



**FOR  
LEASE**

**AVAILABLE SPACE**

Suite 104: 2,159 SF  
 Suite 602: 2,934 SF  
 Suite 319: 1,630 SF (2nd Gen Dental Office Occupied but available)  
 Suite 605: 983 SF  
 Suite 123: 8,093 SF

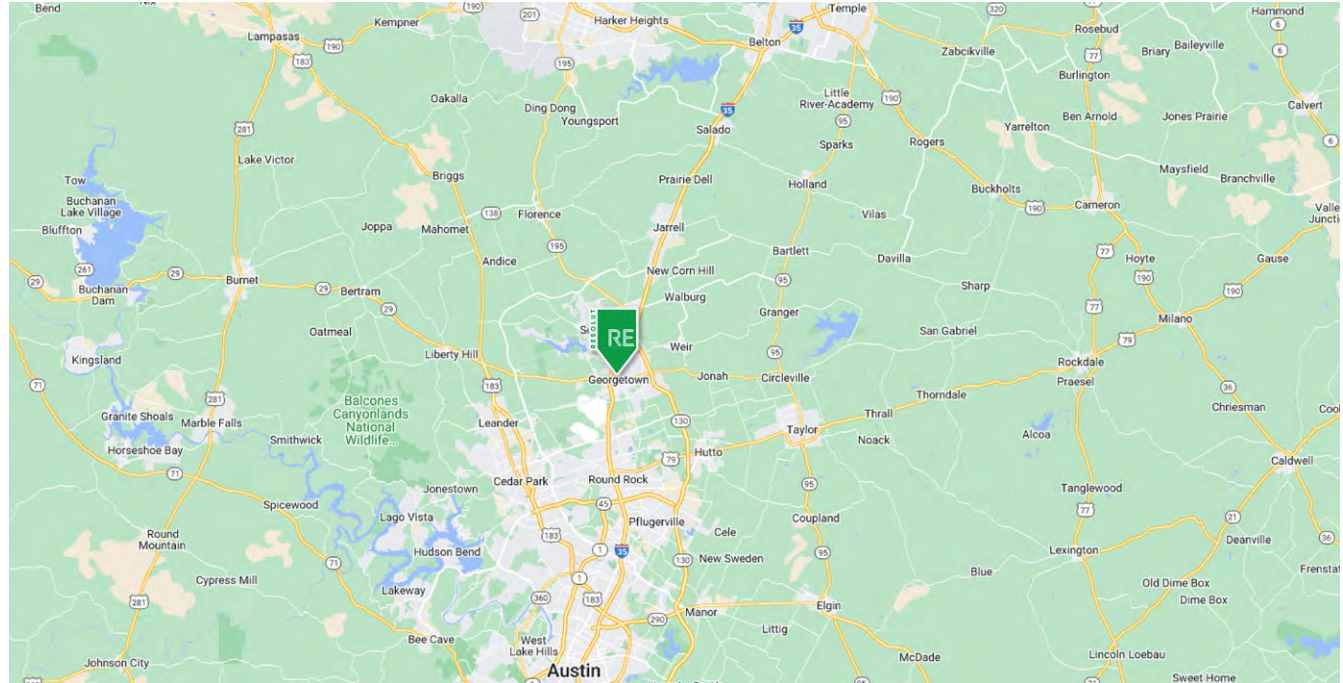
**RATE**  
 Call for Pricing

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**PROPERTY HIGHLIGHTS**

- Multi-tenant shopping center in Georgetown anchored by Starbucks, Harbor Freight, Chipotle, Dollar Tree, and Next Gen Urgent Care
- Located at the northeast corner of Interstate 35 and Williams Drive, visible to over 150,000 vehicle per day
- Georgetown is the fastest-growing city in the country for three years in a row: It grew at a rate of 10.6% between July 2022 and July 2023
- Positioned less than 2 miles from HEB, WalMart, Home Depot, and Academy



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2025**

**47,602**  
**POPULATION**  
3-MILE RADIUS

**\$135,006.00**  
**AVG HH INCOME**  
3-MILE RADIUS

**34,202**  
**DAYTIME POPULATION**  
3-MILE RADIUS

**TRAFFIC COUNTS**  
I-35: 97,498 VPD  
Williams Dr: 27,335 VPD  
(TXDot 2025)



Current Tenants

101	Cricket Wireless	1,210 SF
102	Nail Salon	1,042 SF
103	Flow	3,688 SF
104	AVAILABLE	2,159 SF
105	Next Care Urgent Care	4,950 SF
109	Harbor Freight	21,000 SF
113	Mill Direct Carpet	2,344 SF
115	Assistance League of Georgetown	8,500 SF
119	Dollar Tree	13,250 SF
123	AVAILABLE	8,093 SF
125	Avis-Budget	900 SF
127	Batteries & Bulbs	1,490 SF
200	Georgetown Fitness	6,069 SF
301	OsteoStrong	2,189 SF
305	Jack Jones Hearing Centers	1,600 SF
307	Star Taekwondo	2,400 SF
313	Sola Salon Studios	4,818 SF

319	OCCUPIED BUT AVAILABLE (2nd Gen Dental Office)	1,630 SF
325	Uptown Cheapskate	4,900 SF
402	Chipotle	3,000 SF
408	Pokeworks	1,500 SF
410	Happy Chicks	1,500 SF
501	Fred Loya Insurance	1,050 SF
502	The Joint	950 SF
504	Salon Centric	2,500 SF
507	One Main Financial	1,654 SF
601	Subway	1,328 SF
602	AVAILABLE	2,934 SF

603	Rick's Cleaners	1,200 SF
605	AVAILABLE	983 SF
607	Daylight Donuts	1,350 SF
608	Shanghai Express	2,450 SF
700	Pizza Hut	2,074 SF
PAD	Starbucks	1,950 SF
PAD	JP Morgan Chase ATM	560 SF



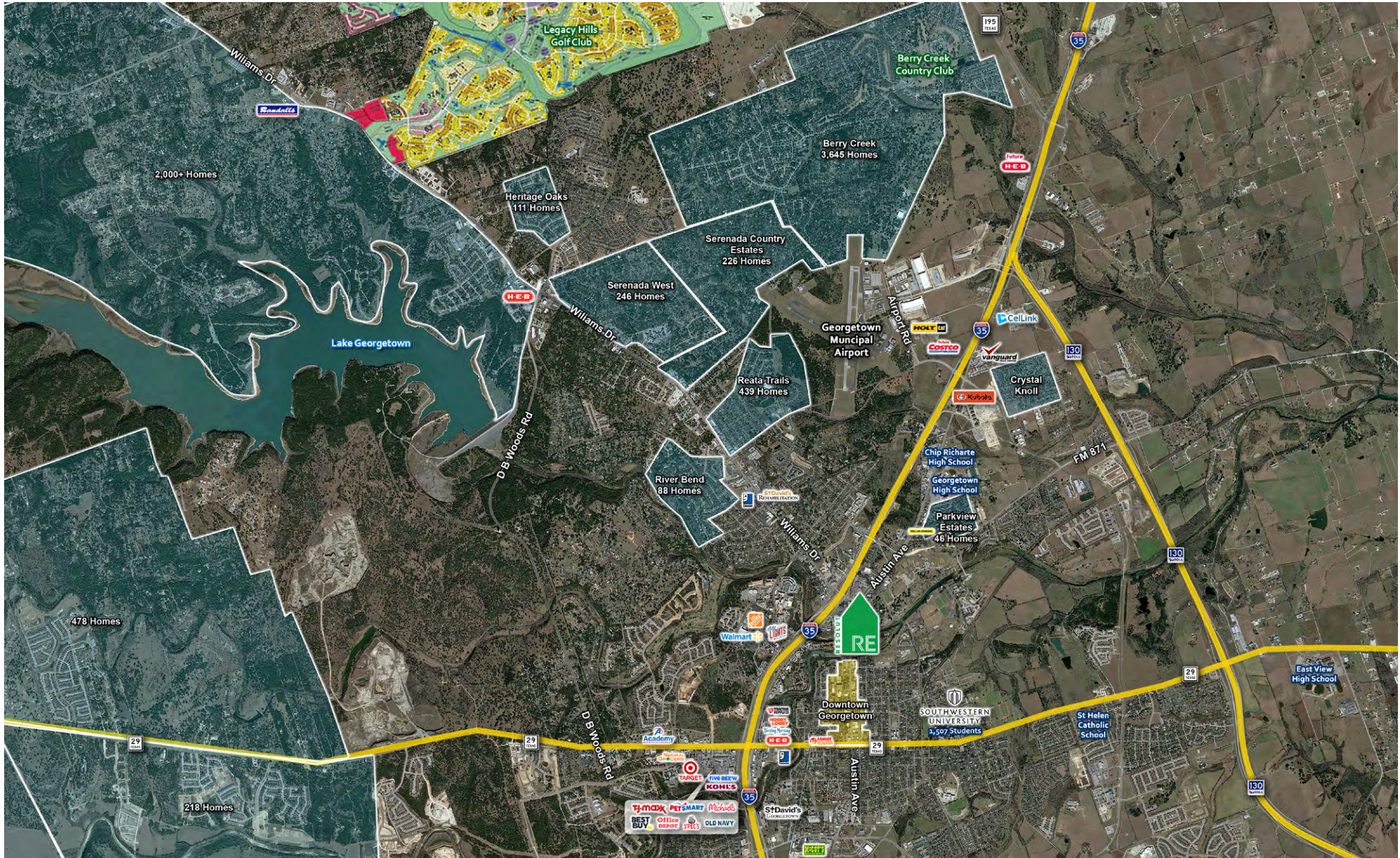


Suite 605 - 983 SF











## Information About Brokerage Services

Texas law requires all real estate license holders 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 on 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

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