

# FOR LEASE

## 2,526 SF of Office/Retail Space

2021 Kauffman Lp,  
Georgetown,  
TX 78628

- Space to build patio seating
- Mixed-Use Development Site in Booming Area on Hwy 29



**Emmett Sweeney**  
Associate

512.954.4497  
ESweeney@asterra.com

**Riley Perry**  
Associate

936.615.2662  
RiPerry@asterra.com

**Neerja Kwatra**  
CFO/Partner

512.698.2730  
NKwatra@asterra.com



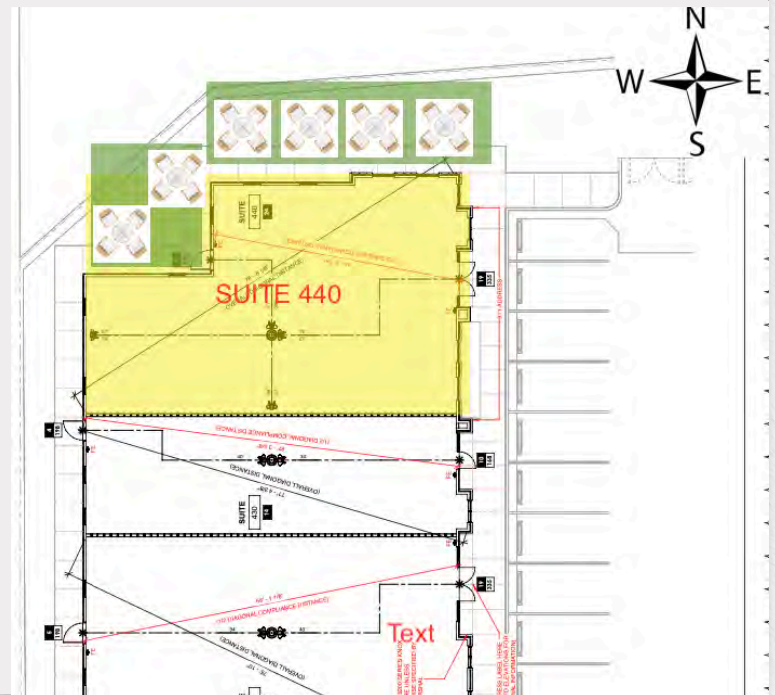
# Highlights

- Situated in the rapidly growing city of Georgetown, TX, at a major and rapidly expanding intersection.
- Ideal for Medical, Professional, and Retail
- Anytime Fitness is the anchor tenant on the opposite side of building 400
- Frontage on Highway 29 (35,583 VPD)
- Nearby established businesses create synergy and attract foot traffic, with shopping centers, restaurants, and residential neighborhoods in close proximity
- Ample space for surface parking
- Access to the suite from Highway 29 and Kauffman Loop
- 2 Minute drive to HEB and many other amenities

# Listing Details

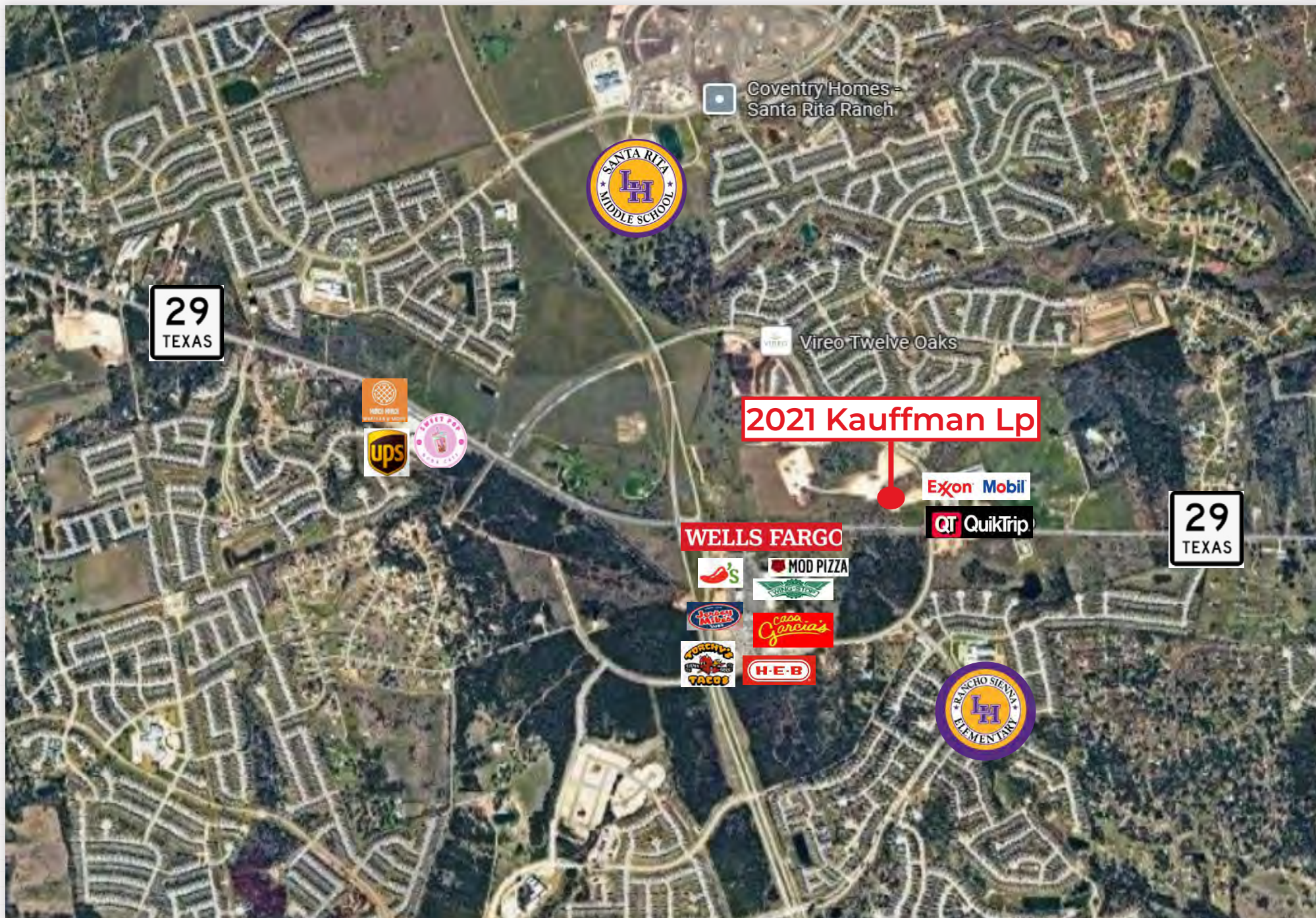
Lease Rate:	\$34/SF + NNN
Property Type:	Office/Retail
Total Building SF:	11,845 SF
Available SF:	2,526 SF
Available:	April 2025
Zoning:	Georgetown ETJ
Parking:	4/1,000 SF
Year Built:	2025
Lease Term:	Negotiable
City:	Georgetown

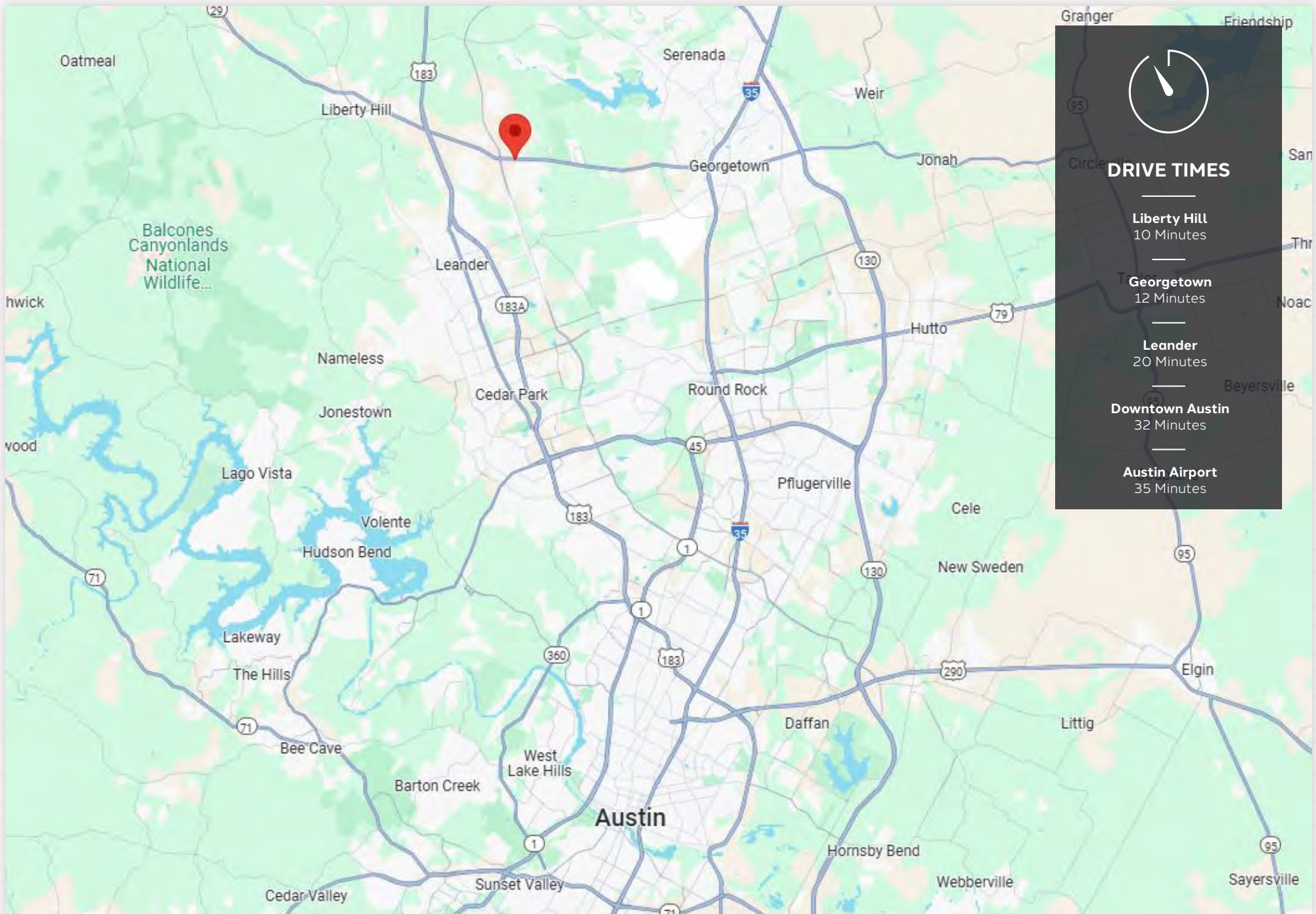




LINE	BEARING	DISTANCE
L1	N 48°41'33" E	46.32'
L2	N 40°41'35" E	40.29'







# Market Overview Georgetown

Georgetown, Texas, a rapidly growing city just north of Austin, combines small-town charm with modern amenities, making it a prime location for families, retirees, and businesses. The city, known for its historic downtown square and the stunning Blue Hole Park, has seen its population surge past 75,000 residents. Georgetown's strategic location along Interstate 35 places it within easy reach of Austin, while retaining a distinct community identity enriched by cultural events, excellent schools, and recreational opportunities. Its appeal is further enhanced by a focus on sustainability, including its distinction as one of the first cities in Texas to use 100% renewable energy for its municipal needs.

## **Economy**

Georgetown's economy is vibrant and diverse, with key industries including advanced manufacturing, healthcare, life sciences, and professional services. Major employers in the area include Williamson County Government, Georgetown Independent School District, and St. David's Georgetown Hospital, all of which contribute to the city's robust job market. Additionally, its proximity to Austin allows businesses in Georgetown to tap into a labor force of over one million skilled workers. This economic vitality is supported by a pro-business environment, including competitive tax incentives and investment in infrastructure. Recent economic development efforts have attracted both large enterprises and small businesses, fostering a dynamic marketplace that continues to drive growth.

## **Real Estate**

The real estate market in Georgetown reflects the city's broader growth and diversity. On the residential side, the city offers a mix of single-family homes, townhouses, and master-planned communities that cater to a wide range of lifestyles and budgets. The housing market remains moderately competitive, with average home prices around \$450,000, marking a steady rise in value.

For commercial real estate, Georgetown boasts over 5.6 million square feet of office, retail, and industrial spaces, ranging from historic properties in the downtown area to modern developments along key transit corridors. Whether for residential buyers or commercial investors, Georgetown's real estate market offers significant opportunities driven by the city's continued expansion and economic strength.

# Contact

**Emmett Sweeney**  
Associate

512.954.4497  
ESweeney@asterra.com

**Riley Perry**  
Associate

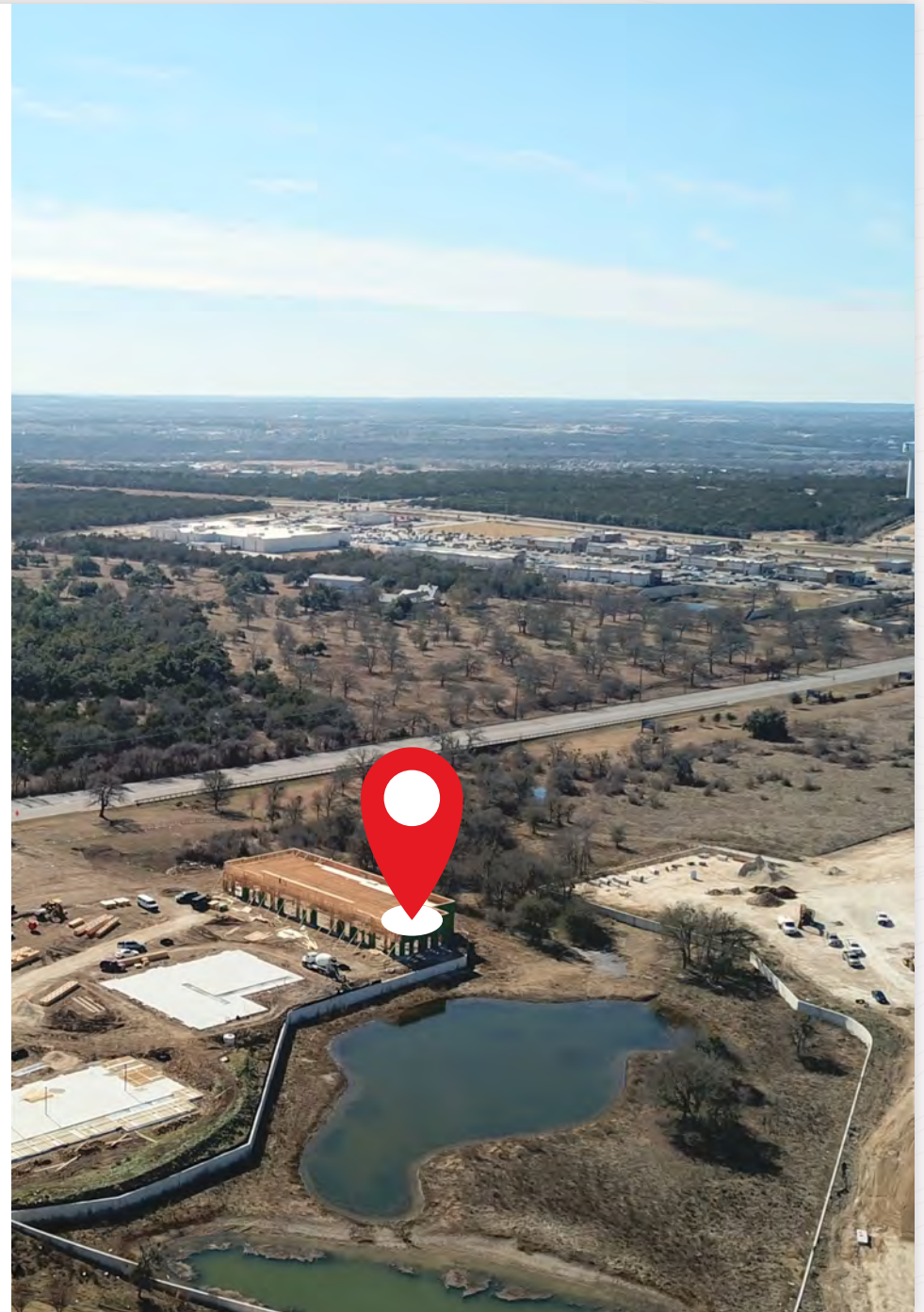
936.615.2662  
RiPerry@asterra.com

**Neerja Kwatra**  
CFO/Partner

512.698.2730  
NKwatra@asterra.com

Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner. We are passionate about what we do.



## ***IMPORTANT DISCLOSURES, DISCLAIMERS AND NOTICES:***

THE INFORMATION CONTAINED IN THESE MARKETING MATERIALS (THE “MATERIALS”) HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. HOWEVER, NEITHER ASTERRA NOR ITS PRINCIPALS, BROKERS, AGENTS, OR EMPLOYEES (COLLECTIVELY “ASTERRA”) HAS VERIFIED, NOR WILL IT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN. ASTERRA MAKES NO GUARANTEE, WARRANTY, OR REPRESENTATION WHATSOEVER, EITHER EXPRESS OR IMPLIED, WITH RESPECT TO THE ACCURACY OR COMPLETENESS OF THE MATERIALS OR AS TO THE CONDITION OF THE SUBJECT PROPERTY. ASTERRA SPECIFICALLY DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY OF THE MATERIALS. BY ACCEPTING, READING, REVIEWING, OR SHARING THE INFORMATION CONTAINED THE MATERIALS, THE USER ACKNOWLEDGES AND ACCEPTS ASTERRA’S DISCLAIMERS AND WAIVES ANY CLAIMS AGAINST ASTERRA FOR DAMAGE OR LOSS CAUSED BY THE USE OF THE MATERIALS. ANY INTERPRETATIONS, ASSUMPTIONS, OR RELIANCE ON THE CONTENT OF THE MATERIALS IS DONE SOLELY AT YOUR OWN RISK.

ANY INTERESTED PARTY SHOULD TAKE APPROPRIATE STEPS TO INDEPENDENTLY VERIFY ALL OF THE INFORMATION IN THE MATERIALS. ASTERRA STRONGLY ADVISES ALL INTERESTED PARTIES TO CONDUCT A THOROUGH INVESTIGATION OF THE PROPERTY AND TO SEEK ALL QUALIFIED EXPERT OPINIONS THEY DEEM NECESSARY. ASTERRA DOES NOT AND WILL NOT CONDUCT DUE DILIGENCE ON BEHALF OF ANY PROSPECTIVE BUYER OR TENANT. THE MATERIALS ARE NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. ALL INTERESTED PARTIES ARE STRONGLY ADVISED TO RETAIN PROFESSIONALS IN LEGAL, ENVIRONMENTAL, ENGINEERING, ARCHITECTURE, BUILDING SCIENCE, TAX, REGULATORY, FINANCIAL, AND/OR ACCOUNTING TO INVESTIGATE AND ADDRESS ANY QUESTIONS CONCERNING THE CONDITION, DEVELOPABILITY, FINANCIAL VIABILITY, AND/OR PERFORMANCE OF THE SUBJECT PROPERTY.

THE OFFERING IS MADE SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS ALSO OFFERED WITHOUT REGARD TO RACE, COLOR, RELIGION, FAMILIAL STATUS, CREED, NATIONAL ORIGIN, DISABILITY, OR GENDER IDENTITY.

**NON-ENDORSEMENT NOTICE** – Asterra is not affiliated with, sponsored by, or endorsed by any business or enterprise identified in these marketing materials. The use of any logo or business name in these materials does not indicate or imply any affiliation, endorsement, or sponsorship between Asterra and the business identified. The use of any business name or logo is used solely for the purpose of relaying information about business or tenants adjacent or related to the subject property.

**AFFILIATED BUSINESS DISCLOSURE** – Asterra consists of three related and sperate legal entities (each an “Affiliate”) with each doing business as “Asterra” and engaging in a range of real estate services including, but not limited to, brokerage, property and facilities management, and investment. It is possible for different Affiliates to represent clients with competing interests in the same property. Your receipt of these materials (and disclosures) constitutes your acknowledgment of this possibility and your agreement that neither Affiliate has an obligation to disclose to you such Affiliates’ representation of another in the sale or purchase of the Property. However, each Affiliate will always act in the best interest of its respective client(s), at arms’ length, and not in concert or in a way harmful to a third party. Further, each Affiliate will always conduct its respective business in pursuant to the law and will maintain the fiduciary duties owed to its respective client(s).

**CONFIDENTIALITY AGREEMENT** – Your receipt of the Materials constitutes your acknowledgment that: (1) the Materials are confidential and made available solely for your limited use in determining your interest in the subject Property; (2) You agree not disclose any of the information contained in the Materials without the prior written consent and authorization from Asterra or the Property owner(s), (3) you will not use any part of the Materials in any manner detrimental to Asterra, its agents, Brokers, or the Property and its owner(s); and (4) you hereby acknowledge and accept all of the waivers and disclaimers contained herein. Asterra and the Asterra logo are trademarks of Asterra, Inc. in the United States. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of Asterra; use of these images without the prior express written consent of Asterra and/or the owner is prohibited. Copyright Notice © 2022 Asterra Commercial d/b/a Asterra. All Rights Reserved.



## 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' 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.

Asterra Commercial d/b/a Asterra Properties	90000901	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.231.2000 x 300
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.231.2000 x 300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
------------------------------	-------------	-------	-------