

# TURNER COMMERCIAL

P R O P E R T I E S



## THE SHOPS AT CEDAR BREAKS

4402 WILLIAMS DRIVE  
GEORGETOWN, TX 78628

RETAIL FOR LEASE

3,150 SQ FT

THE SHOPS AT  
CEDAR BREAKS



## PROPERTY DETAILS

4402 WILLIAMS DRIVE | GEORGETOWN, TX 78628

This 17,000 sq. ft. shopping center is at the major intersection of Williams Drive & D.B. Wood Road, and has excellent ingress and egress with multiple points of entry from both thoroughfares. The property is adjacent to an H-E-B Supermarket across D.B. Wood Road; other area retailers include CVS Pharmacy, McDonald's, and Whataburger.

Georgetown, Texas continues to be one of the fastest growing cities in the United States regularly seeing 10% to 12% annual population growth.

AVAILABILITY:  
Suite 125 | 3,150 SQ FT

RENTAL RATE: \$27.00 per SQ FT  
+ NNNs (\$7.35 Est.)

ZONING: C1 Local Commercial

TRAFFIC: 30,167 VPD (TxDoT 2022)

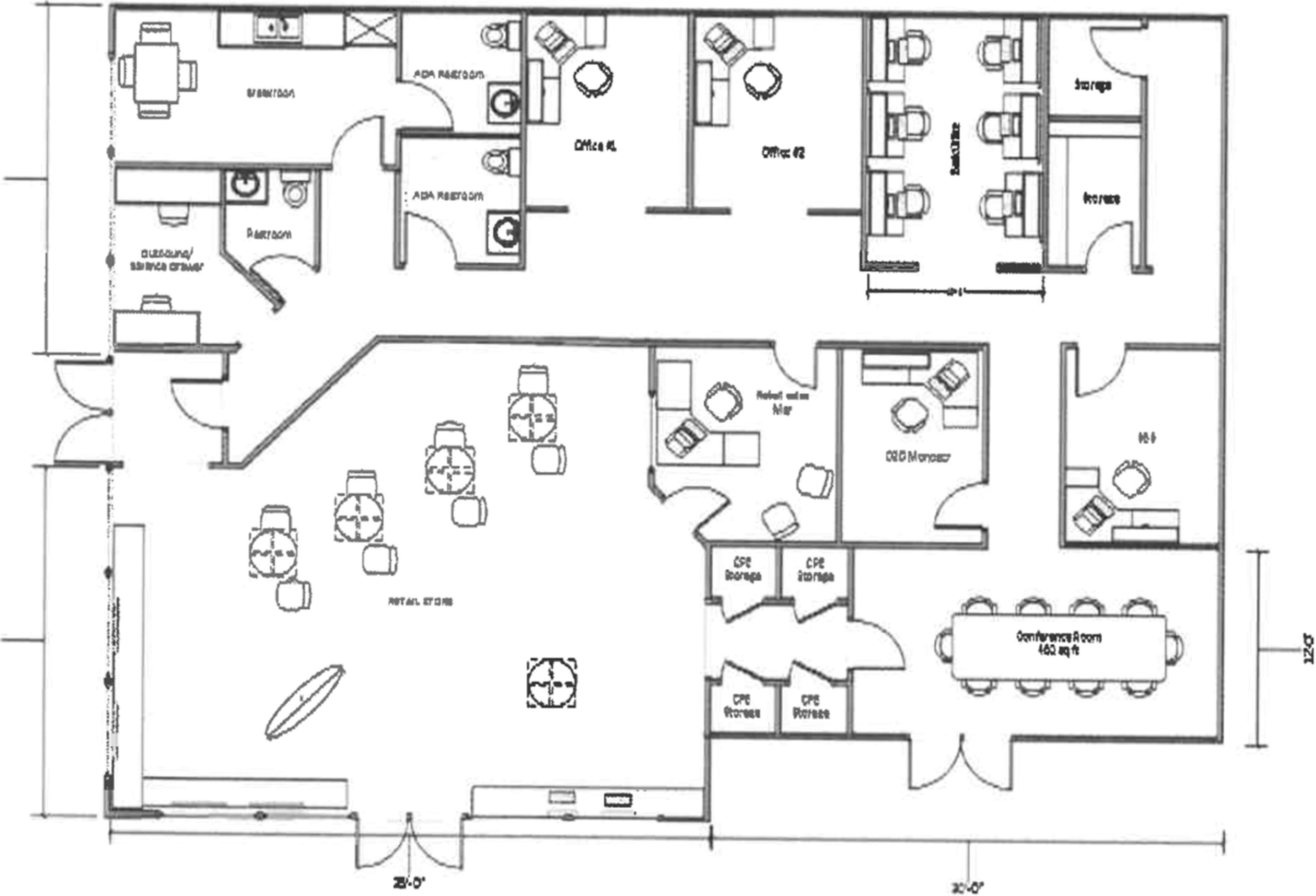
PARKING: 4 spots per 1,000 SQ FT

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

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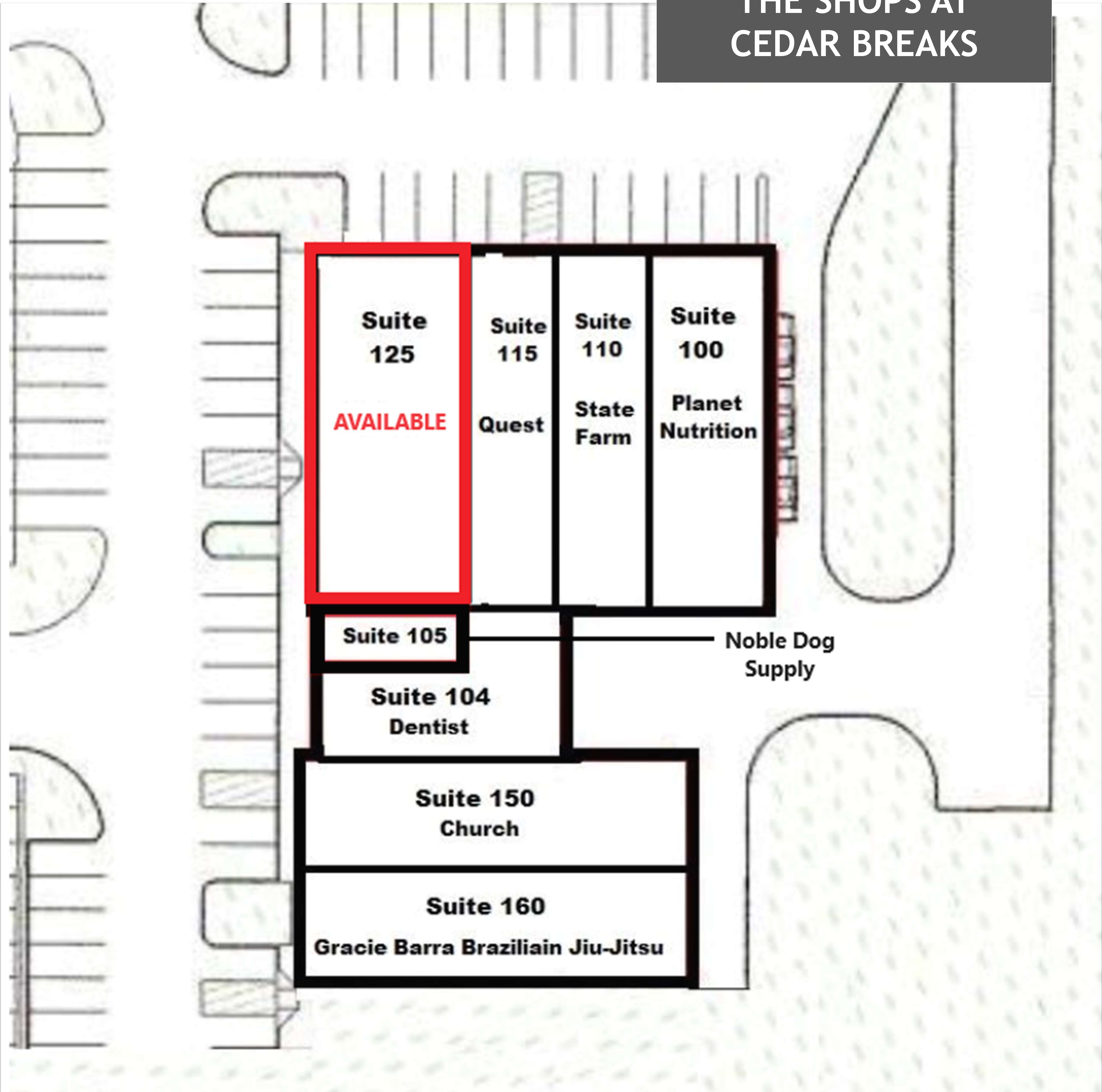
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This property is being offered in its "AS IS, WHERE IS" condition. The Broker is submitting the attached information in its capacity as a representative of the owner. The material contained herein was obtained from sources deemed reliable. Turner Commercial Properties makes no warranty, express or implied, as to the accuracy of the information contained herein. All presented information submitted is subject to change without notice as regards price, terms or availability. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the transaction described herein.

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## LOCATION

4402 WILLIAMS DRIVE | GEORGETOWN, TX 78628

Located in Northwest Georgetown at the Southeast Corner of Williams Drive (FM 2338) & D.B. Wood Road

Approximately 3 miles northwest of IH-35 & Williams Drive

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## DEMOGRAPHICS' 2021

	1-mile	3-miles	5-miles
Population	7,695	39,140	73,747
Households	2,754	15,953	28,691
Average HH Income	\$123,446	\$115,874	\$114,963
Est. Population Growth 2021 - 2026	18.44%	17,10%	16.98%

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Georgetown, Texas Demographics


POPULATION

 74,180 (City Limits)  
991, 759 (20 Mile Radius)  
2,168, 316 (Austin MSA)

 \$75, 262  
MEDIAN HOUSEHOLD INCOME

PROJECTED GROWTH

 47,803 (2010)  
63,921 (2019)  
75,402 (2024)

 MEDIAN HOUSEHOLD SIZE  
= 2.5

 \$279,277  
MEDIAN HOME VALUE

TYPES OF HOUSING BY OCCUPANCY

 17,955 (OWNER OCCUPIED)  
6,482 (APARTMENT)  
29,064 (TOTAL HOUSING UNITS)

MEDIAN AGE

**45.7**

EDUCATIONAL ATTAINMENT

HIGH SCHOOL DIPLOMA	18.1%
SOME COLLEGE	21.7%
ASSOCIATES DEGREE	7.9%
BACHELORS DEGREE	25.7%
GRADUATE DEGREE	16.7%

Census: Georgetown is fastest-growing city in U.S.

May 26, 2022

Georgetown is the fastest-growing city in the U.S. for cities with a population above 50,000, according to data released today by the U.S. Census Bureau. Georgetown's growth rate was 10.5 percent from July 1, 2020, through July 1, 2021, resulting in a population estimate of 75,420.

"Georgetown continues to attract new residents for the same reasons many of us moved here — good jobs, safe neighborhoods, and unbeatable parks and events," Mayor Josh Schroeder said. "But all those things may not be as important as the sense of community you feel when families gather on a Saturday afternoon on our Courthouse lawn or dance in the street at our annual Red Poppy Festival. People don't just move here: They fall in love with this town."

This is the second time in the past seven years that Georgetown has been ranked the fastest-growing city in the U.S. Georgetown was the seventh fastest-growing city in the U.S. on the list released in 2020 and in 2019 by the Census. In 2018, Georgetown was the sixth fastest-growing city in the U.S., fifth in 2017, the fastest in 2016, and the second-fastest in 2015.

Georgetown's population was 67,176 in the 2020 census. According to today's estimate, Georgetown added 8,244 residents since 2020.

The news release from the Census about the fastest-growing cities in the U.S. is at [census.gov](https://www.census.gov).



# 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.

Mason Turner	663187	mason@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
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

