



DB Woods Medical

Georgetown, TX



PRE-LEASE UP TO 17,000 ± SF MEDICAL OFFICE SPACE*

- New construction commercial development with 17,000 sq feet of medical office space
- One of the last remaining commercial lots available in the area
- High visibility site on W University Ave, with daily traffic count of 33,037
- Georgetown: 7th fastest growing small city in the US
- Current home volume in Georgetown is 105,705 households



The Community



Wolf Lakes Village

164 acre master planned site to be phased in over the next several years. Town-center pedestrian friendly plan includes: retail, restaurants, hotels, cinema, multi-family and townhomes, medical, and corporate campuses.

Wolf Crossing Retail Center

A 250,000-square-foot retail center—includes a combination of national, regional, and local businesses near St. David's Hospital, historic downtown square, and Southwestern University.



The Location



Perfectly situated at the corner of W University Avenue and River Chase Rd, DB Woods is ideally positioned for visibility along one of Georgetown's busiest roads. This inviting two-story building features modern designs and approximately 90 parking spaces situated thoughtfully on a partially wooded property. Each floor has 8,500 square feet of office space available.

DB Woods is located adjacent to the 1,120-acre Wolf Ranch, which is planned to include over 4 million square feet of commercial and residential projects. It is a six minute drive from St. David's Georgetown Hospital, twelve minutes from Baylor Scott & White, and 13 minutes from Seton Hospital of Williamson County.



Site Plan



- 17,000 ± SF BUILDING
- 90 ± PARKING SPACES
- 2-STORY 8,500 ± SF PER FLOOR

Drive Times & Demographics

DISTANCE & DRIVE TIME FROM / TO SITE LOCATION

From	Miles	Time
St. David's Medical Center Georgetown	2.2	6 min
Baylor Scott and White Medical Center Round Rock	7.1	12 min
Seton Hospital Williamson County	7.3	13 min
Round Rock	10.3	12 min
St. David's Medical Center Round Rock	11.4	14 min
Leander	11.4	15 min
Liberty Hill	13.2	16 min
Regional Medical Center Cedar Park	13.9	20 min
St. David's Health Center Leander	14.4	17 min
Hutto	14.9	20 min
Pflugerville	16.6	20 min
Cedar Park	17	20 min
St. David's Medical Center North Austin	18.5	20 min
Austin	28.4	28 min
Temple / Killeen	41.7	40 min

DEMOGRAPHICS

50% POPULATION GROWTH OVER THE LAST 10 YEARS

2020 Demographics (Estimates)	3-MILE	5-MILE	10-MILE
2020	42,294	70,934	299,266
Households	14,597	24,936	105,705
Daytime Population	1 9,1 84	28,217	84,178
Average HH Income	\$88,179	\$102,223	\$113,428
Total Businesses	1,783	2,584	7,757
2019-2025 Annual Growth Rate	3.10%	3.56%	3.29%



Traffic Count Estimates

2015 / 2018 cars per day



Collection Street	Cross Street	Daily Traffic Volume	Year	Distance
W University Ave	E of Wolf Ranch Pkwy	33,037	2018	0.7 mi
D B Woods Rd	N of W University Ave	11,576	2015	0.4 mi



Contact Our Team



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