

FOR LEASE
OAK MEADOWS

Georgetown TX



Overview

AVAILABLE

In-Line: 1,573 SF
End-Cap: 2,171 SF
Out-parcel: up to 5,000 SF
(Divisible)

RATE

Call for Price

Description

- Randall's anchored retail development
- Prime area for retail, restaurant, and service-oriented tenants
- Drive-thru available on out-parcel
- Sixth fastest growing city in the U.S. based on U.S. Census Bureau
- Underserved market with demand for restaurant tenants - 46% growth since 2000
- Population over 50,000 with estimates of 70,685 by 2019
- Neighboring the Sun City community with over 12,000 residents

Current Tenants Include:



Demographics

	1 MILE	3 MILE	5 MILE
2016 Population	3,982	23,046	41,236
Average HH Income	\$115,042	\$98,007	\$100,887

Year: 2016 | Source: Esri

Contact

PARKER LANCARTE

512.262.4664 | parker.lancarte@srsre.com

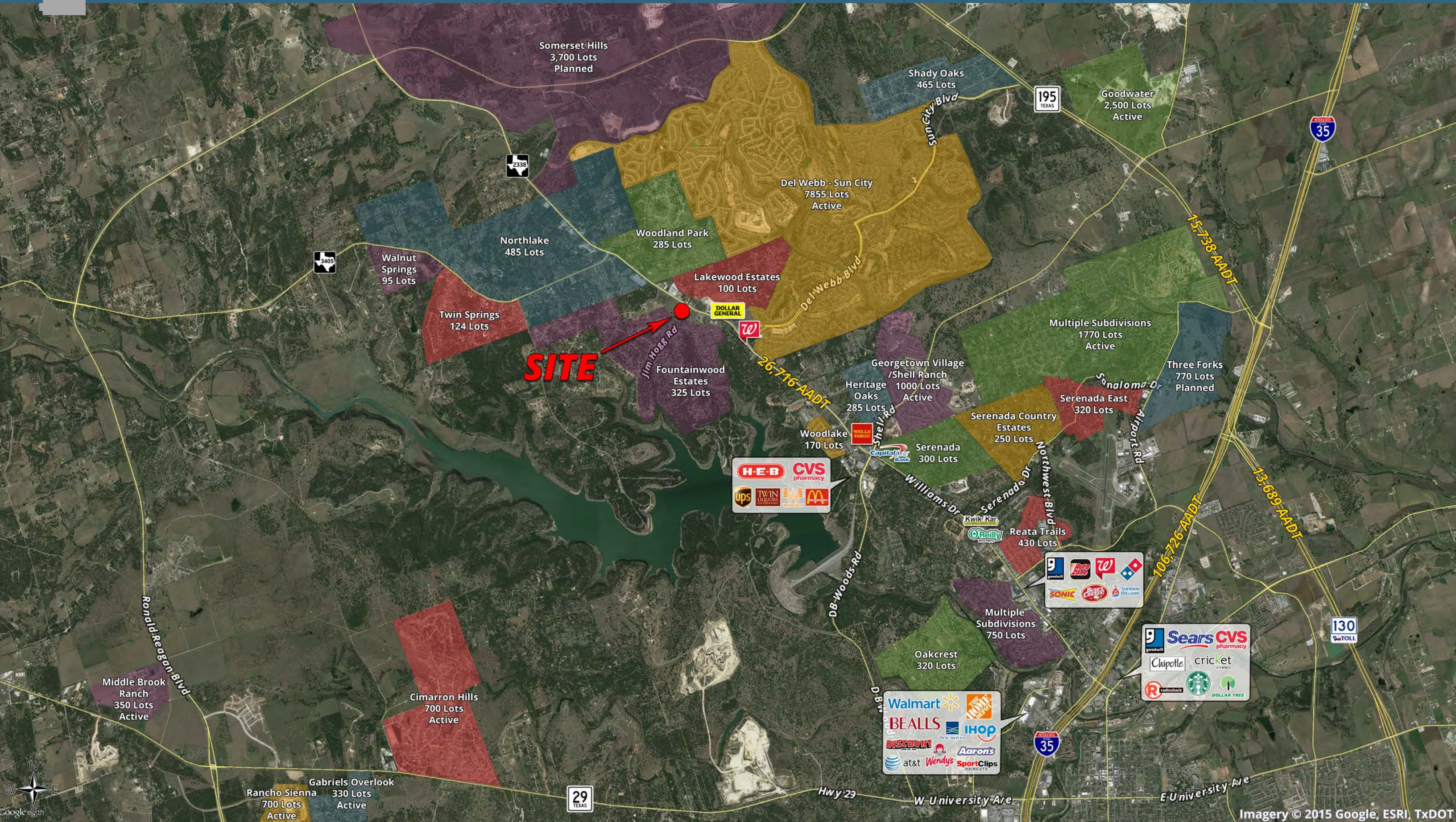
Traffic Counts

Williams Drive

26,716 VPD

Year: 2015 | Source: TxDOT





Executed Lease

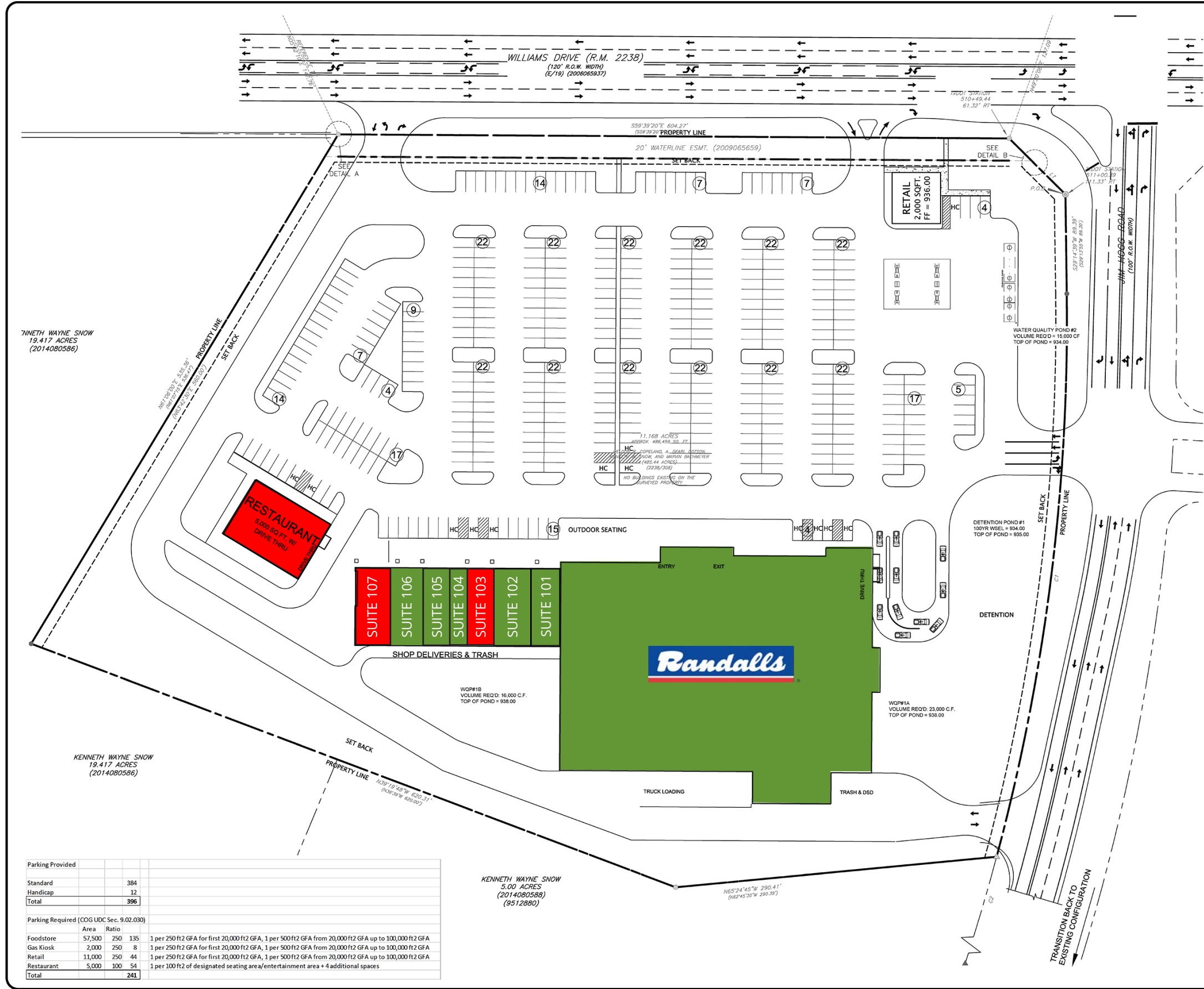
SUITE	TENANT
101	Renken Dentistry
102	Organic Nails & Spa
104	Great Clips
105	Natural Pawz
106	Lin's Asian Cafe

LOI Working

Vacant

SUITE	SF
Restaurant	5,000 SF
103	1,573 SF
107	2,171 SF

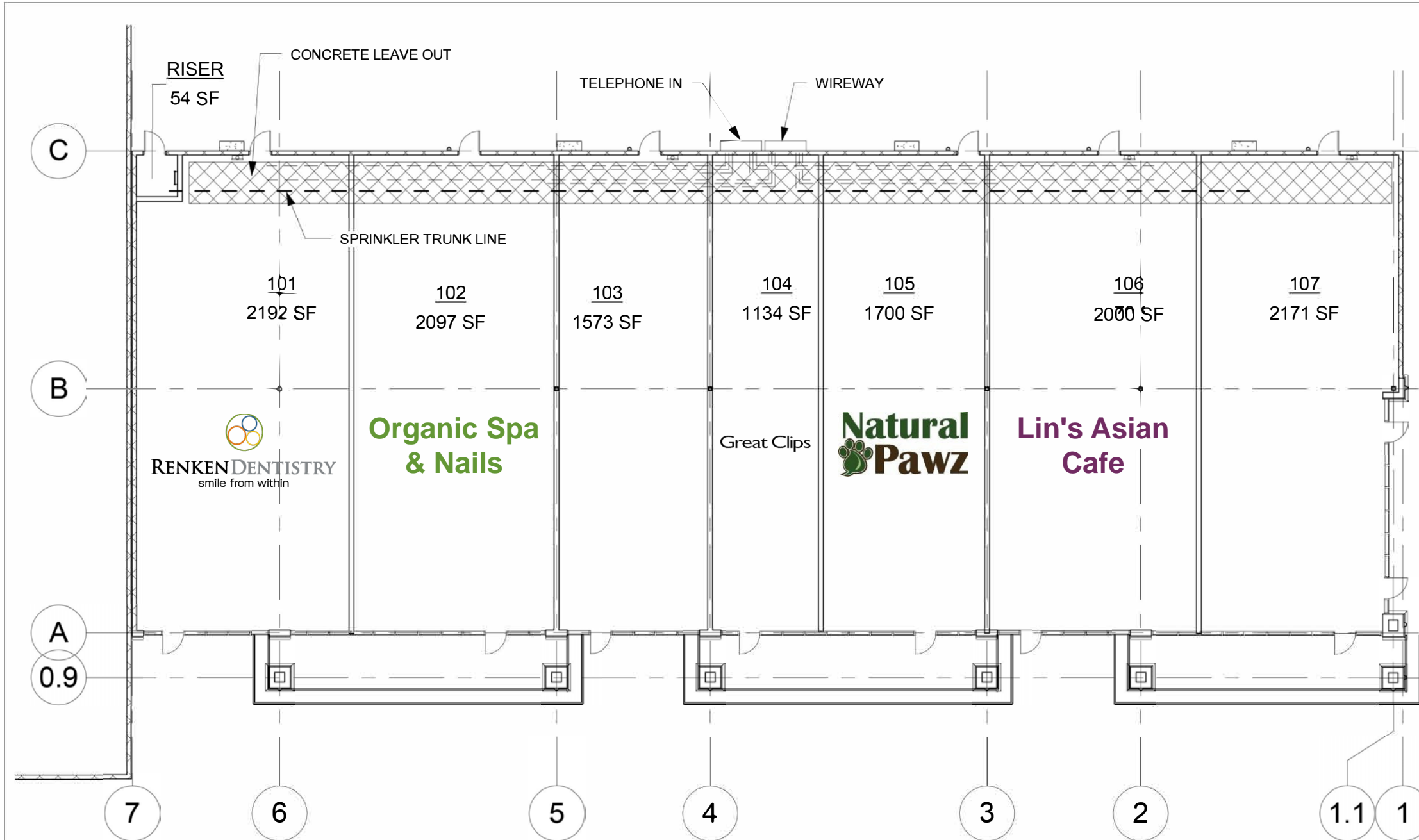
Negotiating Lease



Parking Provided	
Standard	384
Handicap	12
Total	396

Parking Required (COG UDC Sec. 9.02.030)	
Area	Ratio
Foodstore	57,500 250 135
Gas Kiosk	2,000 250 8
Retail	11,000 250 44
Restaurant	5,000 100 54
Total	241

SRS Real Estate Partners - Crystal Falls V102-Randalls - Georgetown/University - Drawings/102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279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GENERAL NOTES

1. THESE LANDLORD DRAWINGS ARE A REPRESENTATION OF THE LANDLORD'S INTENDED CONSTRUCTION. THE LANDLORD HAS USED ITS BEST EFFORTS TO ASSURE THAT THESE DRAWINGS ARE ACCURATE AND DEPICT ACTUAL CONDITIONS, BUT IT SHOULD NOT BE ASSUMED THAT THESE DRAWINGS REPRESENT "AS-BUILT" CONDITIONS.
2. ALL MECHANICAL, ELECTRICAL, AND PLUMBING SERVICE LINES AND/OR CONNECTIONS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FOR INFORMATIONAL PURPOSES ONLY.
3. THE TENANT'S ARCHITECT, ENGINEERS, AND CONTRACTOR ARE REQUIRED TO FIELD VERIFY THE PREMISES BEFORE STARTING DESIGN AND CONSTRUCTION OF TENANT IMPROVEMENTS.
4. THE TENANT'S ARCHITECT, ENGINEERS, AND CONTRACTOR ARE REQUIRED TO COORDINATE WORK IN THE TENANT SPACE WITH MECHANICAL, ELECTRICAL, AND PLUMBING LINES DEVICES AND COMPONENTS LOCATED IN THE TENANT SPACE AND SERVING OTHER TENANTS AND/OR THE BUILDING WHICH MAY NOT BE SHOWN ON THESE DRAWINGS.



CYPRESS EQUITIES
RETAIL CENTERS

8343 DOUGLAS AVE, #300
DALLAS, TX 75225
214.561.8800
WWW.CYPRESSEQUITIES.COM

LANDLORD
LEASE
OUTLINE
DOCUMENT

RETAIL PROPERTY NAME:
OAK
MEADOWS

GEORGETOWN, TX

TENANT SPACE:

LOT-
LOT
3
OVERALL

NOT SCALE DRAWINGS
FOR INFORMATION ONLY

REVISION	DATE
	10/26/15

KEYNOTES

THESE KEYNOTES ARE APPLICABLE TO THIS SHEET ONLY. SEE EACH INDIVIDUAL SHEET FOR KEYNOTES APPLICABLE TO THAT SPECIFIC SHEET.

- ① DEMISING WALL
- ② PARTITION WALL
- ③ STOREFRONT
- ④ EXTERIOR WALL
- ⑤ CANOPY
- ⑥ COLUMNS
- ⑦ EXITDOOR
- ⑧ ELECTRICAL
- ⑨ MECHANICAL
- ⑩ PLUMBING
- ⑪ FIRE SPRINKLERS
- ⑫ FIRE ALARM
- ⑬ SIGNAGE
- ⑭

NOTES

LANDLORD RESPONSIBILITIES, NOTES, INCLUSIONS AND EXCLUSIONS:

LOT 3 RETAIL BUILDING

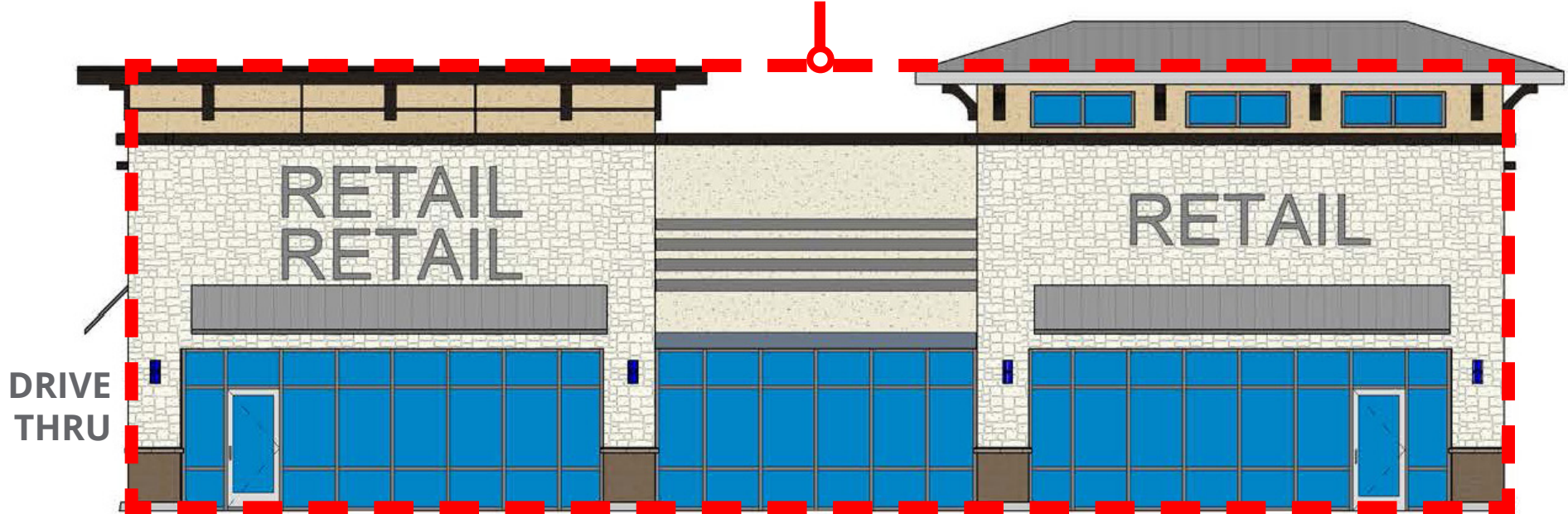
TENANT:	ADDRESS:	AREA (NET):	SHARE OF COMMON:	LEASE AREA PRORATED:
101	5725 WILLIAMS DRIVE	2192 SF	8 SF	2200 SF
102		2097 SF	7 SF	2104 SF
103		1573 SF	6 SF	1579 SF
104		1134 SF	4 SF	1138 SF
105		1700 SF	6 SF	1706 SF
106		2000 SF	8 SF	2008 SF
107		2171 SF	7 SF	2178 SF
TOTALS:	BUILDING GROSS: 13,051 SF	12867 SF	45 SF	12912 SF

Oak Meadows

Georgetown, TX



AVAILABLE



FOR LEASE
OAK MEADOWS
 Georgetown TX



	1 mile	3 miles	5 miles
Population			
2000 Population	1,031	6,089	18,236
2010 Population	2,768	16,854	32,834
2016 Population	3,865	22,902	40,983
2021 Population	4,813	27,310	48,992
2000-2010 Annual Rate	10.38%	10.72%	6.06%
2010-2016 Annual Rate	5.49%	5.03%	3.61%
2016-2021 Annual Rate	4.48%	3.58%	3.63%
2016 Male Population	49.3%	47.3%	47.8%
2016 Female Population	50.7%	52.7%	52.2%
2016 Median Age	52.4	64.1	57.4

In the identified area, the current year population is 40,983. In 2010, the Census count in the area was 32,834. The rate of change since 2010 was 3.61% annually. The five-year projection for the population in the area is 48,992 representing a change of 3.63% annually from 2016 to 2021. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 52.4, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	93.9%	94.8%	92.6%
2016 Black Alone	1.3%	0.9%	1.5%
2016 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2016 Asian Alone	0.6%	1.3%	1.4%
2016 Pacific Islander Alone	0.0%	0.1%	0.1%
2016 Other Race	2.0%	1.3%	2.2%
2016 Two or More Races	1.4%	1.1%	1.7%
2016 Hispanic Origin (Any Race)	10.6%	7.1%	10.5%

Persons of Hispanic origin represent 10.5% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 30.4 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	372	2,665	7,134
2010 Households	1,038	8,035	14,274
2016 Total Households	1,479	10,594	17,574
2021 Total Households	1,855	12,527	20,878
2000-2010 Annual Rate	10.81%	11.67%	7.18%
2010-2016 Annual Rate	5.83%	4.52%	3.38%
2016-2021 Annual Rate	4.63%	3.41%	3.51%
2016 Average Household Size	2.61	2.16	2.33

The household count in this area has changed from 14,274 in 2010 to 17,574 in the current year, a change of 3.38% annually. The five-year projection of households is 20,878, a change of 3.51% annually from the current year total. Average household size is currently 2.33, compared to 2.30 in the year 2010. The number of families in the current year is 13,398 in the specified area.

FOR LEASE
OAK MEADOWS
 Georgetown TX



	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$90,574	\$76,335	\$77,869
2021 Median Household Income	\$100,127	\$85,215	\$86,760
2016-2021 Annual Rate	2.03%	2.23%	2.19%
Average Household Income			
2016 Average Household Income	\$115,042	\$98,007	\$100,887
2021 Average Household Income	\$122,997	\$107,443	\$110,961
2016-2021 Annual Rate	1.35%	1.86%	1.92%
Per Capita Income			
2016 Per Capita Income	\$44,995	\$45,202	\$43,108
2021 Per Capita Income	\$48,736	\$49,148	\$47,067
2016-2021 Annual Rate	1.61%	1.69%	1.77%

Households by Income

Current median household income is \$77,869 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$86,760 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$100,887 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$110,961 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$43,108 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$47,067 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	397	2,871	7,483
2000 Owner Occupied Housing Units	365	2,588	6,214
2000 Renter Occupied Housing Units	6	77	921
2000 Vacant Housing Units	26	206	348
2010 Total Housing Units	1,080	8,450	14,959
2010 Owner Occupied Housing Units	995	7,608	12,536
2010 Renter Occupied Housing Units	43	427	1,738
2010 Vacant Housing Units	42	415	685
2016 Total Housing Units	1,506	11,007	18,290
2016 Owner Occupied Housing Units	1,401	9,914	15,309
2016 Renter Occupied Housing Units	78	680	2,266
2016 Vacant Housing Units	27	413	716
2021 Total Housing Units	1,883	12,970	21,659
2021 Owner Occupied Housing Units	1,753	11,688	18,166
2021 Renter Occupied Housing Units	102	839	2,712
2021 Vacant Housing Units	28	443	781

Currently, 83.7% of the 18,290 housing units in the area are owner occupied; 12.4%, renter occupied; and 3.9% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 14,959 housing units in the area - 83.8% owner occupied, 11.6% renter occupied, and 4.6% vacant. The annual rate of change in housing units since 2010 is 9.35%. Median home value in the area is \$259,328, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.17% annually to \$261,516.

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 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date