2000, 2010, and 2020.

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Subject Property
 4820 Williams Dr,
 Georgetown, TX 78633, USA

Starbucks
 CVS pharmacy
 Edward Jones
 redbox.
 H-E-B
 McDonald's
 Panda Express
 MoneyGram
 Wells Fargo
 Fire Kissed Pizza
 Whataburger
 CareNow Urgent Care
 Anytime Fitness
 Chase
 Bank of America
 SouthStar Bank
 LifeStorage

HTeaO
 TACO BELL
 SHERWIN WILLIAMS
 Shell
 jiffy lube
 Auto Zone
 LAMB'S TIRE & AUTOMOTIVE
 Keith ACE Hardware
 Texas Size Service
 Prosperity Bank
 PNC

SUBWAY
 cricket wireless
 SONYC America's Drive-In
 DOLLAR TREE
 STARBUCKS
 WHATABURGER
 Pizza Hut
 DQ Grill & Chill
 McDonald's
 PLAKA GREEK TAVERNA
 HARBOR FREIGHT
 QUALITY TOOLS LOWEST PRICES

QT QuikTrip
 Club Car Wash
 Kwik Kar
 O'Reilly Auto Parts
 Bush's Chicken
 THE GODDARD SCHOOL
 FOR EARLY CHILDHOOD DEVELOPMENT

THE HOME DEPOT
 IHOP
 planet fitness
 Walmart Supercentre
 SUN AUTO SERVICE DISCOUNT TIRE
 WELLS FARGO
 KYOTO ASIAN RESTAURANT

target
 PETSMART
 MATTRESS FIRM
 T Mobile
 CHASE
 Walgreens
 POPEYES
 tj-maxx
 BEST BUY
 verizon
 Chick-fil-A
 ULTA
 KOHL'S
 Michaels
 Carl's Jr.
 PIZZA HUT

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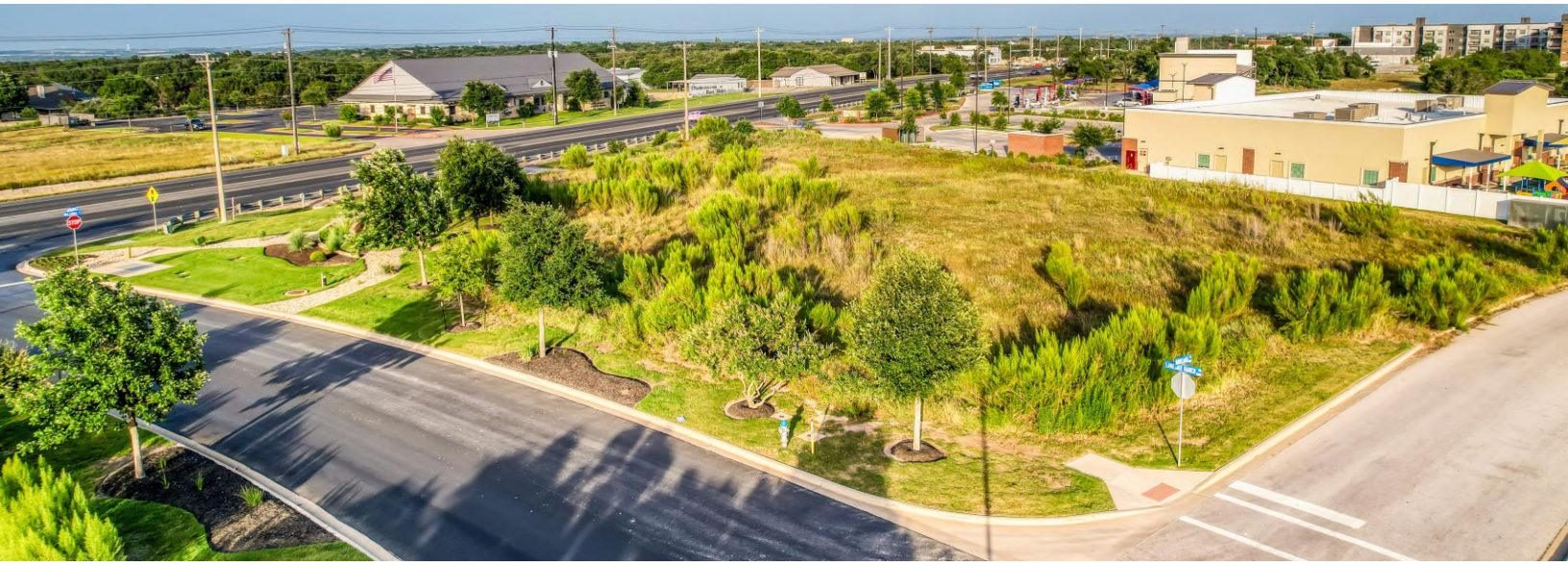
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About Brokerage

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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 listing 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.

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.

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.

SpecTower Realty Group	9008892	sam@spectower.com	(512)285-7146
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sam Sheikh	656784	sam@spectower.com	(512)285-7146
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Sheikh	656784	sam@spectower.com	(512)285-7146
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Spec Tower Realty Group, 2911 AW Grimes Blvd Unit #600 & 610 Pflugerville TX 78660
Sam Sheikh

Phone: (512)285-7146 Fax: _____
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com

IABS 1-0 Date
Lease Application

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