



INDUSTRIAL | GEORGETOWN | FOR SALE / LEASE

8480 N IH-35 & 450 PR 917

Georgetown, Texas 78626

PROPERTY DESCRIPTION

+/-18,316 SF in 5 buildings | About 9.26 AC with the South Tract | IH-35 frontage | Full build-out to 33,316 SF

Vanguard Warehouse Complex is an industrial warehouse and yard property on the northbound IH-35 frontage road between Georgetown and Jarrell, with second access from PR 917. Five metal buildings totaling approximately 18,316 SF sit on Lots 6-A and 6-B of Bluebonnet Estates, offered together with the owner controlled South Tract, approximately 3.5 acres with a 50' x 100' building (seller reported) and Windy Hill School Road access, about 9.26 acres in all. Two approved buildings on Lot 6-B take the project to 33,316 SF at full build-out.

Buildings 03 (2,400 SF) and 04 (2,916 SF) are available for lease now at \$14.00/SF/YR plus NNN. Yard space of up to about 6 acres can be included at \$1,000 per acre per month, 3.5 acres of it on the South Tract with its own road access. The whole offering is also for sale at \$5,850,000, a 7.6% cap on stabilized net operating income at full build-out.

Property Highlights:

- Seller reports 1,400 amps of 3-phase power serving both lots
- Jarrell Water Supply Corporation service plus on-site well with holding tanks; septic
- Stabilized yard and outside storage; up to +/-6 acres of yard available
- Three access points on two public roads: IH-35 frontage road, Private Road 917 and Windy Hill School Road
- Approved plans for Buildings 06 and 07 (2 x 5,000 SF), Julio Montes Arquitecto

SPACES	LEASE RATE	SPACE SIZE
Building 03	\$14.00/SF/YR + NNN	2,400 SF
Building 04	\$14.00/SF/YR + NNN	2,916 SF
Yard	\$1,000/AC/MO	Up to +/-6 AC

SALE PRICE	LEASE RATE	YARD
\$5,850,000	\$14.00/SF/YR	\$1,000/AC/MO



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BUILDING SCHEDULE

BLDG	DIMENSIONS	SF	LOT	STATUS
01	50' x 100'	5,000	6-B	Leased, Muller Diesel Center
02	60' x 100'	6,000	6-B	Owner occupied, Alliance Collision
03	40' x 60'	2,400	6-A	Available for lease
04	56' x 56'	2,916	6-A	Available for lease
05	50' x 40'	2,000	6-A	Owner occupied, Alliance Collision
Existing Total		18,316		
06	50' x 100'	5,000	6-B	Approved, not yet built
07	50' x 100'	5,000	6-B	Approved, not yet built
Total at Full Build-Out		28,316		
ST	50' x 100'	5,000	South Tract	Building, seller reported

Total with South Tract 33,316

Per the architect site exhibit, Julio Montes Arquitecto; 06 and 07 approved, South Tract building seller reported. Buyer and tenant to verify.

Site

Access IH-35 frontage road via 50' access strip (Doc. No. 2020086501), Private Road 917, and Windy Hill School Road via 1.19 AC road easement (Doc. No. 2015039704)

Yard Stabilized yard; up to +/-6 acres, 3.5 of it on the South Tract

SALE PRICE

\$5,850,000

9.26 AC with the South Tract

LEASE RATE

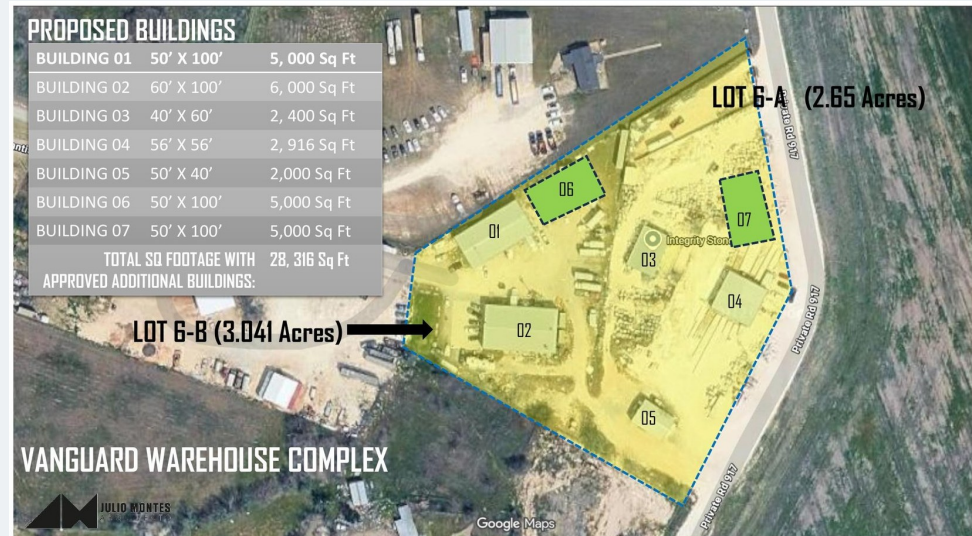
\$14.00/SF/YR

Plus NNN, Bldgs 03 and 04 now

YARD

\$1,000/AC/MO

Up to +/-6 acres included



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DON QUICK
& ASSOCIATES, INC.

Shelly Morgan
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SITE PLAN & BOUNDARY EXHIBIT

Lot 6-A, 450 Private Road 917, 2.65 AC

Buildings 03, 04 and 05, drives, parking and the trailer parking pad. Calls per the sheet: N 60 09 11 E 194.08, S 8 42 33 E 347.85, S 30 18 25 W 317.67 along PR 917, N 59 56 04 W 160.06, N 10 00 00 E 448.12 on the partition line.

Lot 6-B, 8480 N IH-35, 3.041 AC

Buildings 01 and 02 with the 50 foot access strip west to the IH-35 frontage road (Access Easement Doc. No. 2020086501).

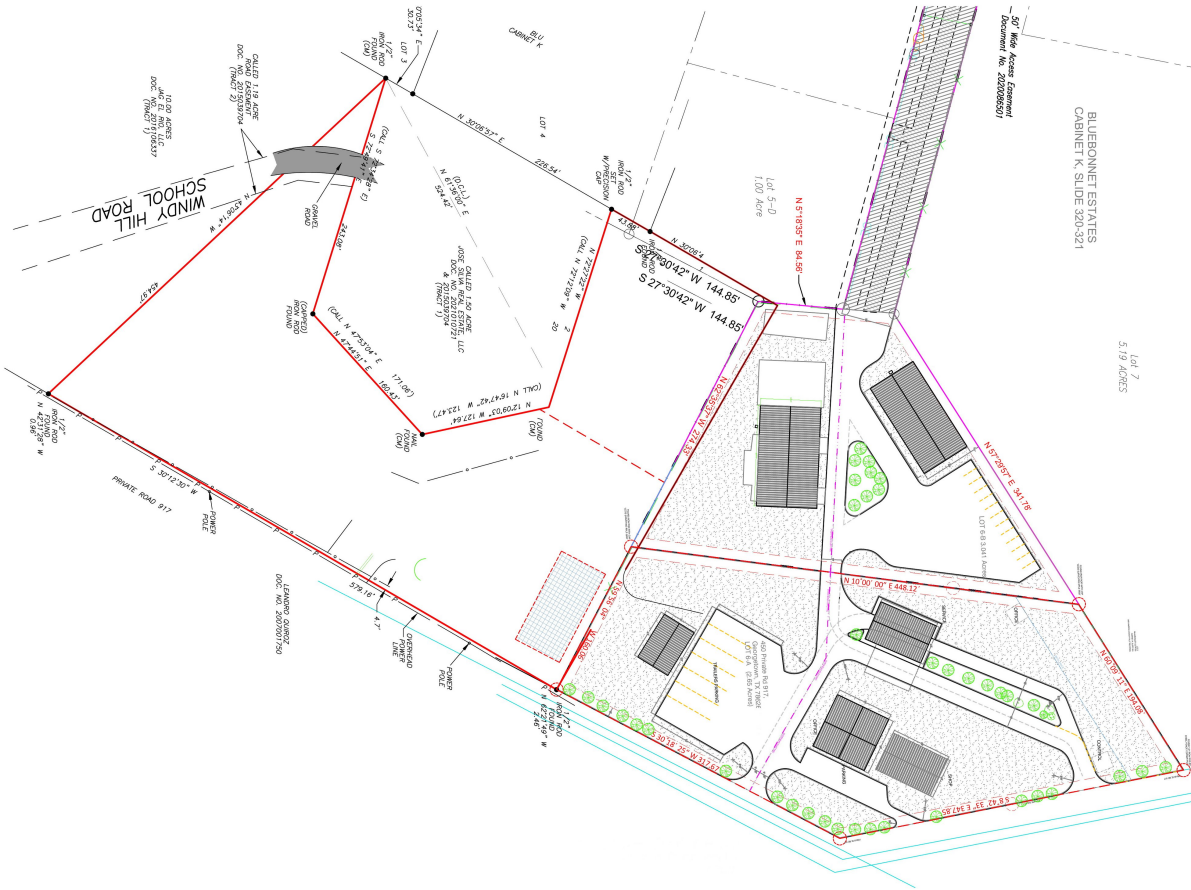
South Tract, approx. 3.5 AC

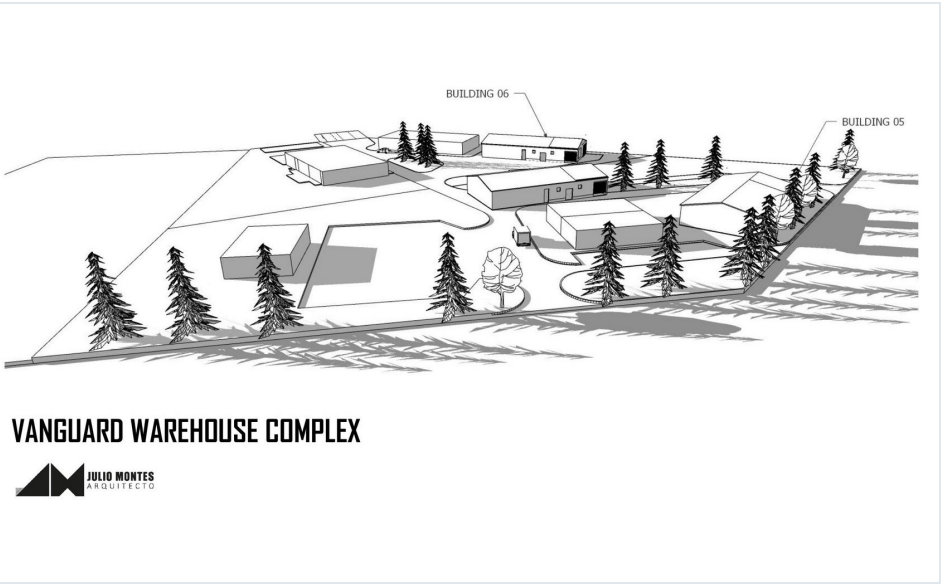
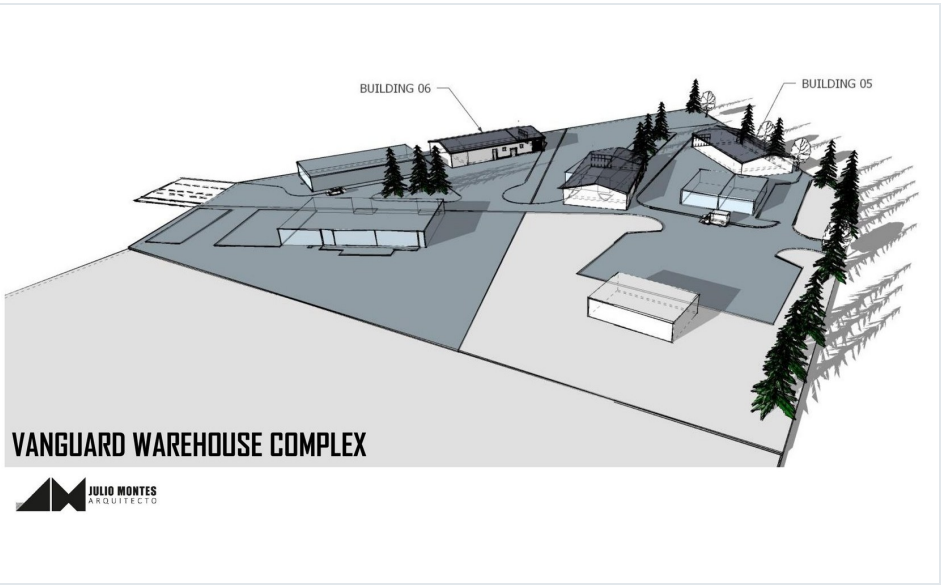
Owner controlled land south of Lot 6-A with about 581 feet on Private Road 917 and a 50' x 100' building (seller reported), connecting west to Windy Hill School Road through a called 1.19 acre road easement (Doc. No. 2015039704, Tract 2). Available with the property as yard, see the following page.

Access

Three points: IH-35 northbound frontage road via the 50 foot strip, Private Road 917 at the east boundary, and Windy Hill School Road at the southwest through the road easement.

Owner site drawing, plotted 08/30/2026, north to the right. Not a survey. Recorded plat, Bluebonnet Estates Cabinet K Slides 320-321 and Doc. No. 2011056809, governs lot boundaries. Building shown dashed on the owner drawing; buyer and tenant to verify all improvements, acreage and easements.





Photos & Renderings

Renderings of the full build-out with Buildings 06 and 07, Julio Montes Arquitecto.

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AERIAL & BOUNDARY

Lot lines on current satellite imagery

Lots 6-A and 6-B, 5.69 AC

The complex, plotted from the Williamson County parcels (WCAD R512244 and R512245). Lot 6-B is the flag lot; its 50 foot strip runs west to the IH-35 frontage road.

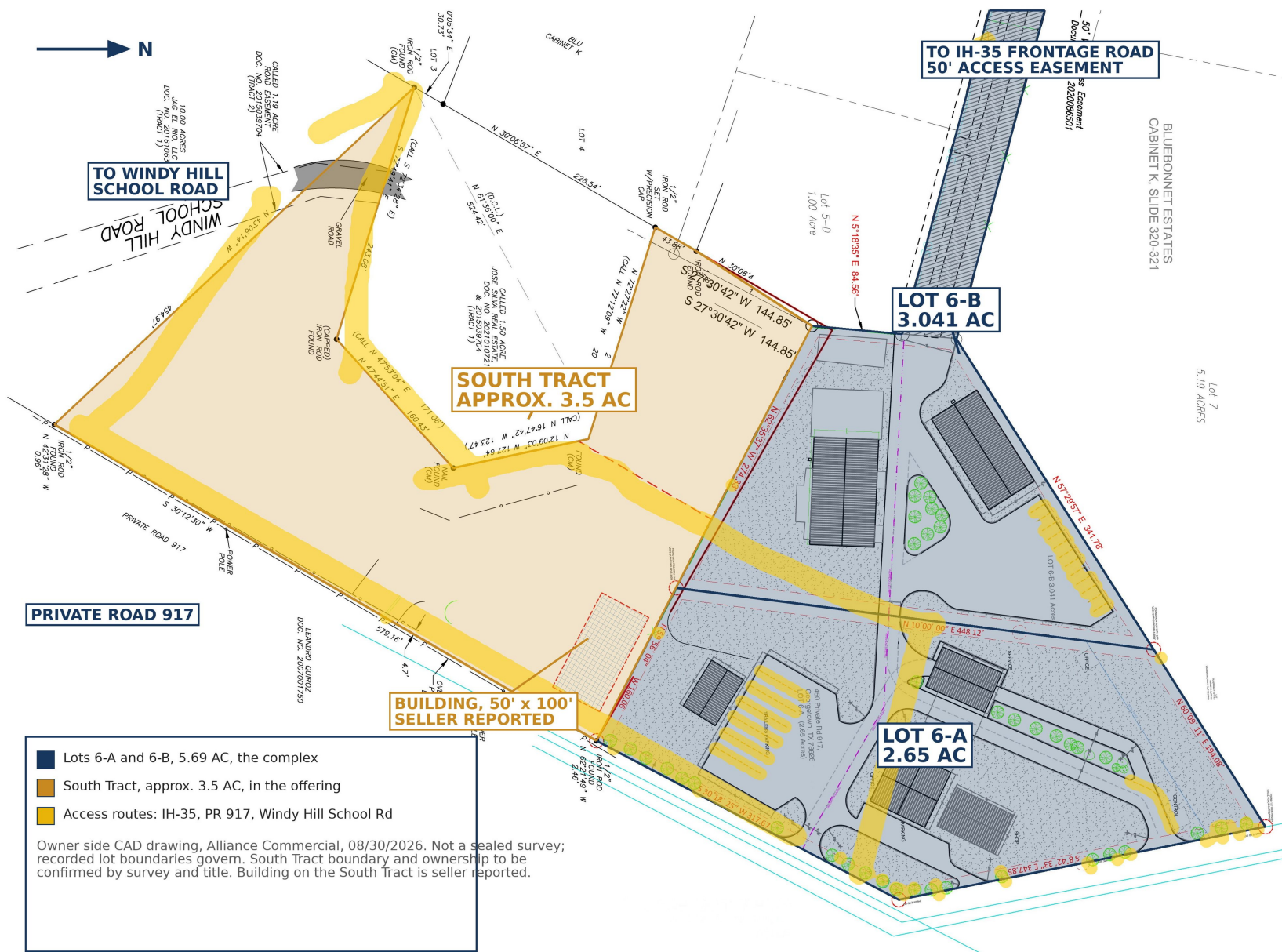
South Tract, approx. 3.5 AC

Owner controlled ground south of Lot 6-A, shown dashed. Boundary and ownership are approximate, to be confirmed by survey and title.



Exhibit Notes

Base imagery: Esri World Imagery. Lot 6-A and Lot 6-B boundaries drawn from the recorded Williamson County Appraisal District parcel geometry (Bluebonnet Estates, Partition of Lot 6). The South Tract outline is approximate and follows the parcel fabric south of Lot 6-A; it is not a surveyed sale boundary. Acreage, boundaries and ownership to be confirmed by survey and title.



Yard & Adjacent Land

Lots 6-A and 6-B with the owner controlled South Tract, about 9.26 acres in all. Yellow routes trace access to IH-35, Private Road 917 and Windy Hill School Road.

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Surveys

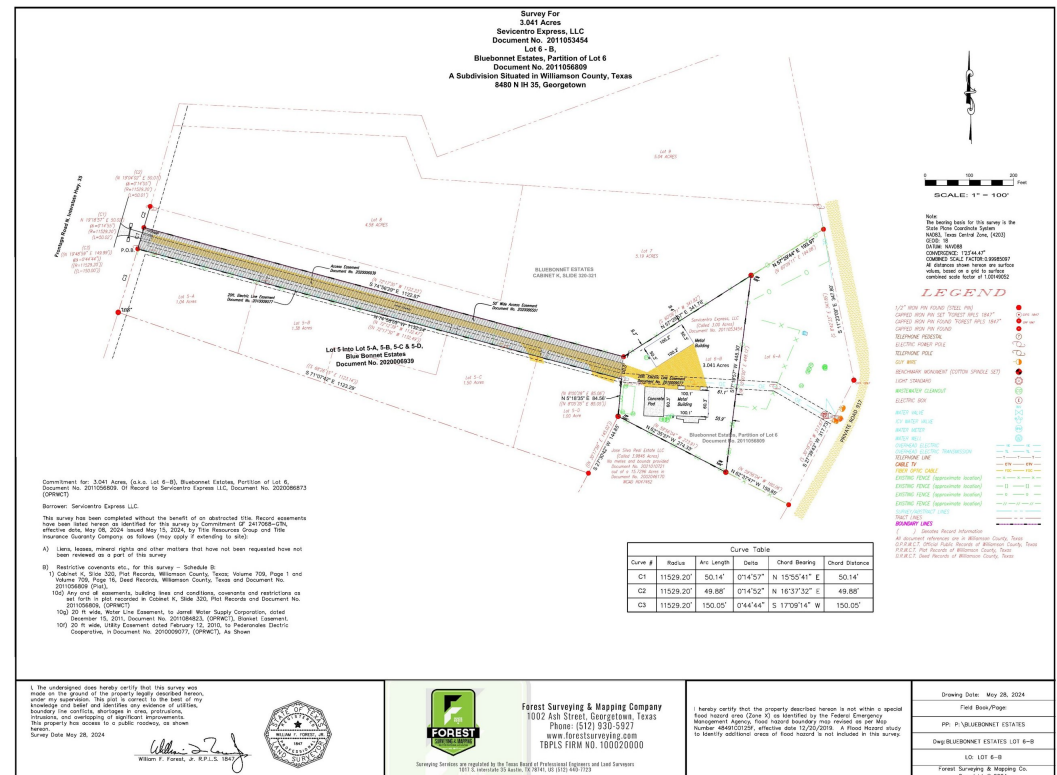
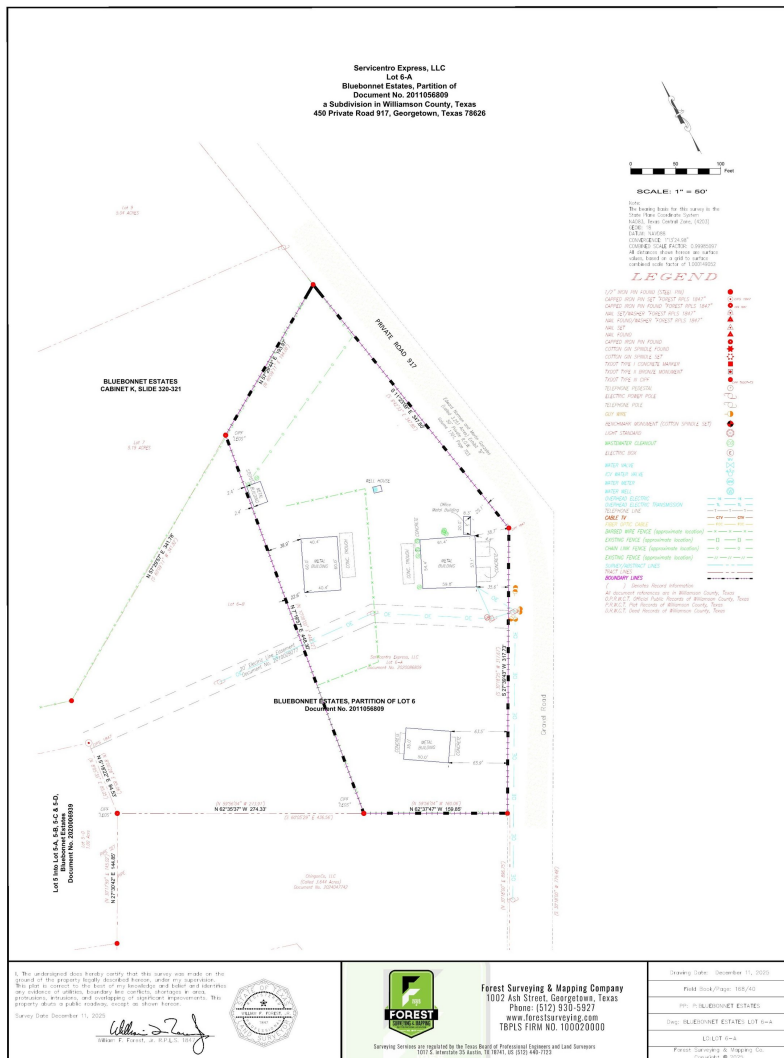
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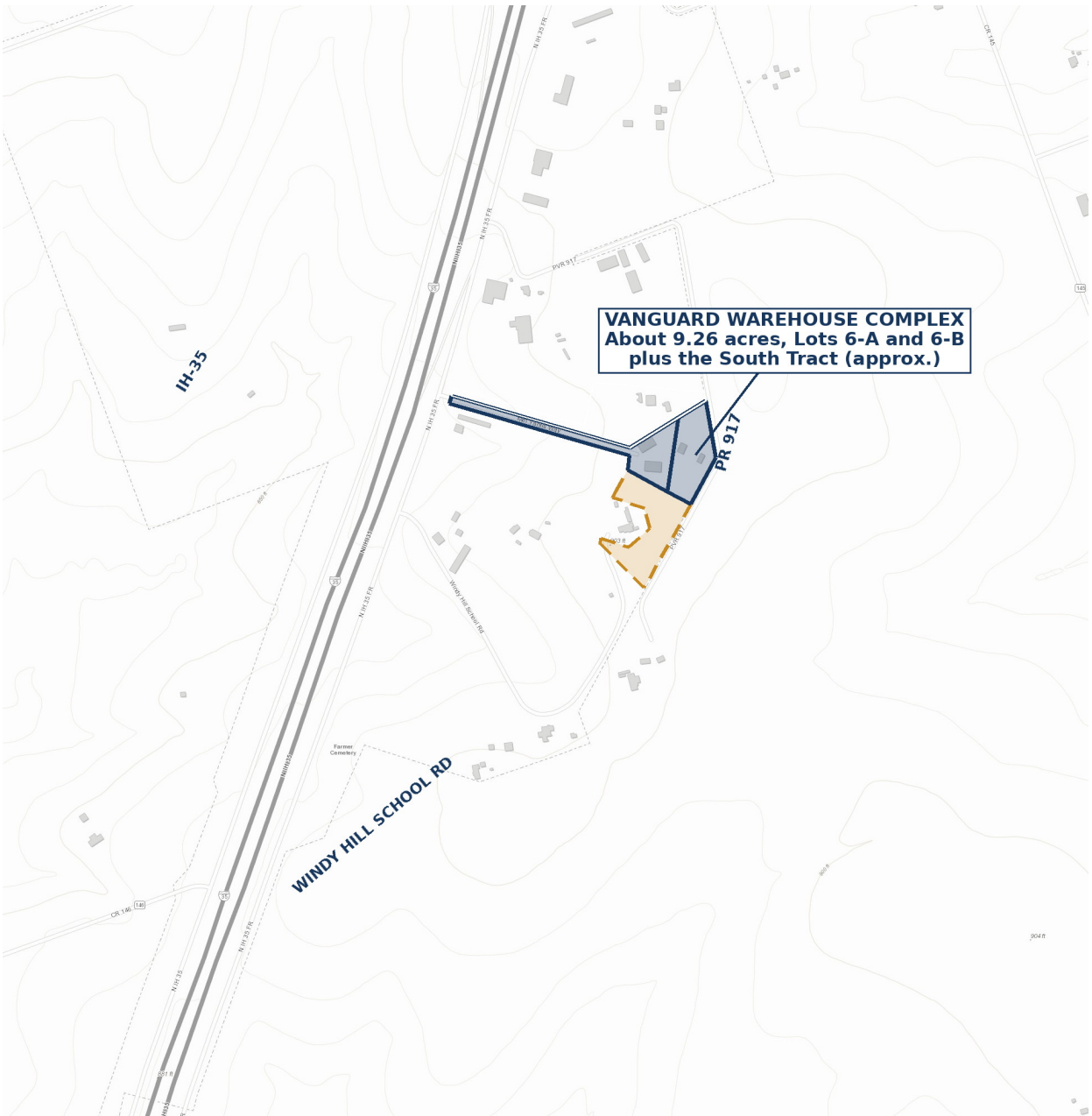
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SITE & TERRAIN

The site on the IH-35 corridor, three access points

The assembled site fronts the northbound IH-35 frontage road, with Private Road 917 along the east boundary and Windy Hill School Road reached to the southwest through a recorded road easement. Terrain across the site and the surrounding parcels is gently rolling; the yard is stabilized.

Frontage	IH-35 northbound frontage road, west side
East	Private Road 917
Southwest	Windy Hill School Road via 1.19 AC road easement
Site	About 9.26 acres, Lots 6-A and 6-B plus the South Tract

Exhibit Notes

Base map: Esri World Topographic with contour lines. Boundaries as on the Aerial & Boundary page; South Tract approximate. For orientation only.

MARKET COMPS

Georgetown / Williamson County industrial, mid-2026

Lease Comps, \$/SF/YR NNN

COMP	RATE	NOTES
In-place: Muller Diesel lease (this property)	\$11.37 to \$14.93	60 mo from 4/2026; blended approx. \$13.12
181 Market St, Georgetown	\$17.00	New construction small-bay flex
1802 Aviation Dr, Georgetown	\$14.00	Direct size-class comp
4651 FM 3405, Georgetown	\$12 to \$18	Flex and industrial with yard
Georgetown submarket blended (Partners, Q1 2026)	\$13.60	Flex segment \$18.92
Austin W/D average (Cushman, Q1 2026)	\$11.51	Metro warehouse average

Market band for this size class (2,000 to 6,000 SF metal buildings, IH-35 corridor): \$12.00 to \$17.00 NNN, centering on \$14.00 to \$15.00. The \$14.00 headline rate sits inside the band; yard is a premium add-on.

Sale Comps

LoopNet Georgetown industrial for-sale set	\$226/SF avg	Range \$99 to \$511/SF
New-construction shells, Georgetown	\$210 to \$265/SF	Workspace USA and comparable
IH-35 corridor industrial land, Jarrell	\$74K to \$150K/AC	Raw to service-road sites

PRICING SUPPORT

At \$5,850,000 the offering prices at \$319 per existing SF against a \$226/SF Georgetown average and \$210 to \$265/SF new-shell replacement cost, with the difference carried by about 9.26 acres of land, the entitled building area, the South Tract and three access points on two public roads. No small-bay Georgetown comp offers IH-35 corridor visibility and a rear yard on a second public road.

Georgetown submarket vacancy above 27% is concentrated in new big-box deliveries. The 2,000 to 6,000 SF small-bay niche this property serves is largely insulated from that supply.

Demising Option

Lot 6-B alone	IH-35 frontage, Buildings 01 and 02 plus approved pads
Lot 6-A alone	Yard and small-bay play on PR 917 with gated trailer parking
South Tract	Yard and building with Windy Hill School Road access

The lots can be demised and each appeals to a different buyer pool; inquire with broker for split pricing. Comp data compiled 8/2026 from published listings and quarterly market reports; rates and availability change without notice. Buyer and tenant to verify all figures independently.



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.

11-03-2025



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Don Quick & Associates, Inc.</u>	<u>347889-BB</u>	<u>darren@donquick.com</u>	<u>(512)255-3000</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Darren Quick</u>	<u>443913-B</u>	<u>darren@donquick.com</u>	<u>(512)255-3000</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Shelly Morgan</u>	<u>509529-B</u>	<u>Shelly@donquick.com</u>	<u>(512)814-1825</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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