

115 SHELL ROAD

OFFICE FOR  
LEASE/SALE

1,000 - 3,467 SQ FT



## PROPERTY DETAILS

115 SHELL ROAD | GEORGETOWN, TX 78633

New construction office space strategically located in northwest Georgetown. 1<sup>st</sup> floor is fully occupied, 2<sup>nd</sup> floor is ready for tenant finish out, and ideal for medical or professional offices.

Property offers excellent visibility, signage, and access to Shell Road and Williams Drive.

The 2<sup>nd</sup> floor space is fully customizable and is accessible by stairs and elevator.

2<sup>nd</sup> Floor is also available for purchase.

### AVAILABILITY:

- 2<sup>nd</sup> Floor | 1,000 - 3,467 SQ FT

RENTAL RATE: \$20.00 per SQ FT  
+ NNNs (Est. \$9.00)

TI Allowance Available

PURCHASE PRICE: \$1.17M

### TRAFFIC COUNTS:

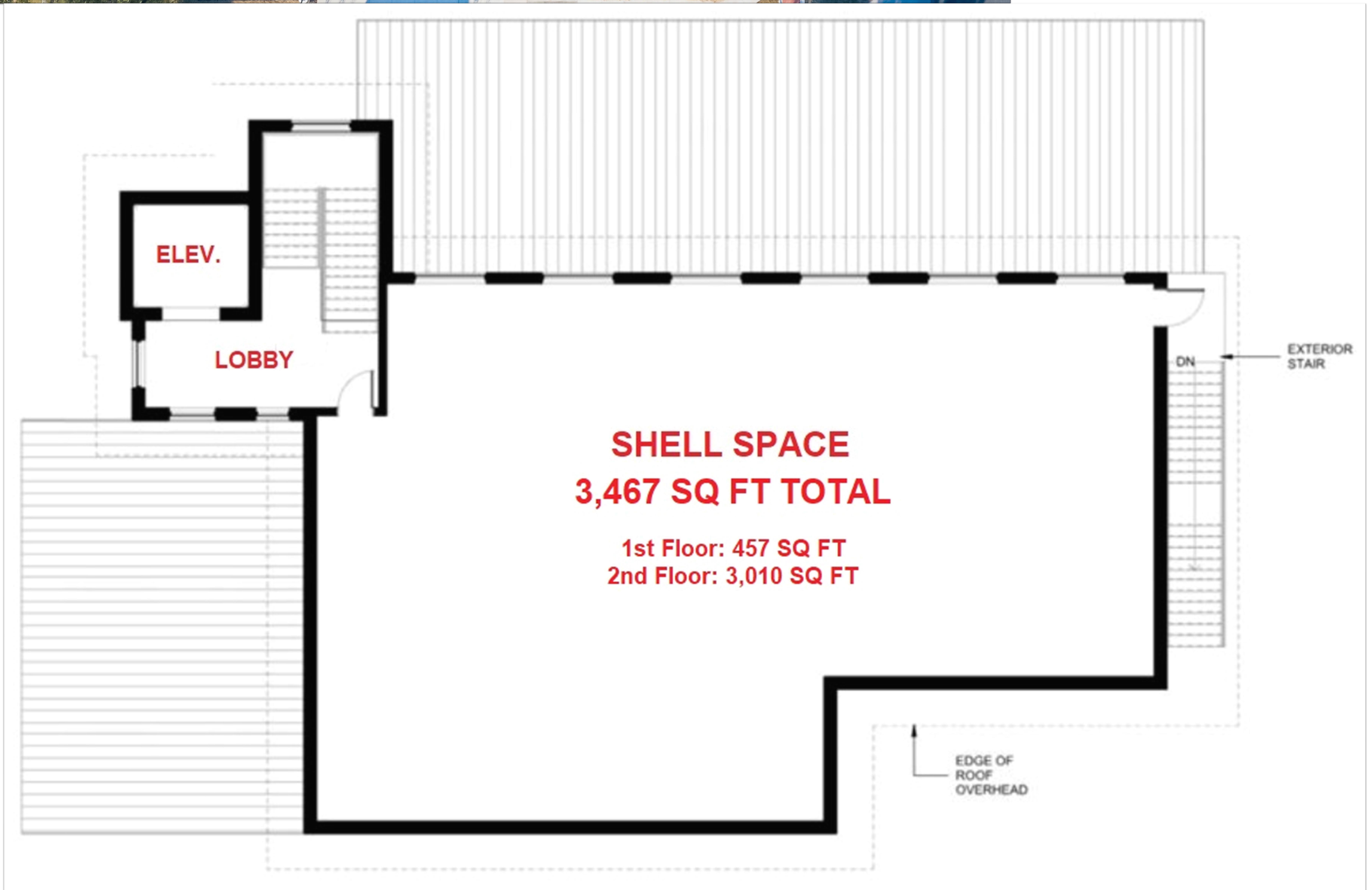
- Shell Rd.: 10,256 VPD (2022 TXDoT)
- Williams Dr: 33,623 VPD (2022 TXDoT)

Mason Turner | Broker | 512.930.2800 | [mason@turnerprop.com](mailto:mason@turnerprop.com)

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# TURNER COMMERCIAL

PROPERTIES

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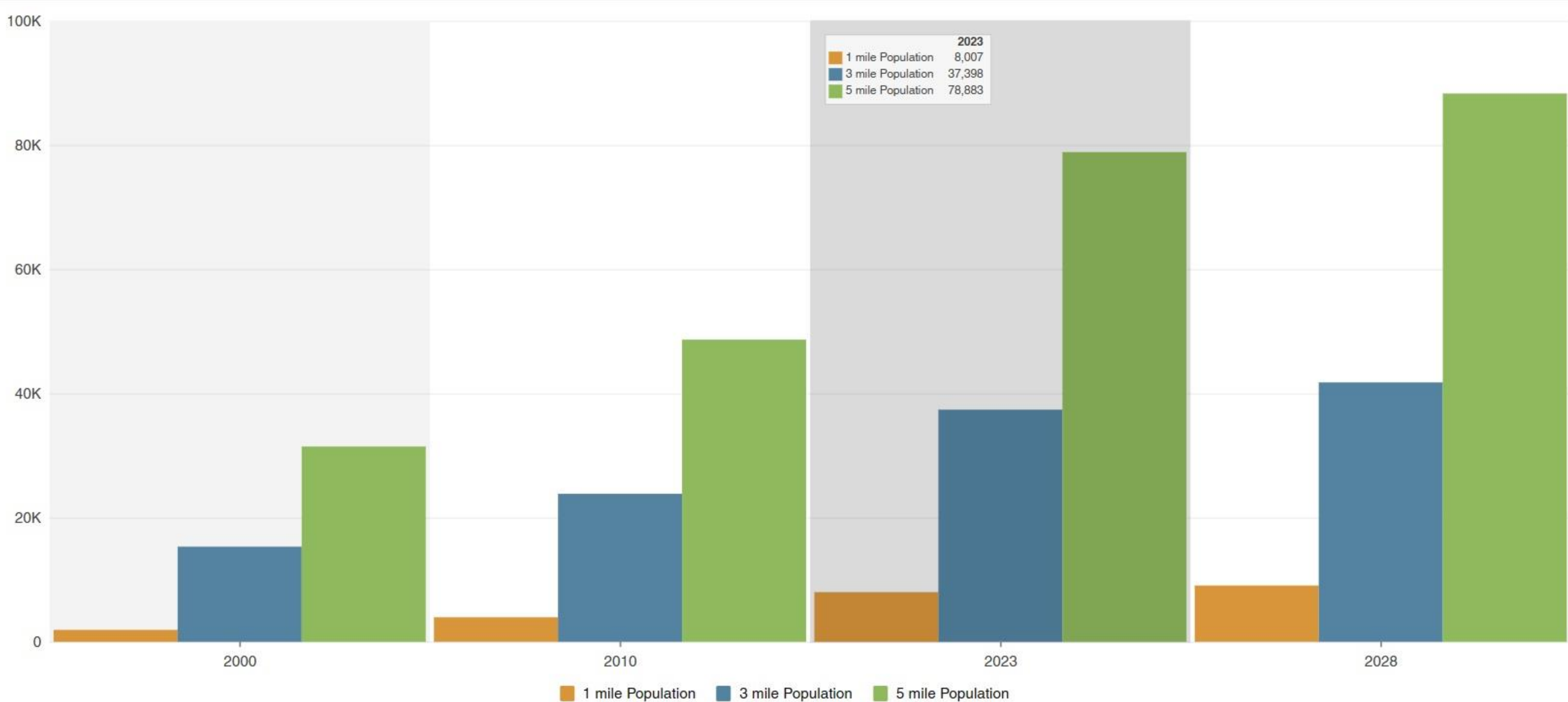
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Population ▾



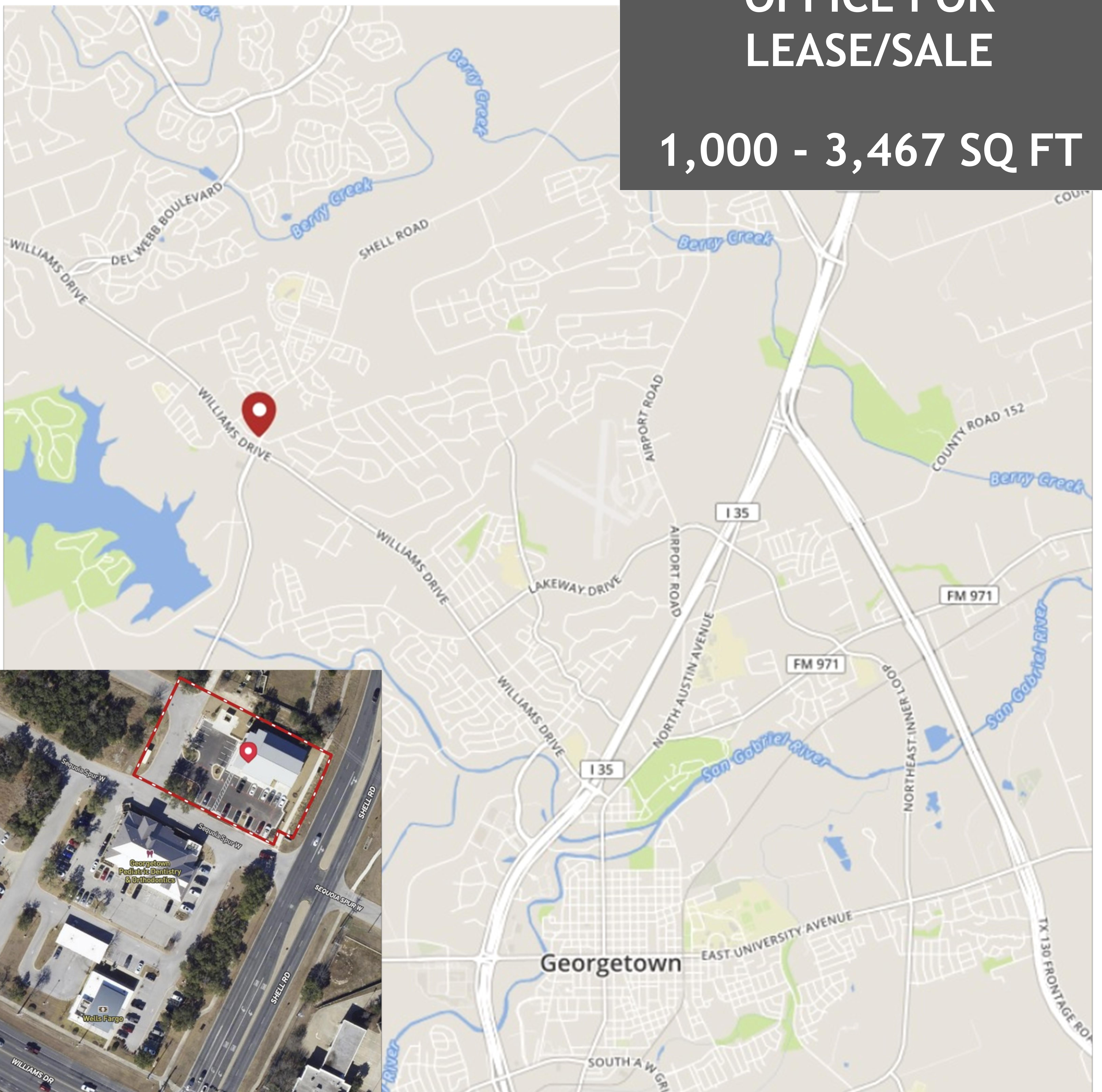
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## LOCATION

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Located near the intersection of Williams Drive & Shell Road.  
Approximately 3 miles west of IH-35 & 4 miles south of HWY 195.

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# Demographic Summary Report

115 Shell, Georgetown, TX 78633

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **7,794 SF**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2028 Projection	9,072		41,786		88,317	
2023 Estimate	8,007		37,398		78,883	
2010 Census	3,962		23,845		48,671	
Growth 2023 - 2028	13.30%		11.73%		11.96%	
Growth 2010 - 2023	102.09%		56.84%		62.07%	
<b>2023 Population by Hispanic Origin</b>	928		4,839		13,066	
<b>2023 Population</b>	8,007		37,398		78,883	
White	7,296	91.12%	34,338	91.82%	71,820	91.05%
Black	155	1.94%	934	2.50%	2,789	3.54%
Am. Indian & Alaskan	49	0.61%	258	0.69%	551	0.70%
Asian	312	3.90%	1,035	2.77%	2,049	2.60%
Hawaiian & Pacific Island	7	0.09%	34	0.09%	85	0.11%
Other	189	2.36%	800	2.14%	1,589	2.01%
U.S. Armed Forces	35		69		148	
<b>Households</b>						
2028 Projection	3,378		17,307		35,653	
2023 Estimate	2,981		15,486		31,789	
2010 Census	1,509		10,116		19,592	
Growth 2023 - 2028	13.32%		11.76%		12.16%	
Growth 2010 - 2023	97.55%		53.08%		62.26%	
Owner Occupied	2,658	89.16%	13,032	84.15%	25,647	80.68%
Renter Occupied	323	10.84%	2,454	15.85%	6,142	19.32%
<b>2023 Households by HH Income</b>						
Income: <\$25,000	252	8.45%	1,449	9.36%	3,054	9.61%
Income: \$25,000 - \$50,000	307	10.30%	2,030	13.11%	4,619	14.53%
Income: \$50,000 - \$75,000	427	14.32%	3,074	19.85%	5,715	17.98%
Income: \$75,000 - \$100,000	349	11.70%	1,932	12.48%	3,822	12.02%
Income: \$100,000 - \$125,000	391	13.11%	1,867	12.06%	3,533	11.11%
Income: \$125,000 - \$150,000	340	11.40%	1,559	10.07%	3,023	9.51%
Income: \$150,000 - \$200,000	455	15.26%	1,642	10.60%	3,604	11.34%
Income: \$200,000+	461	15.46%	1,933	12.48%	4,420	13.90%
<b>2023 Avg Household Income</b>	\$129,915		\$114,686		\$117,318	
<b>2023 Med Household Income</b>	\$109,974		\$90,398		\$91,398	



## 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 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 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.

**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.

<b>Steve Turner</b>	253420	steve@turnerprop.com	(512) 930-2800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Mason Turner</b>	663187	mason@turnerprop.com	(512) 930-2800
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date