

**FOR SALE
FOR LEASE**

SEDRO CROSSING

Williams Dr. Georgetown, Texas 78633

**DON
QUICK**
& Associates, Inc.



1000 N Interstate 35, Round Rock, Texas 78681 | 512.255.3000 | www.donquick.com

PROPERTY HIGHLIGHTS

FOR SALE | FOR LEASE

Sedro Crossing

Williams Dr.

Georgetown, Texas 78633



Excellent access from Williams Dr



Generous Parking Ratios



Each suite has private entrance



Building signage opportunities
& main street frontage



Flexible financing opportunities
including strategic investment
partnerships



Fully customizable floor plans and
build-to-suit options



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AREA DETAILS

Sedro Crossing
Williams Dr.
Georgetown, Texas 78633

LOCATION

Located less than 5 miles west of IH-35 between Sun City and Georgetown just north of Lake Georgetown. At the corner of Sedro Trail and Williams Dr with easy access to TX-195 and HWY-29.

GEORGETOWN

Population: 70,685 residents

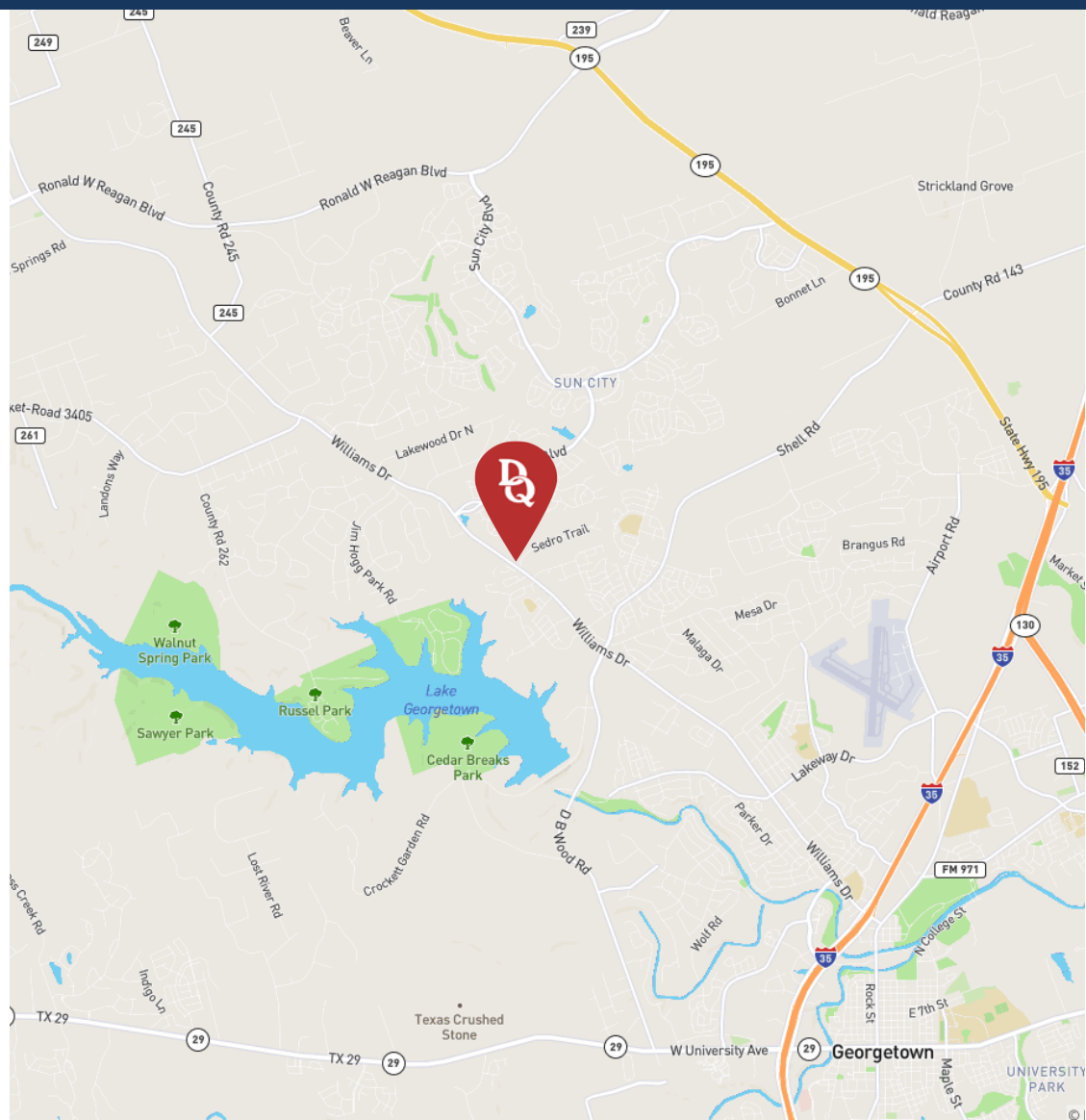
In the top 5 fastest growing US Cities for the last 3 years

Lowest tax rate in central Texas among cities with >20K population

One of the 1st cities in the US powered by 100% renewable energy

DEMOGRAPHICS

	1 mi	3 mi	5 mi
2019 Population	5,119	32,128	55,844
2010 Population	3,720	22,645	40,768
Households	2,243	14,343	23,092
Median Age	57.6	61.9	53.8
Avg HH Income	\$118,898	\$112,278	\$113,778



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SITE PLAN

SEDRO CROSSING



4841 WILLIAMS DR

OFFICE FOR LEASE

SEDRO
CROSSING

BUILDING DETAILS

Ready for tenant buildout
Individual entrances to each suite. No common area, each suite includes individual restroom.
Total Building Size: 11,641 SF
Parking Ratio: 5:1000
Executive Suites available

AVAILABILITIES

Suite 101: 1,841 SF Proposed fast casual restaurant

Suite 103: 1,404 SF

Suite 105: LEASED

Suite 107: LEASED

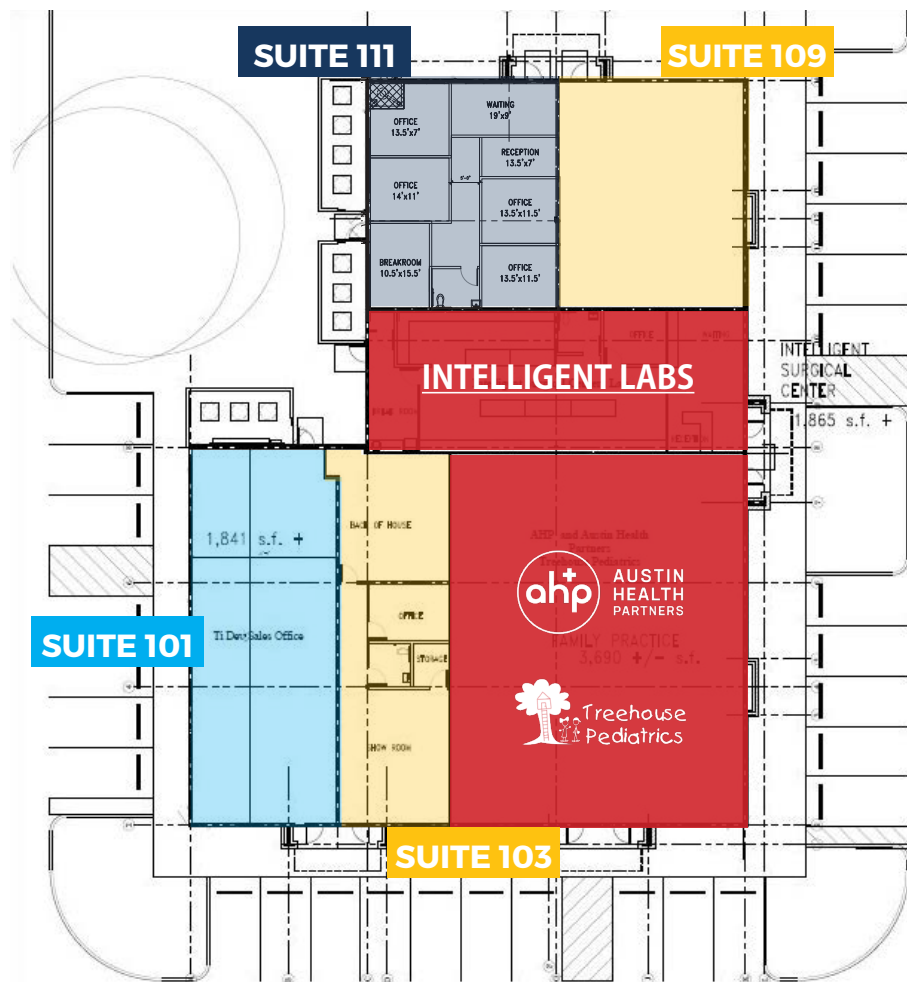
Suite 109: 1,415 SF

Suite 111: 150 SF - 700 SF

Medical and Professional Executive Suites

LEASE RATE

\$18.00 - \$24.00 PSF + NNN



4843 WILLIAMS DR

PAD SITE FOR SALE

SEDRO
CROSSING



BUILDING DETAILS

Build-to-suit, investment, strategic partnership,
and financing options available

Up to 10,684 buildable SF

Parking ratio: 3:1,000

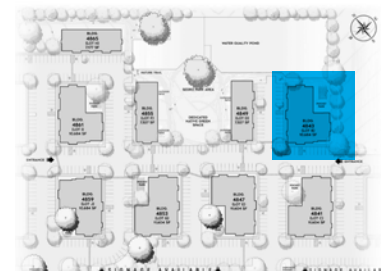
Signage opportunities available

28,000 Vehicles per day via Williams Dr

Perfect for medical or professional office user

SALE PRICE

Call for details



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4847 WILLIAMS DR SURGICAL CENTER FOR LEASE

SEDRO
CROSSING

BUILDING DETAILS

Planned surgical center building
Preliminary Ambulatory Care certification for
pick up/drop off ambulance awning approved
by architect and engineer
Great signage opportunities on bldg/road
Planned Building Size: 11,641 SF
Perfect opportunity for surgical center, well
positioned in commercial development and
geographically in Georgetown/Sun City

LEASE RATE

\$18.00 - \$24.00 PSF + NNN

**Purchase option also available
Call broker for details*



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4849/4855 WILLIAMS DR

OFFICE FOR LEASE

SEDRO
CROSSING



BUILDING DETAILS

Custom floor plan and finishouts available
Individual entrances to each suite. No common area, each suite includes individual restroom.
Planned Building Sizes: 7,327 SF each
Parking Ratio: 3:1000

AVAILABILITIES

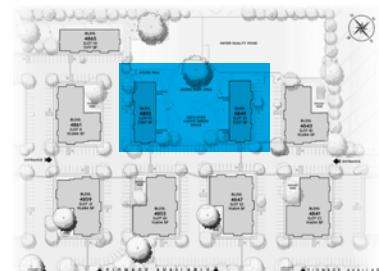
4849 Williams Dr: 250 SF - 7,327 SF
4855 Williams Dr: 250 SF - 7,327 SF

SPECIFIC USES

Executive Suites
Office
Medical Office

LEASE RATE

\$18.00 - \$24.00 PSF + NNN



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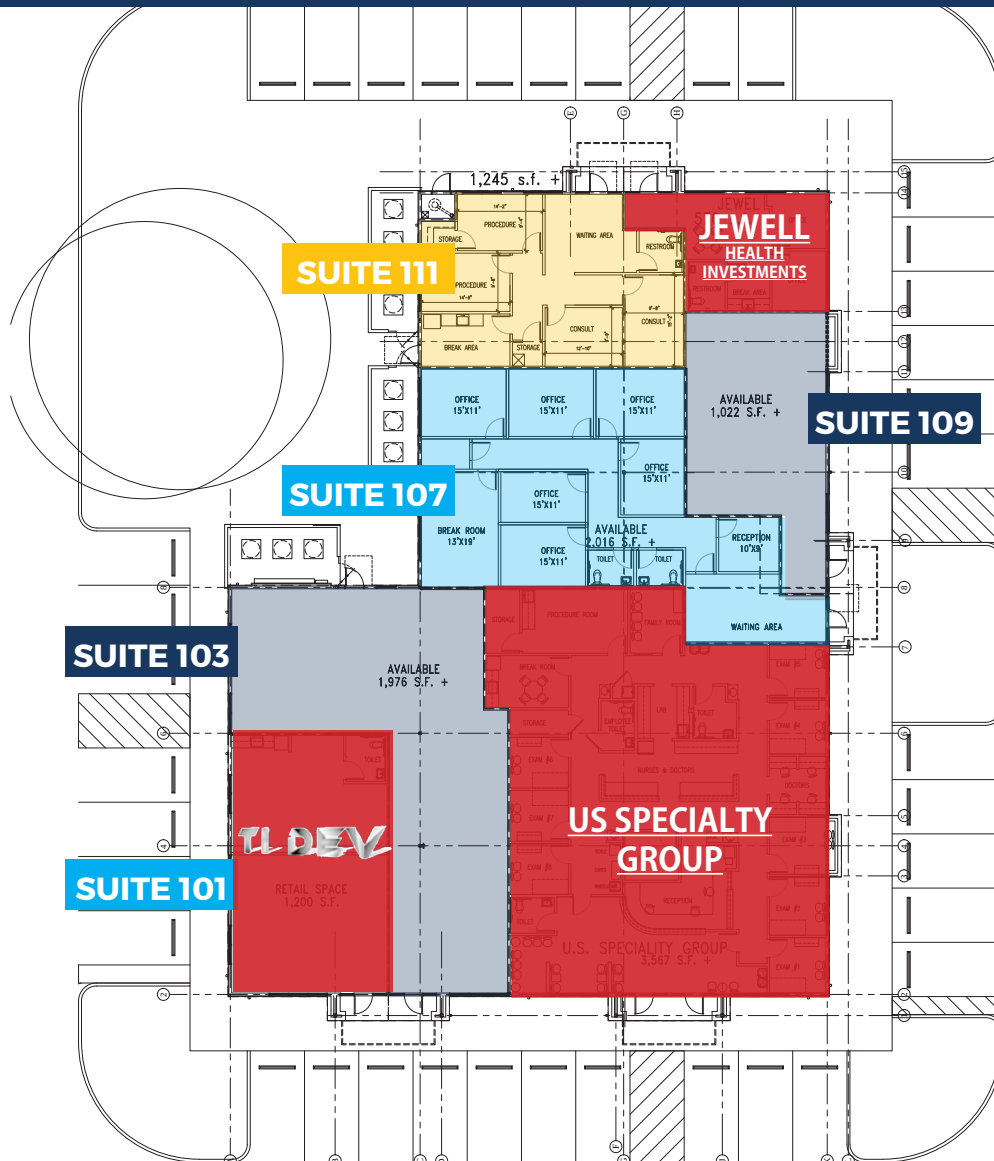
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4853 WILLIAMS DR

OFFICE/RETAIL FOR LEASE/SALE

SEDRO
CROSSING



BUILDING DETAILS

Ready for tenant finishout

Individual entrances to each suite. No common area, each suite includes individual restroom.

Total Building Size: 11,641 SF

Unique single suite sale opportunities

AVAILABILITIES

Suite 101: LEASED | 1,200 SF **FOR SALE***

Suite 103: 1,976 SF | **FOR SALE***

Proposed fast casual restaurant

Suite 105: LEASED

Suite 107: 2,016 SF / Doctors Office

Suite 109: 1,022 SF | **FOR SALE***

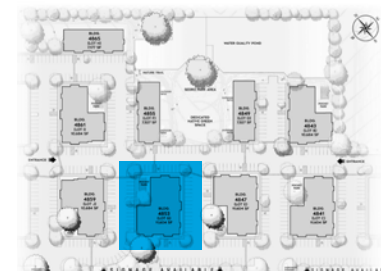
Suite 110: LEASED

Suite 111: 150 SF - 700 SF / Executive Suites

LEASE RATE

\$18.00 - \$24.00 PSF + NNN

***Call broker for sale details**



4853 WILLIAMS DR

OFFICE/RETAIL FOR LEASE

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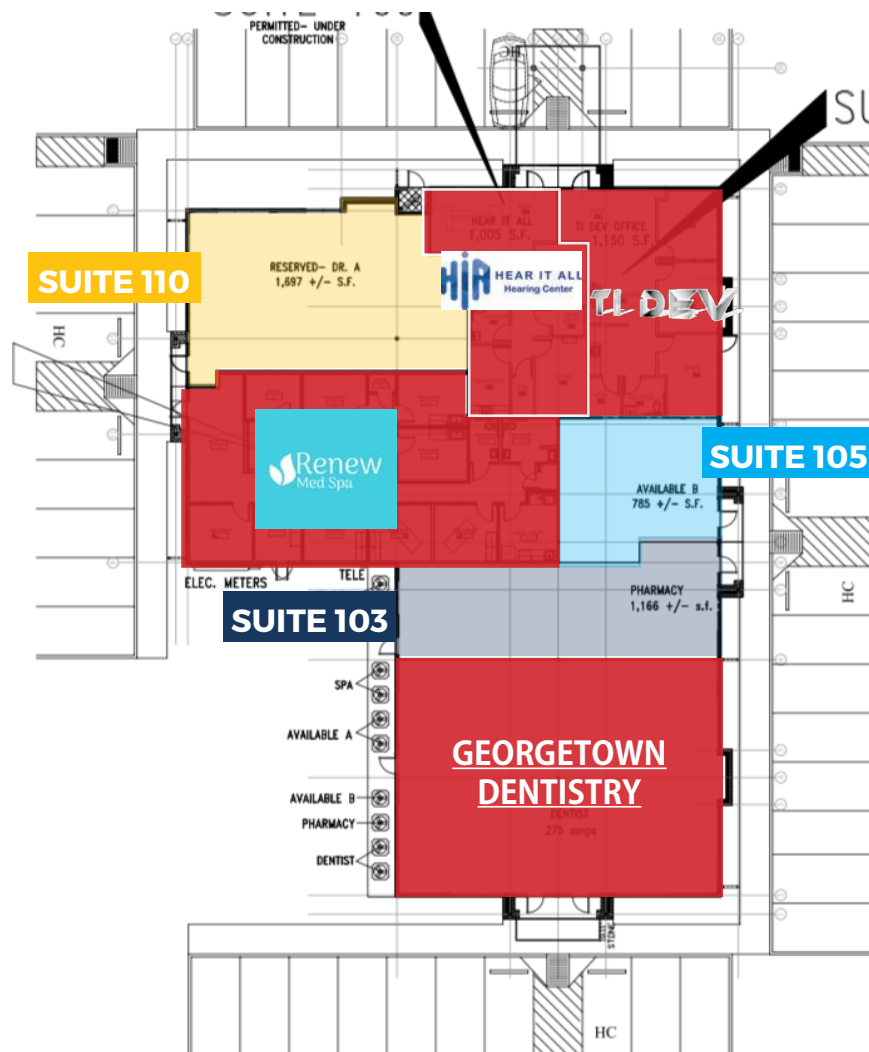
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4859 WILLIAMS DR

OFFICE/RETAIL FOR LEASE

SEDRO
CROSSING



BUILDING DETAILS

Move-in ready
Custom floor plan and finishouts available
Individual entrances to each suite
Total Building Size: 10,684 SF each
Parking Ratio: 5:1000

AVAILABILITIES

Suite 101: LEASED

Suite 103: 1,166 SF / Pharmacy

Suite 105: 785 SF / Retail

Suite 108: LEASED

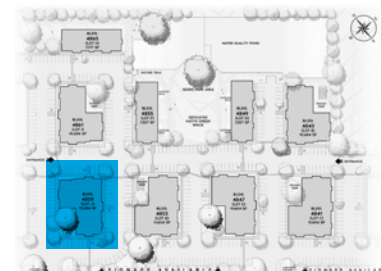
Suite 109: LEASED

Suite 110: 1,697 SF / Medical Office

Suite 111: LEASED

LEASE RATE

\$18.00 - \$24.00 PSF + NNN



4859 WILLIAMS DR OFFICE/RETAIL FOR LEASE

SEDRO
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4861 WILLIAMS DR PAD SITE FOR SALE

SEDRO
CROSSING



BUILDING DETAILS

Build-to-suit options

Up to 10,684 buildable SF

Financing options available

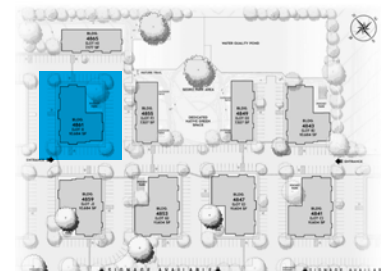
Parking ratio: 5:1,000

28,000 Vehicles per day via Williams Dr

Perfect for medical or professional office user

SALE PRICE

Call for details



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4865 WILLIAMS DR PAD SITE FOR SALE

SEDRO
CROSSING

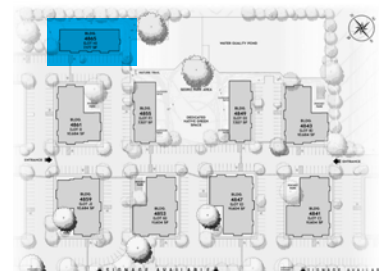


BUILDING DETAILS

Build-to-suit options
Planned 7,177 SF Building
Financing options available
Parking ratio: 5:1,000
28,000 Vehicles per day via Williams Dr
Perfect for medical or professional office user

SALE PRICE

Call for details



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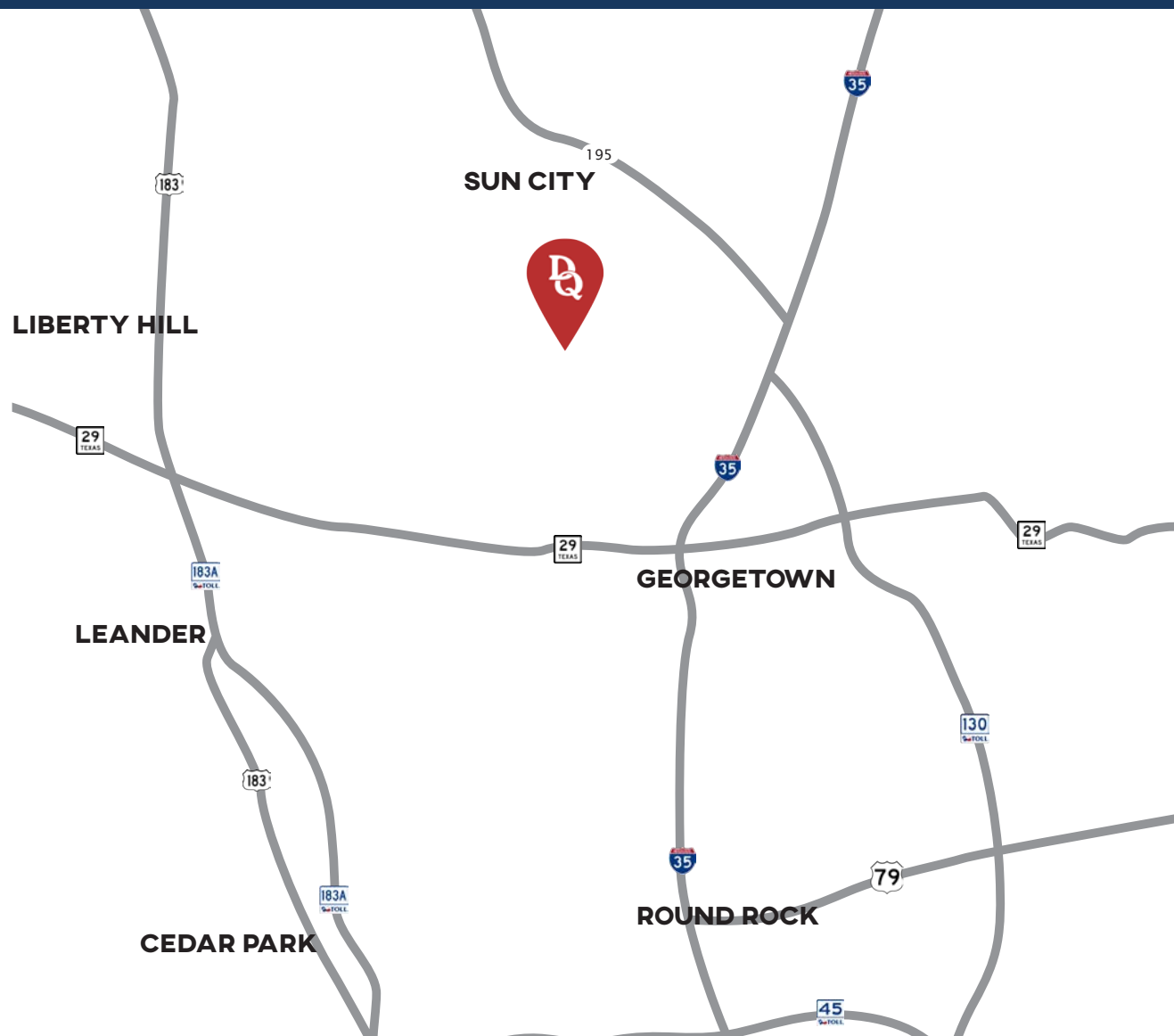
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DRIVE TIMES

SEDRO CROSSING

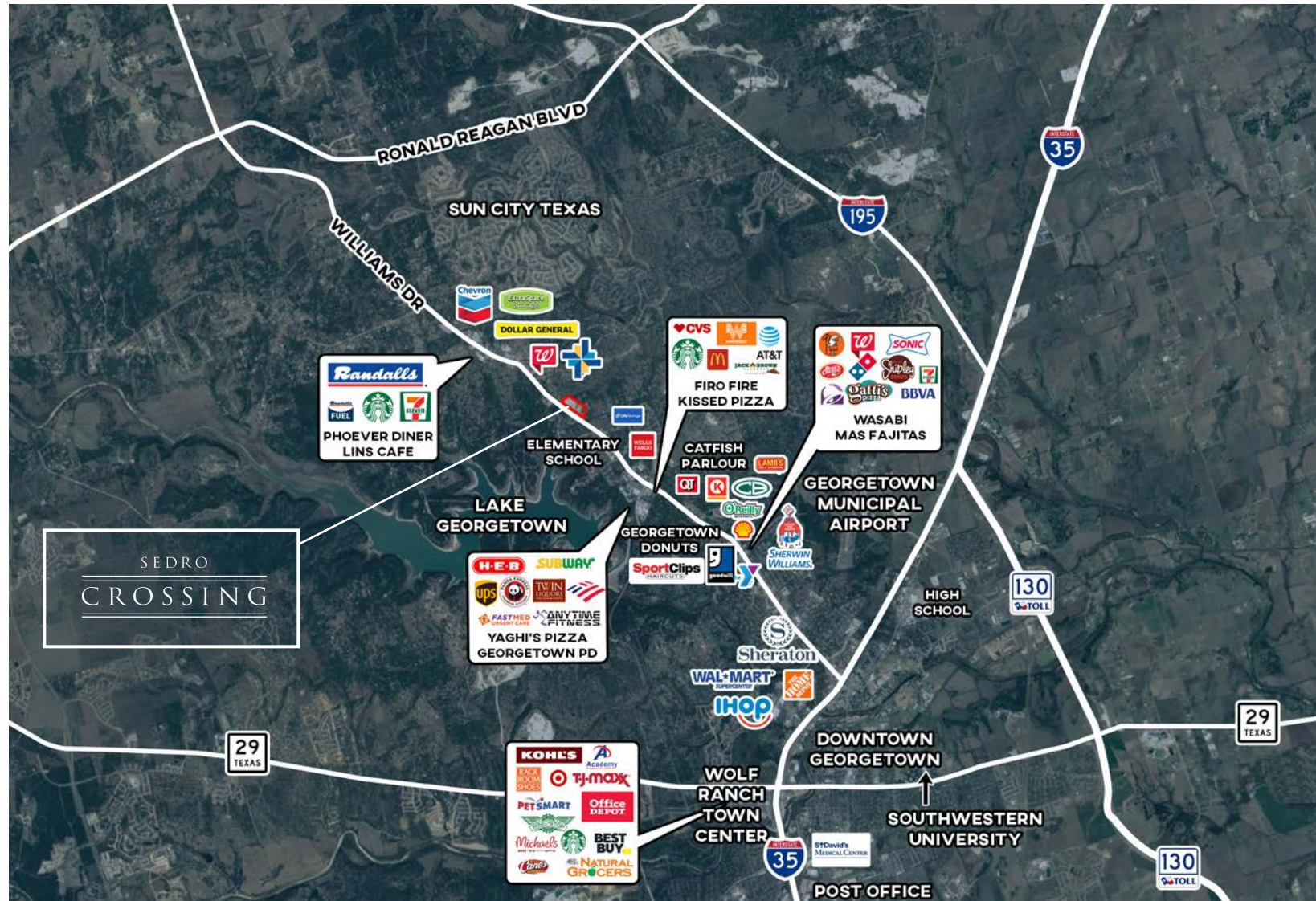
IH-35	6
TX-195	8
Wolf Ranch	8
Georgetown Square	9
SH 130	12
HWY 183	12
US-79	14
SH-45	16
The Domain	24

*in minutes approximately



AREA AMENITIES

SEDRO CROSSING



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 or 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.

Don Quick & Associates, Inc.	347889	info@donquick.com	(512) 255-3000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Darren Quick	443913	darren@donquick.com	(512) 255-3000
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Brent Campbell	505073	brent@donquick.com	(512) 255-3000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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