

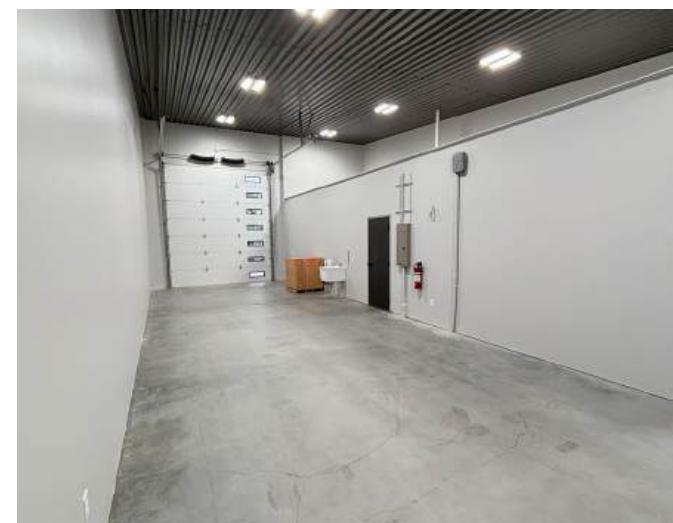


A V A I L A B L E   F O R   S A L E

## 205 CANTERA WAY #203 GEORGETOWN, TX

Modern flex space with tenant in place. Located near Highway 29 to serve the growing markets of Liberty Hill, Georgetown, and Leander.

- SQ FT: 1,500
- Year Built : 2022
- 100% Climate-controlled Office
- Zoning: ETJ
- End Unit
- Lease: NNN
- Lease Exp.: July 2027



### INVESTMENT DETAILS

- Asking Price: \$499,000
- 2026 Projected NOI: \$33,412
- CAP Rate: 6.7%

**TURNER COMMERCIAL**  
PROPERTIES

### CONTACT

MASON TURNER  
512-630-9673  
MASON@TURNERPROP.COM

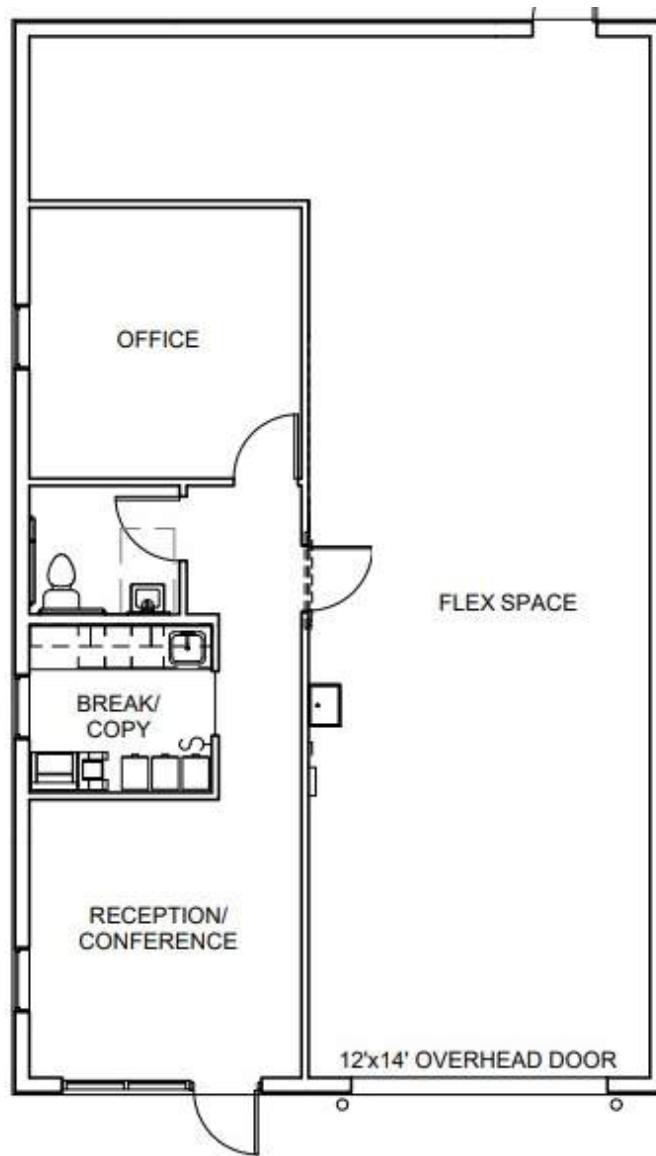
# WORKSPACE USA | #203

205 CANTERA WAY  
GEOGETOWN, TEXAS 78628

TURNER  
COMMERCIAL  
PROPERTIES

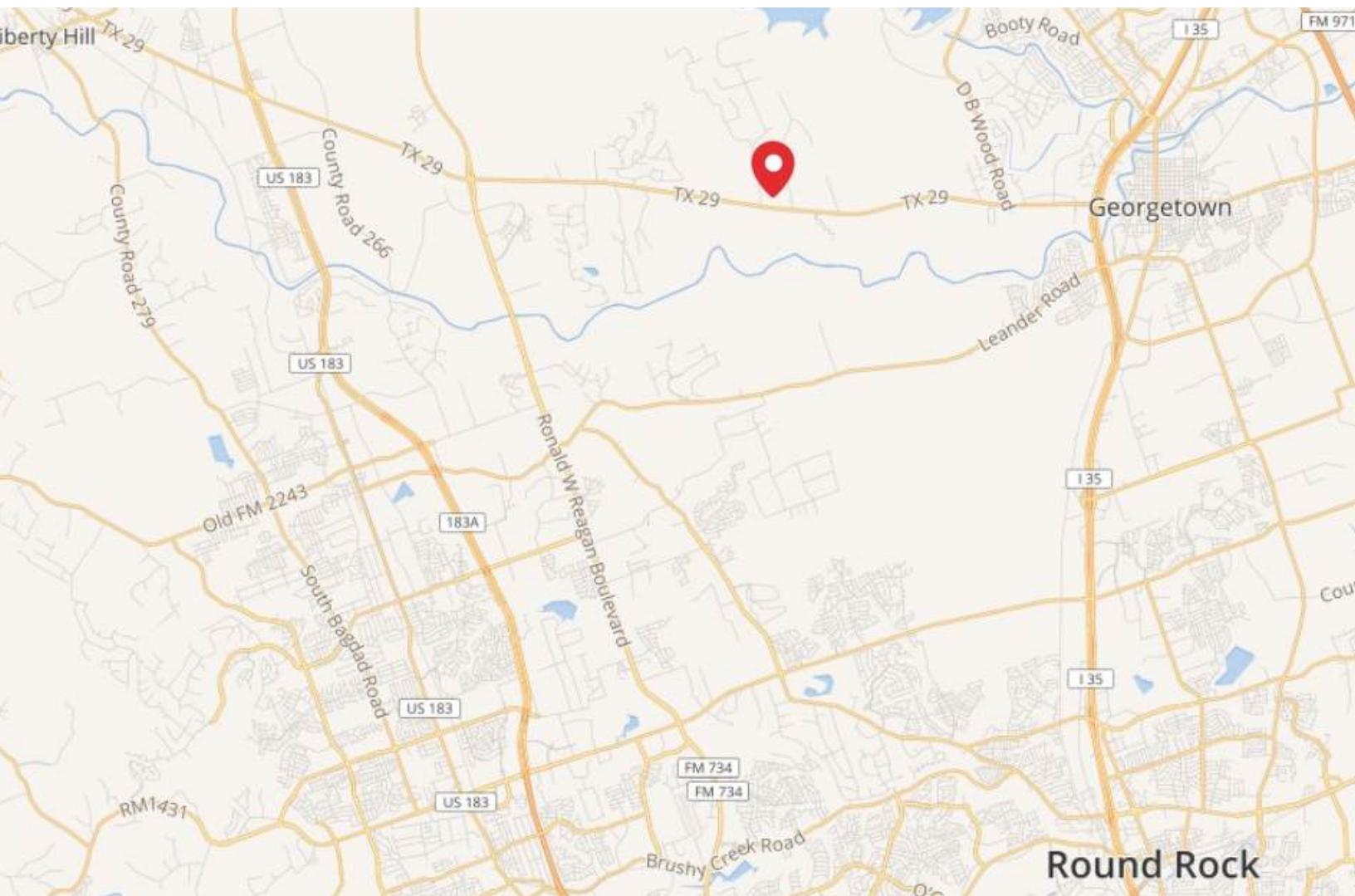
## 205 Cantera 203 Rent Roll

Tenant	Suite #	SQ FT	Lease Begins	Lease Expires	Rent/ SQ FT	CAM/NNNs	Base Rent	Tot. Monthly Rent	Rent Increase Date	Security Deposit	Lease Notes
Dent Falcon	203	1500	8/1/2025	7/31/27	\$22.00	\$7.93	\$2,750.00	\$3,741.25	8/1/2026	Yes	RENEWAL OPTION: 2 year Renewal Option at FMV.



Workspace's Georgetown location provides immediate access to State Highway 29, arguably the highest growth rate corridor in one of the fastest-growing markets in the US. Located 4 miles from the Georgetown IH35/State Highway 29 intersection, 4 miles from the Ronald Reagan/ Highway 29 intersection, and 7 miles from the Liberty Hill intersection of US 183 and State Highway 29, we provide quick access to Austin, Round Rock, Georgetown, Cedar Park, Leander, Liberty Hill, Jarrell, Killeen, and Lampasas.

Additionally, a myriad of retail, restaurant, healthcare, employment centers, residential neighborhoods, and hospitality locations are a short drive away.



## City Information

### DEMOGRAPHICS



POPULATION  
**87K**



NUMBER OF HOUSEHOLDS  
**26,891**



MEDIAN INCOME  
**\$79,601**



SCAN FOR MORE  
INFORMATION

### TAX STRUCTURE

**\$0.374**

GEORGETOWN

**\$0.333**

WILLIAMSON  
COUNTY

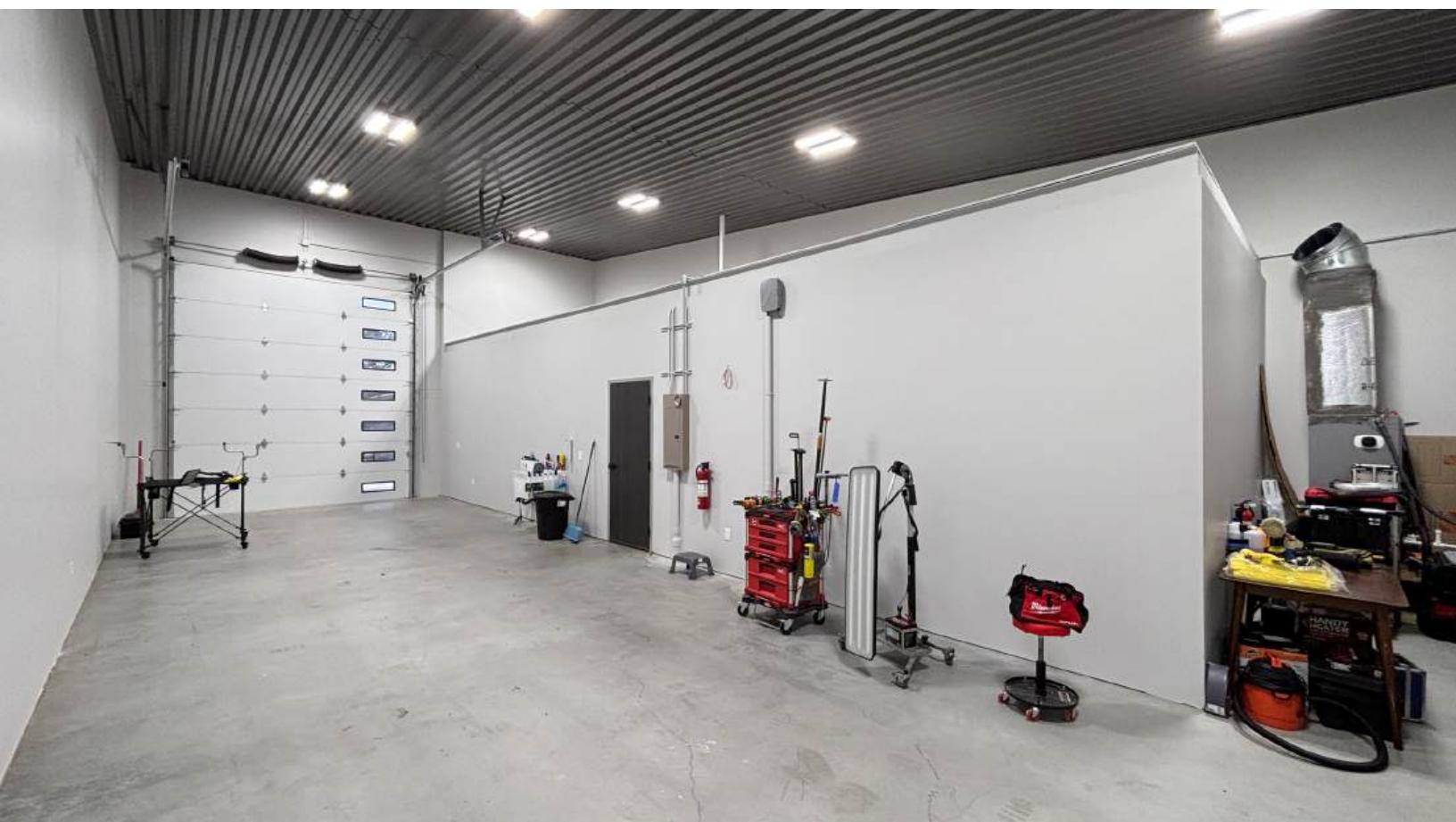
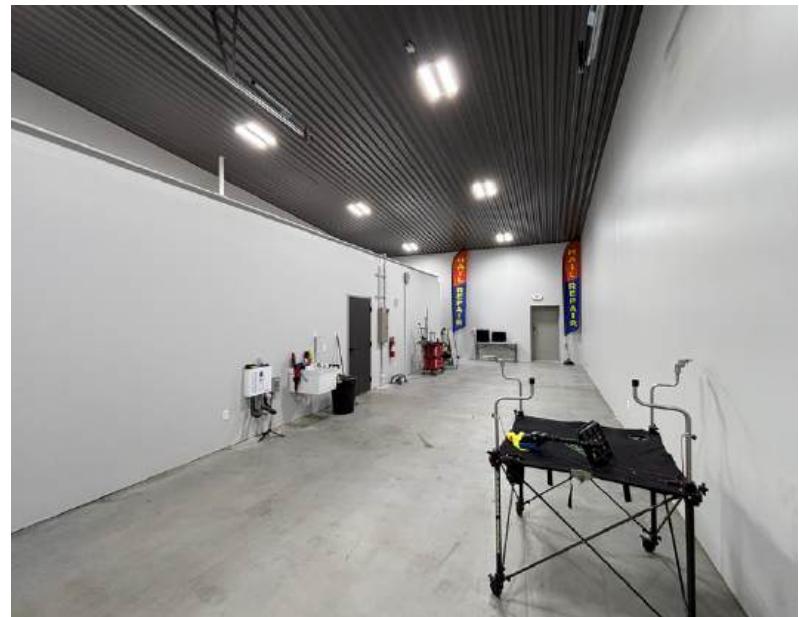
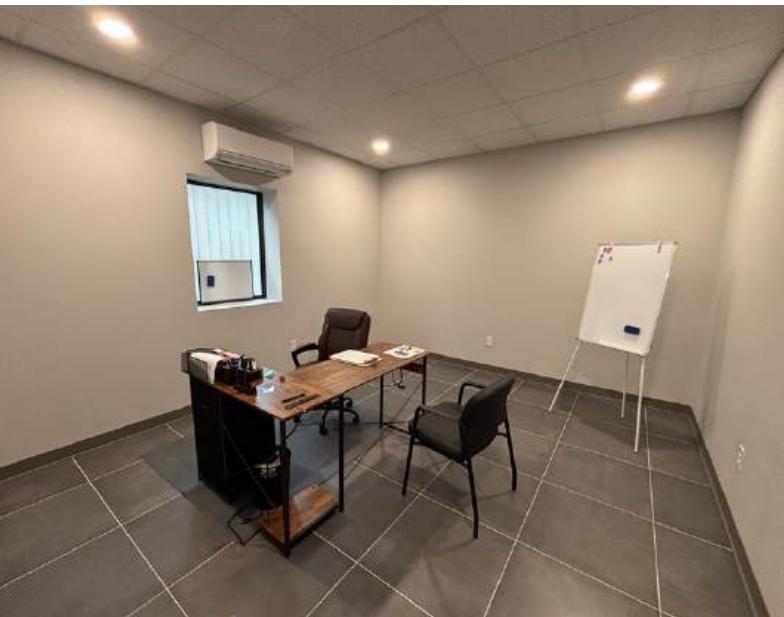
**\$1.046**

GEORGETOWN  
ISD

Tax rates are per \$100 for assessed value, and include real property and business personal property. Georgetown offers Freeport exemption on inventory taxes.

**For the second year in a row, Georgetown is the fastest-growing city in the U.S. for cities with a population above 50,000, according to data released by the U.S. Census Bureau. Georgetown's growth rate was 14.4% from July 1, 2021 through July 1, 2022, resulting in a population estimate of 86,507. Since 2015, Georgetown has been included in the list of the top 10 fastest-growing cities and topped the list in 2016 and 2022.**

WORKSPACE USA  
#203 PROPERTY PHOTOS





## CONTACT



MASON TURNER  
512-630-9673  
MASON@TURNERPROP.COM

THIS PROPERTY IS BEING OFFERED FOR SALE OR LEASE 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, LLC 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.



## Information About Brokerage Services

Texas law requires all real estate licensees 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.

Turner Commercial Properties, LLC	9014779	info@turnerprop.com	(512)930-2800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mason Turner</b>	<b>663187</b>	<a href="mailto:mason@turnerprop.com">mason@turnerprop.com</a>	<b>(512)930-2800</b>
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	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Turner Commercial Properties,  
Mason Turner

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