



FOR LEASE

3803 Williams Drive Suite 102
Georgetown, TX 78628

± 3,750 SF | RETAIL

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

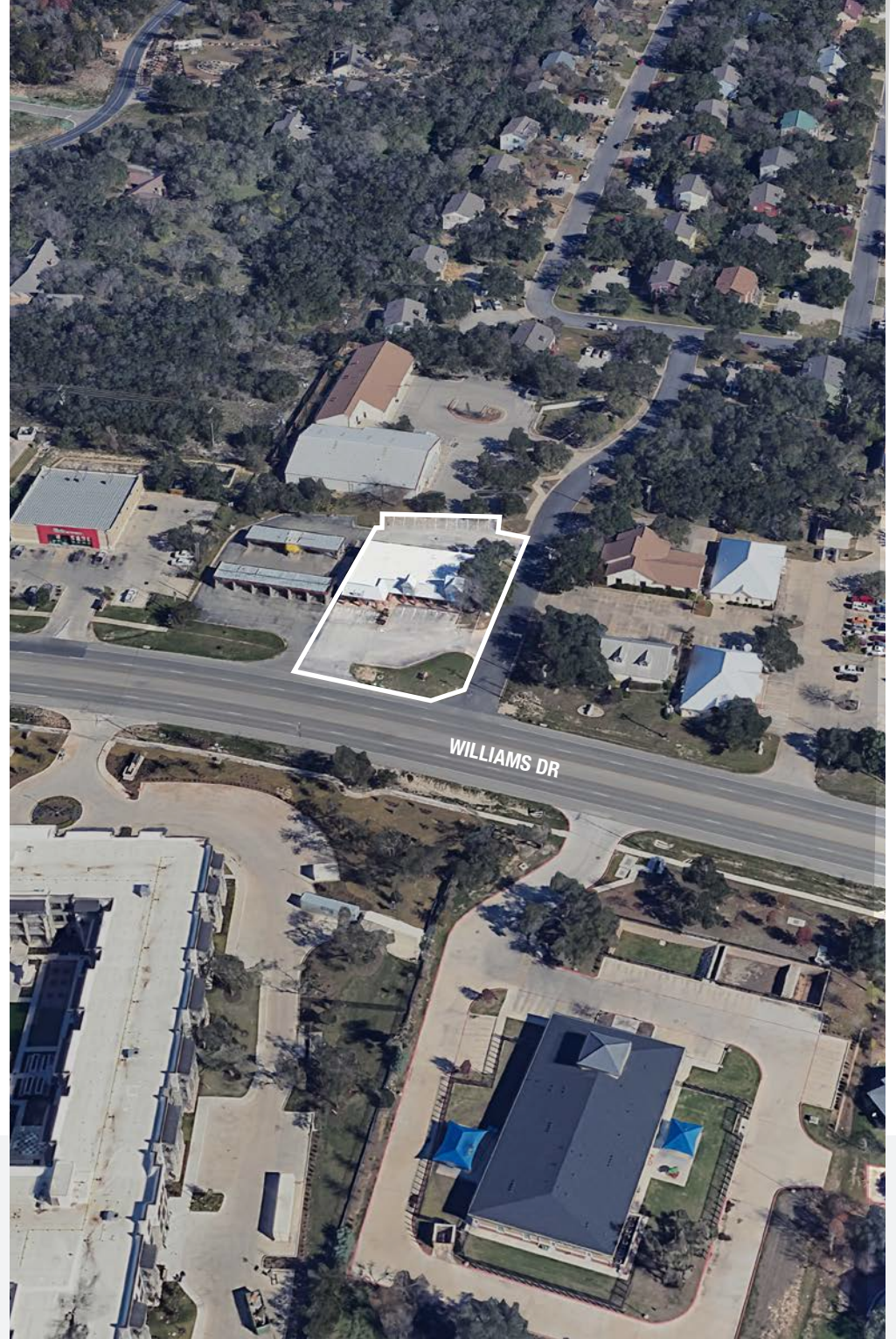
Property Specs

LEASE PRICE **\$30 + \$6 NNN**

AVAILABLE SF **± 3,750 SF**

TYPE **Retail**

- Former karate/martial arts facility offering a versatile, open-concept retail layout adaptable to a variety of uses
- ±3,750 SF retail suite positioned along highly trafficked Williams Drive with strong visibility
- C-3 zoning allows for a wide range of commercial retail and service-oriented operations
- Well-suited for restaurant, medical or dental office, wellness/fitness concepts, salon, showroom, daycare, educational uses, or specialty service retail
- Prominent frontage with excellent exposure and ample signage opportunities along Williams Drive
- Convenient access to both front and rear parking areas
- Parking ratio of 6 spaces per 1,000 SF
- Tenant Improvement Allowance available for qualified tenants, offering flexibility to customize the space



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	6,144	38,064	86,746
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,824	16,576	36,869
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$115,039	\$138,235	\$136,379

Traffic Counts

STREET	VPD
Williams Drive	27,846

Cities Nearby

Austin, Texas	30 miles
San Antonio, Texas	128 miles
Dallas, Texas	168 miles
Houston, Texas	176 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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1.1 BIL

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