

AVAILABLE FOR SALE

3400 - 3500 WILLIAMS DR.  
GEORGETOWN, TX

Commercial land opportunity offering a highly visible location suitable for a variety of commercial ventures. Development potential includes retail, medical, and professional office.

The property enjoys high visibility on one of the main corridors in Georgetown. The seller may consider subdividing the property into smaller lots. Contact the broker for details.

#### PROPERTY DETAILS

- Approx. 5.12 Acres
- \$2,831,400 OR \$13 per SQ FT
- Zoning: C-1 - Local Commercial
- Traffic Count: 32,415 VPD

#### UTILITY DETAILS

- Georgetown Water | 8"
- Georgetown Wastewater | 8"
- PEC Electricity

**TURNER COMMERCIAL**  
PROPERTIES

#### CONTACT

MASON TURNER  
512-930-2800  
MASON@TURNERPROP.COM

LOCATION

3400 - 3500 WILLIAMS DR.

GEORGETOWN, TEXAS 78628

Located near the intersection of Lakeway Drive & Williams Drive

Approximately 1 ½ miles west of IH-35

Approximately 1 ½ miles east of Shell Rd./DB Wood Rd.

Approximately 1 mile southwest of Georgetown Airport

Explor the property and area more [HERE](#)



**ADDRESS:**  
3400 & 3500 WILLIAMS DRIVE

**LEGAL DESCRIPTION:**  
**TRACT 1:**  
 BEING 3.0549 ACRE(3.084 AC) OF LAND OUT OF THE D. WRIGHT SURVEY ABSTRACT NO. 13 IN WILLIAMSON COUNTY, TEXAS, BEING LOT 4, SAN GABRIEL ESTATES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDES 365-367, PLAT RECORDS, SAVE AND EXCEPT A 0.1252 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 2077, PAGE 157, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.  
**TRACT 2:**  
 LOT 5, AUTUMN LEAVES OF GEORGETOWN, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2013110511, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

**UNDER ITEM 10:**  
 k) THE ORIGINAL RIGHT OF WAY FOR FM 2338 AS RECORDED IN VOLUME 416, PAGE 60, DEED RECORDS, AFFECTS THE SUBJECT PROPERTY;  
 l) PUBLIC ACCESS AND UTILITY EASEMENT RECORDED IN VOLUME 1774, PAGE 941, OFFICIAL RECORDS, AFFECTS THE PROPERTY(AS SHOWN)  
 m) UTILITY EASEMENT TO THE CITY OF GEORGETOWN RECORDED IN DOCUMENT NO. 2010002783, OFFICIAL PUBLIC RECORDS, AND AS SHOWN ON THE PLAT IN DOCUMENT NO. 2013110511, OFFICIAL PUBLIC RECORDS;  
 ALL WILLIAMSON COUNTY, TEXAS.

**AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT WITH GF NO. ATA-92-17099223001244**  
**UNDER ITEM 1:**  
 TRACTS 1 AND 2 ARE SUBJECT TO RESTRICTIVE COVENANTS IN CABINET A SLIDE 365, PLAT RECORDS, VOLUME 1111, PAGE 795, VOLUME 1159, PAGE 359 AND VOLUME 1191, PAGE 72, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS;  
 TRACT 1 IS SUBJECT TO VOLUME 526, PAGE 363 AND VOLUME 534, PAGE 551, DEED RECORDS;  
 TRACT 2 IS NOT SUBJECT TO TEXAS POWER AND LIGHT AGREEMENT IN VOLUME 512, PAGE 412, DEED RECORDS, (WRONG SURVEY), IS SUBJECT TO DOCUMENT NO. 2013110511, OFFICIAL PUBLIC RECORDS(PLAT);  
 ALL RECORDS, WILLIAMSON COUNTY, TEXAS.

"THIS SURVEY WAS PERFORMED FOR AND CERTIFIED TO LENIHAN FAMILY HOLDINGS, LLC AND TO FIDELITY NATIONAL TITLE INSURANCE COMPANY AS PER GF NO. ATA-92-17099223001244."

**HEARING BASE:**  
 THE TEXAS COORDINATE SYSTEM OF 983(NAD83)CENTRAL TEXAS ZONE, BASED ON LOCAL NETWORK GPS OBSERVATIONS.

- LEGEND**
- FOUND 1/2" IRON PIPE FIP
  - FOUND 1/2" IRON ROD FIR
  - FOUND 1/2" IRON ROD W/CAP FIRC
  - SET 1/2" IRON ROD W/CAP SIRC
  - LABELLED "WATERLOO RPLS 4324"
  - HOG WIRE FENCE -X-X-
  - UTILITY POLE & ELECTRIC LINE
  - LIGHT POLE
  - WATER METER
  - SAN SEWER MANHOLE
  - STORM SEWER MANHOLE
  - ELECTRIC MANHOLE
  - WATER VALVE
  - (RECORD)



State of Texas:  
 County of Williamson:  
 The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.  
 Dated this 11TH day of APRIL 2023.  
 And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48491C0290E  
 Zone: X  
 Dated: SEPTEMBER 26, 2008



Thomas P. Dixon R.P.L.S. 4324  
 WATERLOO SURVEYORS LLC  
 P.O. BOX 160176  
 AUSTIN, TEXAS 78716-0176  
 Phone: 512-481-9602  
 www.waterloosurveyors.com  
 FIRM# 10124400



SAN GABRIEL CENTER PHASE TWO  
 CAB BB/SLIDES 246-247  
 LOT 2

REMAINDER LOT 4  
 SAN GABRIEL ESTATES  
 CAB A/ SL 365-367  
 SAVE AND EXCEPT 0.1252 AC  
 DOC# 2012108266

**3.0549 AC**  
 (3.084 AC)

LOT 5  
 BLOCK A  
 AUTUMN LEAVES OF GEORGETOWN  
 DOC# 2013110511  
**2.0620 AC**

546.43'(543.45')  
 N53°05'08"E

LOT 6  
 BLOCK A  
 AUTUMN LEAVES OF GEORGETOWN  
 DOC# 2013110511

PT LOT 21 A/365  
 2.12 AC  
 JACK R. PHILLIPS

LOT 22 + PT LOT 21 A/365  
 4.915 AC  
 GEORGETOWN DOG RANCH LLC  
 DOC# 2019066914

LOT 22A  
 SAN GABRIEL ESTATES  
 CAB A/ SL 365

low stone wall

stone shed

450.27'(451.0')  
 S55°07'46"W

conco drain culvert

24" cap

concrete parking

drain grate

conco walk

conco drain culvert

conco walk

drain grate

conco walk

conco drain culvert

conco walk

conco drain culvert

conco walk

conco drain culvert

272.83'(272.6')  
 S36°58'10"E

SAVE AND EXCEPT 0.1252 AC  
 2077/157

15.5'

15.5'

10'

10'

10'

10'

10'

15.5' Remainder GUE  
 Doc No. 2010002783  
 DOC NO. 2013110511

S36°56'49"E  
 169.92'(169.99')

edge of asphalt

TO FIRC  
 N35°17'18"W  
 330.36'

TO FIRC  
 N49°23'57"W  
 81.90'

TO FIRC  
 N49°11'40"W

TO FIRC  
 N49°11'40"W

TO FIRC  
 N49°11'40"W

WILLIAMS DRIVE

## City Information

### DEMOGRAPHICS



POPULATION  
**87K**



NUMBER OF HOUSEHOLDS  
**26,891**



MEDIAN INCOME  
**\$79,601**



SCAN FOR MORE  
INFORMATION

### TAX STRUCTURE



GEORGETOWN



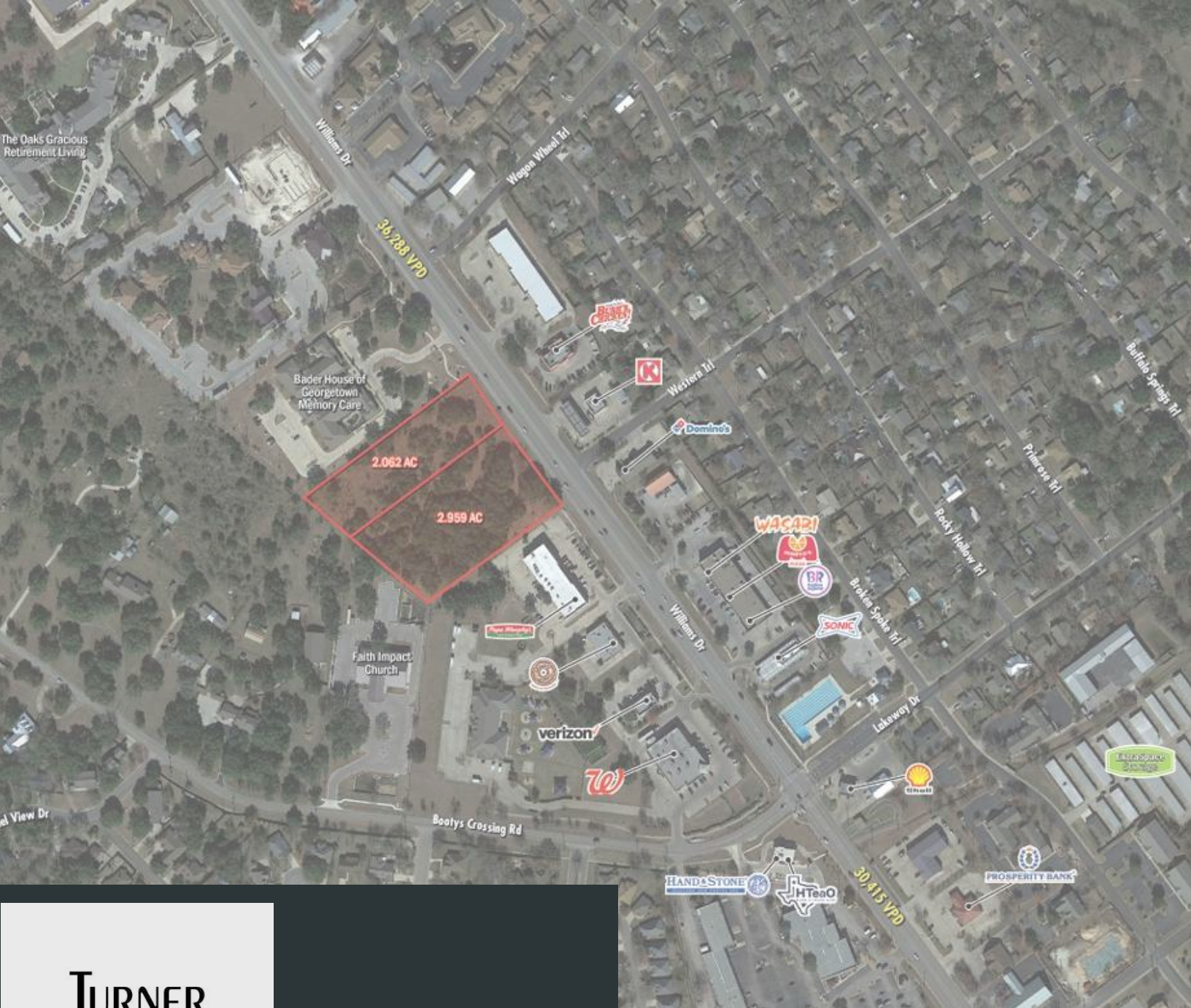
WILLIAMSON  
COUNTY



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.**



**TURNER**  
**COMMERCIAL**  
PROPERTIES

## CONTACT

MASON TURNER  
512-930-2800  
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.

WWW.TURNERPROP.COM



## 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.

<u>Turner Commercial Properties, LLC</u>	<u>9014779</u>	<u>info@turnerprop.com</u>	<u>(512)930-2800</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Mason Turner</u>	<u>663187</u>	<u>mason@turnerprop.com</u>	<u>(512)930-2800</u>
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)**