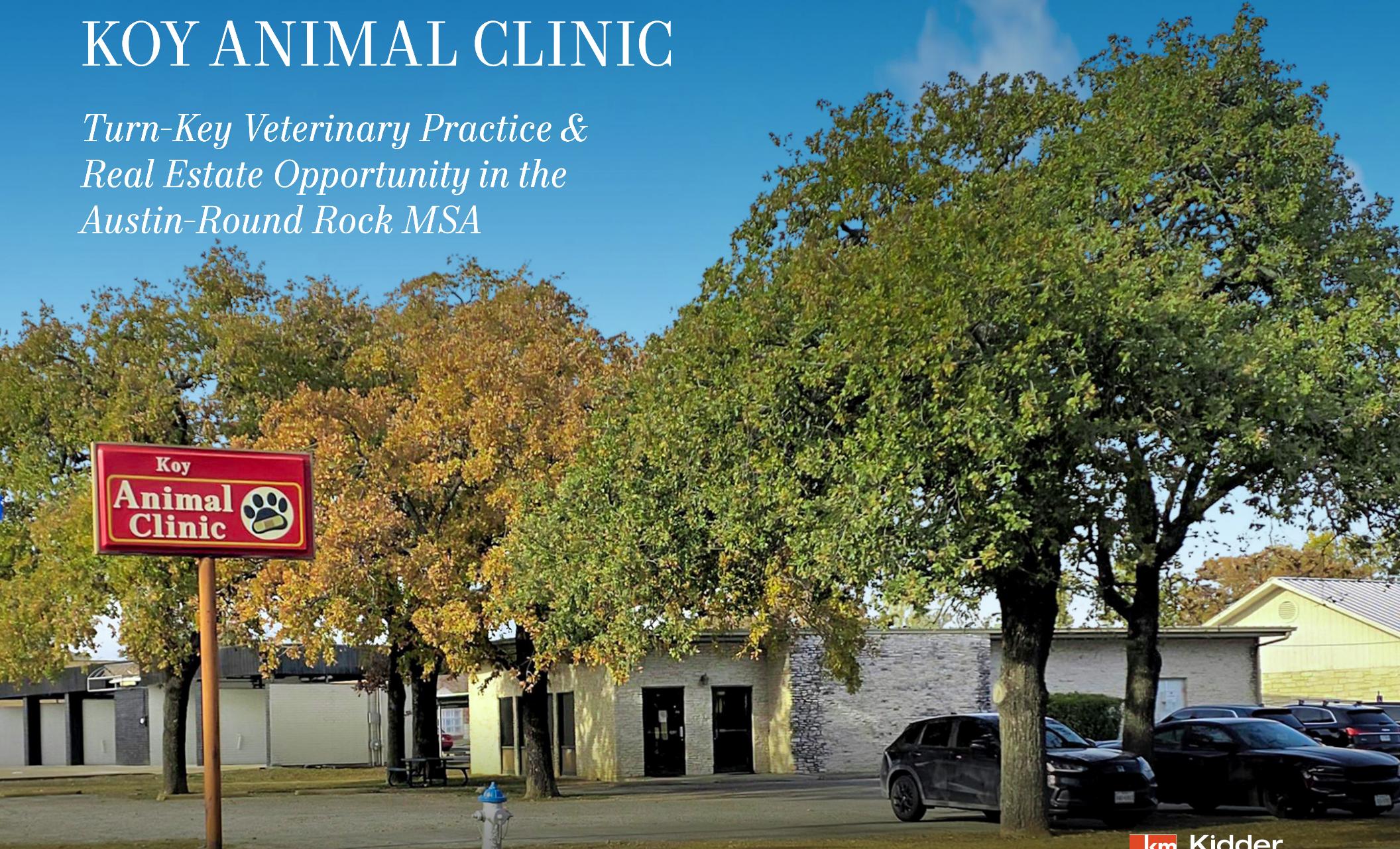


KOY ANIMAL CLINIC

*Turn-Key Veterinary Practice &
Real Estate Opportunity in the
Austin-Round Rock MSA*



3501 WILLIAMS DR, GEORGETOWN, TX 78628

km Kidder
Mathews

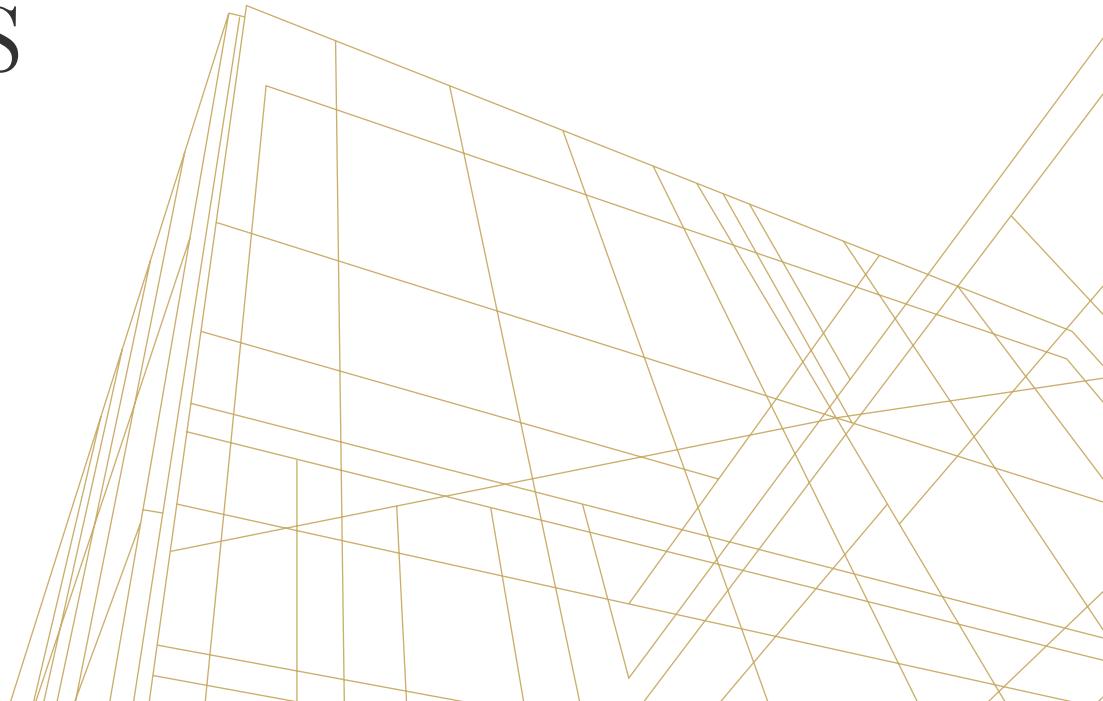
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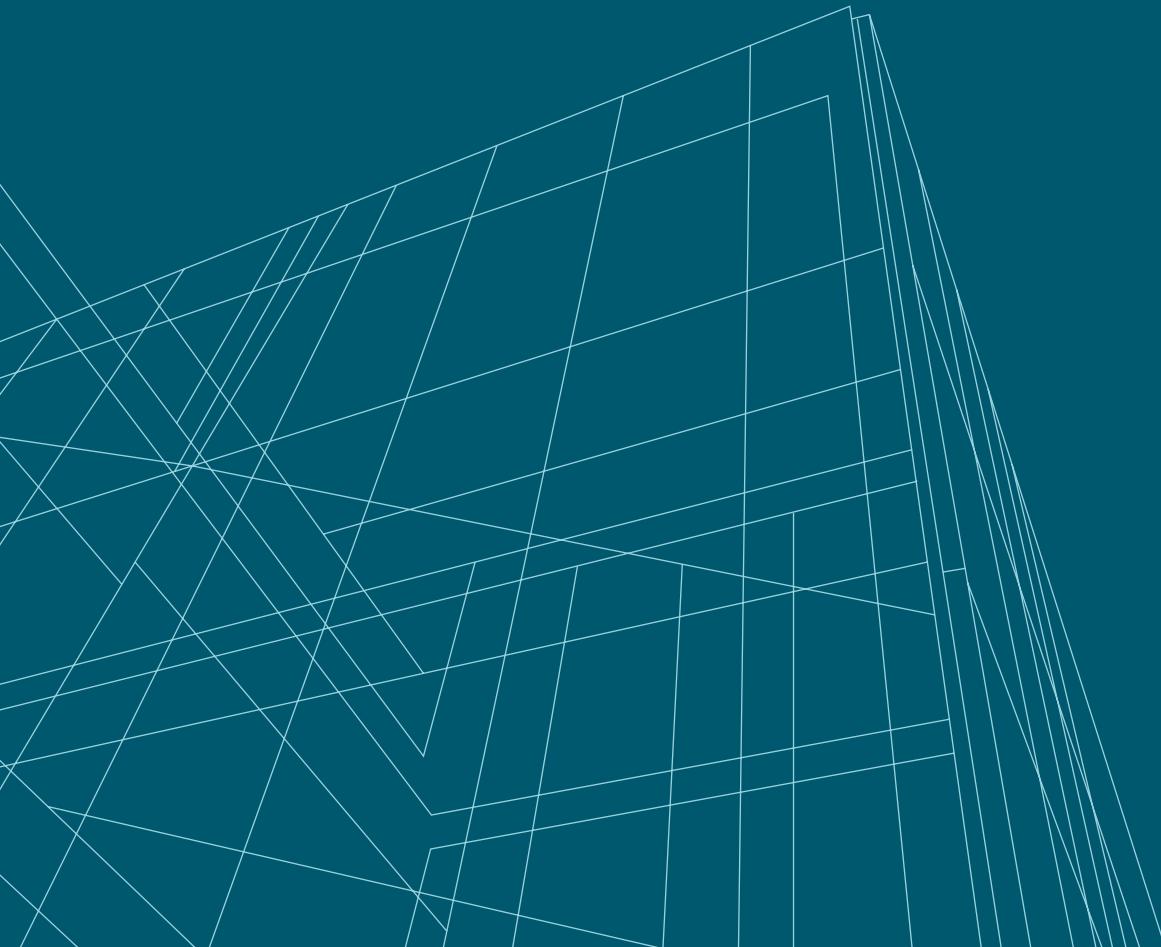
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EXECUTIVE SUMMARY

Section 01

INVESTMENT SUMMARY



\$1,700,000

LIST PRICE - REAL ESTATE & BUSINESS INCLUDED



$\pm 2,347$

BUILDING SF



$\pm 14,810$

LOT SF



1974

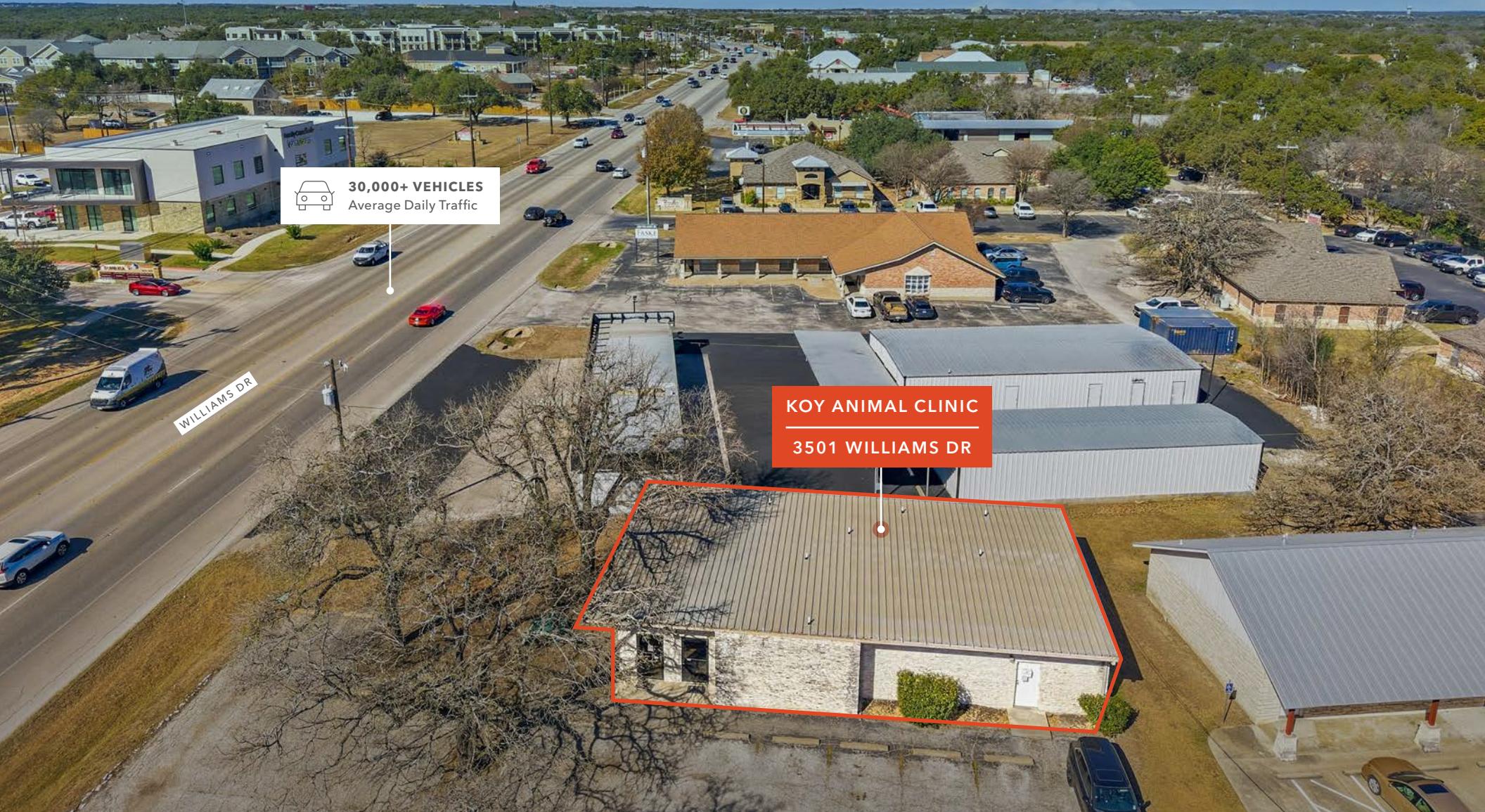
YEAR BUILT

Disclaimer: This Offering Memorandum is provided for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to purchase the Property. All information contained herein is subject to errors, omissions, change of price or terms, and withdrawal without notice, and no representations or warranties, express or implied, are made by Seller or Broker as to its accuracy or completeness. Any references to zoning, permitted uses, or development potential are provided for general information only and are not guaranteed. Prospective purchasers are solely responsible for conducting their own independent due diligence, investigations, and verification of all matters relating to the Property. The Property is offered AS-IS, WHERE-IS, and Seller and Broker shall have no liability for any reliance placed on the information contained herein.



*Price includes both the real property and the operating veterinary practice for a single purchase price. Broker represents the sale of the real property only.

Prime High-Traffic Location: Strategically positioned along the I-35 corridor, the primary north-south artery connecting Georgetown to Round Rock & Austin .



PROPERTY HIGHLIGHTS

- **Real Estate and Practice Offered Together** - The offering includes both the real property and the operating veterinary practice for a single purchase price. Broker represents the sale of the real property only.
- **Purpose-Built Veterinary Facility** - The building was purpose-designed for veterinary operations and includes an efficient clinical layout, treatment and support areas, and existing animal-care infrastructure, allowing a new owner to step into a functional facility with flexibility for upgrades or expansion.
- **Three (3) Existing Exam Rooms** - The facility features three (3) existing exam rooms in addition to a dedicated surgery suite, enabling a veterinary operator to reopen efficiently with minimal reconfiguration and reduced initial capital investment.
- **Established Veterinary Location** - The Koy Animal Clinic has a long history as the go-to veterinary clinic, reinforcing its sustainability for continued animal care operations and familiarity within the local community.
- **C-3 General Commercial Zoning** - The property is zoned C-3 (General Commercial), permitting general commercial and retail activities, particularly along major arterials and freeway corridors. Supported uses include veterinary clinics and hospitals, specialist clinics, diagnostic care, urgent care, dental offices and clinics, medical laboratories,

professional and general offices, restaurants, and neighborhood retail and service-oriented businesses. The zoning supports the property's prior veterinary use, existing building layout, and parking configuration, allowing for efficient re-occupancy.

- **Freestanding Corner Location** - The ±2,347 SF building is situated on a ±14,810 SF (±0.34 AC) parcel along Williams Drive, a major commercial corridor in Georgetown, offering strong visibility and signage exposure.
- **Near Established Retail & Residential Density** - The site is near established retail including Whataburger, Walmart, Home Depot, Planet Fitness, and is surrounded by established residential neighborhoods.
- **On-Site and Street Parking Availability** - Twenty (20) on-site parking spaces are complemented by ample street parking nearby, supporting efficient access for daily operations and customer traffic.
- **Affluent Demographics** - The property caters to over 71,946 residents within a 5-mile radius and 203,510 residents within a 10-mile radius. The average household income within a 5 mile-radius is \$113,688.
- **Development Nearby** - Newly constructed ±120,000-SF retail center anchored by a ±23,000-SF Sprouts Farmers Market - featuring Petco, Mojo Coffee, Heartland Dental, Luxx Nail Bar, and more, approximately 2 miles from Koy Animal Clinic.



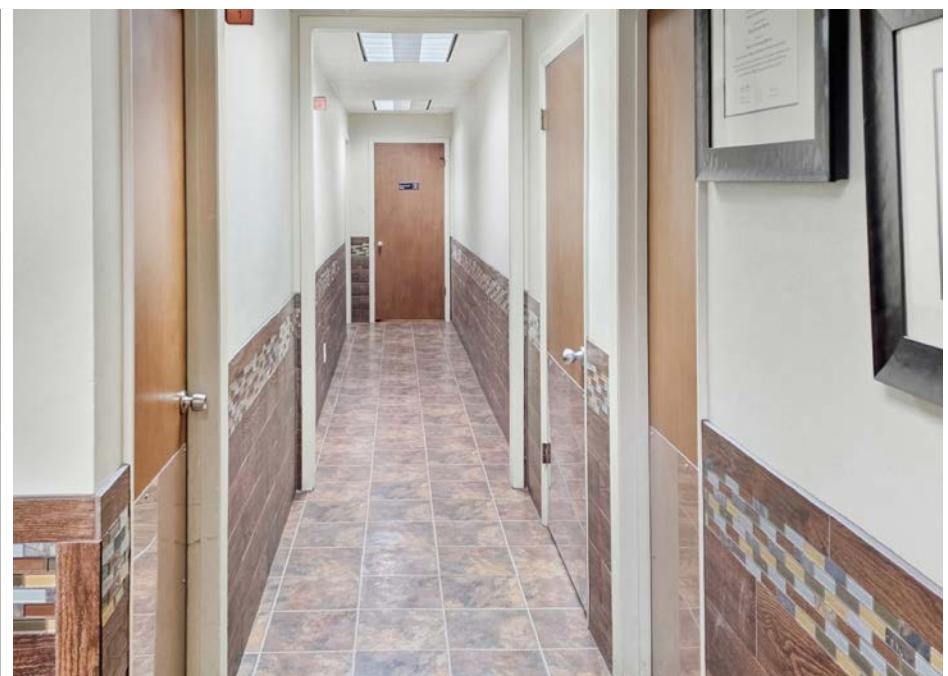
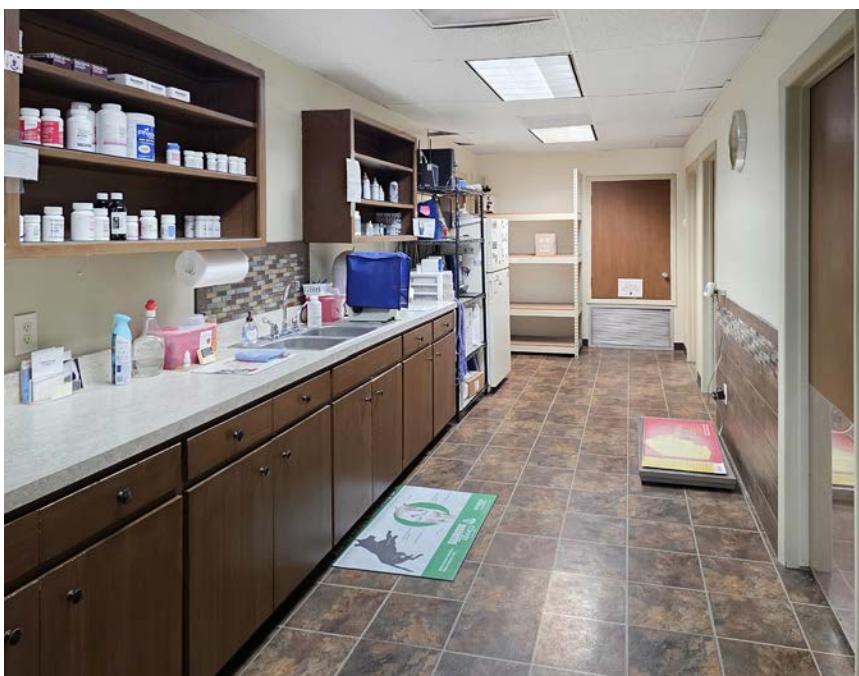
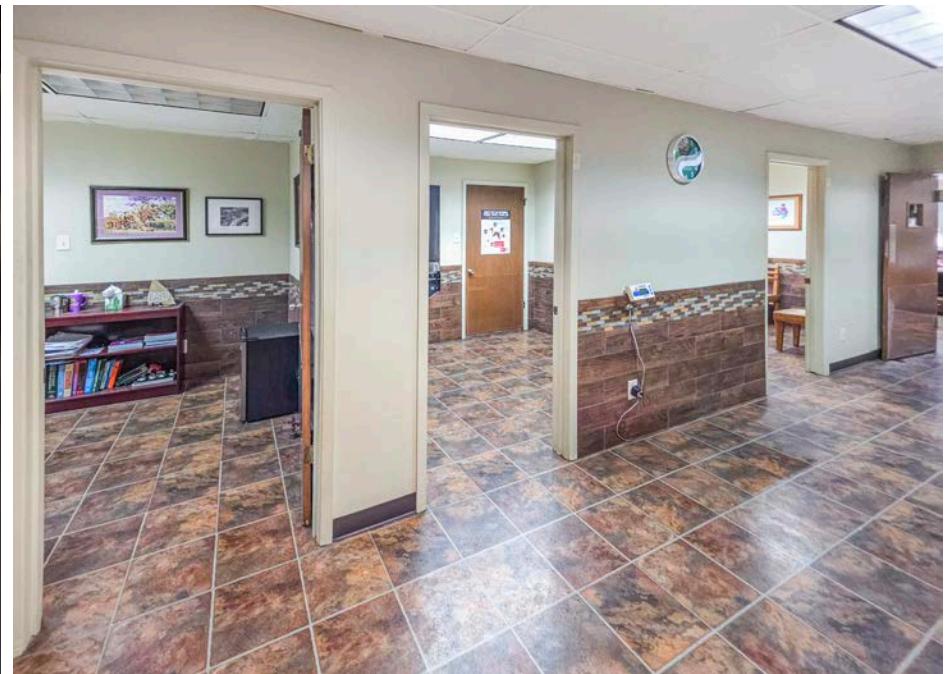
LOCATION HIGHLIGHTS

- **Strategic Location** - Georgetown, TX is a fast-growing Central Texas community located approximately 30 miles north of Downtown Austin within the Austin-Round Rock-San Marcos MSA. The city benefits from direct access to I-35 and continued spillover growth from Austin's expanding employment base, supporting strong residential growth & sustained demand for healthcare, service, & neighborhood retail uses.
- **Top 5 Job Growth MSA** - According to U.S. Bureau of Labor Statistics benchmark data, the Austin-Round Rock-San Marcos MSA added approximately 28,500 jobs in 2024, representing 2.1% annual employment growth and moving the region into the 5th fastest-growing large metro in the U.S. for job growth (up from its preliminary 10th place estimate).
- **The Great State of Texas** - Texas is the 2nd largest economy in the U.S. with a GDP exceeding \$2.7 trillion. A top-ranked business climate with no state income tax, Texas has been recognized as the Best State for Business for the past 21 years by Chief Executive Magazine. Texas's pro-business policies and resident-friendly regulations have fueled both corporate relocations and population influx. U.S. Census Bureau data shows that between July 1, 2022, and July 1, 2023, Texas added ±470,000 new residents.
- **National Leader In Job Creation (as of 12/2025)** - Texas led the nation in 12-month job growth, adding approximately 168,000 jobs from September 2024 to September 2025, according to data from the U.S. Bureau of Labor Statistics and the Texas Workforce Commission.

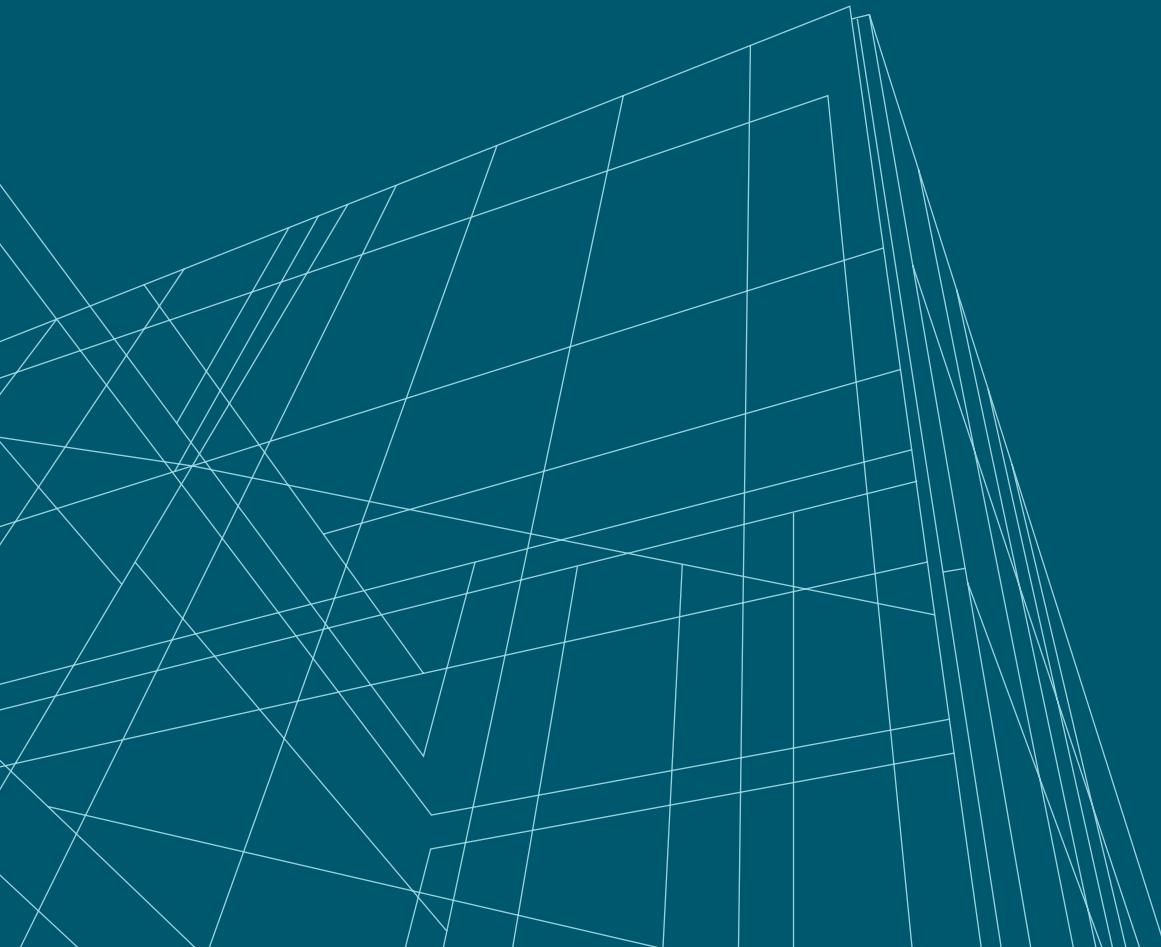
During this period, Texas also reached record highs in total employment, labor force participation, and nonfarm jobs, while maintaining an unemployment rate below the national average. This sustained job growth underscores Texas's strong, diversified economy and continued ability to attract and retain businesses and workforce talent.

- **No State Personal or Corporate Income Tax** - Texas imposes no personal or corporate state income tax, resulting in one of the lowest overall tax burdens for businesses and owner-operators nationwide.
- **Healthcare Employment and Workforce Growth** - Texas's healthcare industry is one of the state's largest and most dynamic sectors, with steady demand for healthcare professionals driven by population growth and demographic trends. According the Texas Healthcare Workforce Report, the healthcare workforce is a major contributor to employment in Texas and reflects growing opportunities across hospitals, clinics, and specialty care centers.
- **Best State For Business - 21 Consecutive Years** - Texas has been ranked the Best State for Business by Chief Executive for 21 consecutive years, reflecting its favorable tax structure, predictable regulatory environment, & ability to attract and retain a skilled workforce. With no corporate or personal state income tax, Texas continues to drive long-term economic growth, corporate relocation, and population inflows that support durable commercial real estate demand.









LOCATION OVERVIEW

Section 02

GEORGETOWN, TX

Georgetown is one of the fastest-growing cities in Central Texas, supported by sustained population growth, strong in-migration, and its strategic location within the Austin–Round Rock metropolitan area.

Situated approximately 30 miles north of downtown Austin, the city benefits from regional employment expansion and economic spillover while maintaining comparatively lower operating and occupancy costs. These dynamics have driven consistent demand across residential, retail, healthcare, and service-oriented real estate.

As the county seat of Williamson County, Georgetown is positioned along the Interstate 35 corridor, providing direct north-south connectivity to Austin, Round Rock, Temple, and the broader Central Texas region. The city's economy is supported by a diversified employment base that includes healthcare, education, professional services, manufacturing, logistics, and retail. Ongoing public and private investment in transportation infrastructure, utilities, and civic facilities continues to support future growth and improve access to surrounding employment centers.

Georgetown features a balanced mix of established neighborhoods, historic commercial areas, and expanding master-planned communities, complemented by growing commercial corridors and medical uses. Continued residential development and infrastructure expansion have increased the city's population density and consumer base, supporting long-term demand for essential services. With strong demographic momentum, expanding employment drivers, and its position within one of the nation's fastest-growing metro areas, Georgetown is well positioned as a durable and attractive long-term commercial real estate market within the greater Austin region.

PROPERTY SPECIFIC DEMOGRAPHICS

+87K

2024 POPULATION
5-MILE RADIUS

+36K

HOUSEHOLDS
5-MILE RADIUS

\$114K

AVG HH INCOME
5-MILE RADIUS



THINGS TO DO IN AUSTIN-ROUND ROCK MSA

LADY BIRD LAKE & HIKE-AND-BIKE TRAIL

Lady Bird Lake and its extensive hike-and-bike trail network serve as one of Austin's most iconic lifestyle amenities, drawing residents year-round for walking, running, and outdoor recreation. The area attracts health-conscious, pet-friendly households and supports strong daily foot traffic, reinforcing demand for veterinary services in surrounding neighborhoods.

THE DOMAIN - SHOPPING, DINING & NIGHTLIFE

The Domain serves as Austin's premier destination for upscale shopping, dining, and nightlife, featuring luxury brands, chef-driven restaurants, and entertainment venues. It draws a high-income demographic and functions as a major lifestyle hub for North Austin and Round Rock residents.

DELL DIAMOND - SPORTS & ENTERTAINMENT

Dell Diamond hosts professional baseball games, concerts, festivals, and community events year-round. As a regional entertainment anchor, it drives consistent visitor traffic and reinforces Round Rock's appeal as a vibrant, family-oriented destination.

LAKE TRAVIS - WATERFRONT RECREATION

Lake Travis offers boating, paddle-boarding, waterfront dining, and lakeside entertainment, making it one of Central Texas's most popular recreational destinations. The area is surrounded by upscale residential communities that support strong discretionary spending and premium lifestyle demand.

DOWNTOWN AUSTIN LIVE MUSIC DISTRICT

Austin's live music scene is nationally recognized, with venues, festivals, and events throughout Downtown and surrounding entertainment districts. The city's cultural vibrancy attracts young professionals, creatives, and long-term residents who value walkable, experience-driven neighborhoods.

DOWNTOWN ROUND ROCK - DINING & LOCAL ENTERTAINMENT

Downtown Round Rock features a growing collection of restaurants, breweries, cafés, and public gathering spaces. Frequent events, outdoor patios, and walkable streets contribute to a strong sense of community and an appealing lifestyle for families and professionals.



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