

WILDWOOD RETAIL

4655 WILLIAMS DRIVE | GEORGETOWN, TX



ANCHOR & PAD SITES AVAILABLE

- 2 pads fronting Williams Drive and 3.8 acres anchor land available.
- 16.7 total acre retail development.
- Located on the NWC of Williams Drive and Wildwood Drive in the heart of Georgetown's western growth corridor.
- Signalized intersection with dedicated turn lane.
- The fast-growing Williams Drive corridor is poised for numerous large residential and commercial projects in the near future.
- Located across the street from a strong-performing H-E-B grocery store.

AREA RETAILERS



2022 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	8,037	36,484	72,711
Avg HH Income	\$96,150	\$103,345	\$95,508
Total Households	3,222	16,223	30,904

TRAFFIC COUNTS

34,550 VPD on Williams Dr

CONTACT FOR MORE INFORMATION

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- Contract Negotiation
- Available

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FORD
ELEMENTARY
SCHOOL



MERRITT HERITAGE
SENIOR VILLAGE

VERDE VISTA
MULTIFAMILY
(216 units)

OAKS AT
WILDWOOD

SITE

GARDENS AT
VERDE VISTA
160 Single Family Lots

FUTURE
SPROUTS
FARMERS MARKET

petco CHASE

LifeStorage

TERRACES OF
WOODLAKE

SOUTHSIDE
BANK

Bank of America



StDavid's
HEALTH CARE



Vitalogy

LAKESIDE
300 Single Family Lots

ANYTIME
FITNESS

FAST MED
URGENT CARE

Castle Dental

CARUS DENTAL

WELLS
FARGO

SHELL RD

University

AT&T

SUBWAY

TWIN
LIQUORS

UPS

H-E-B

CVS
pharmacy

McDonald's



WILLIAMS DRIVE

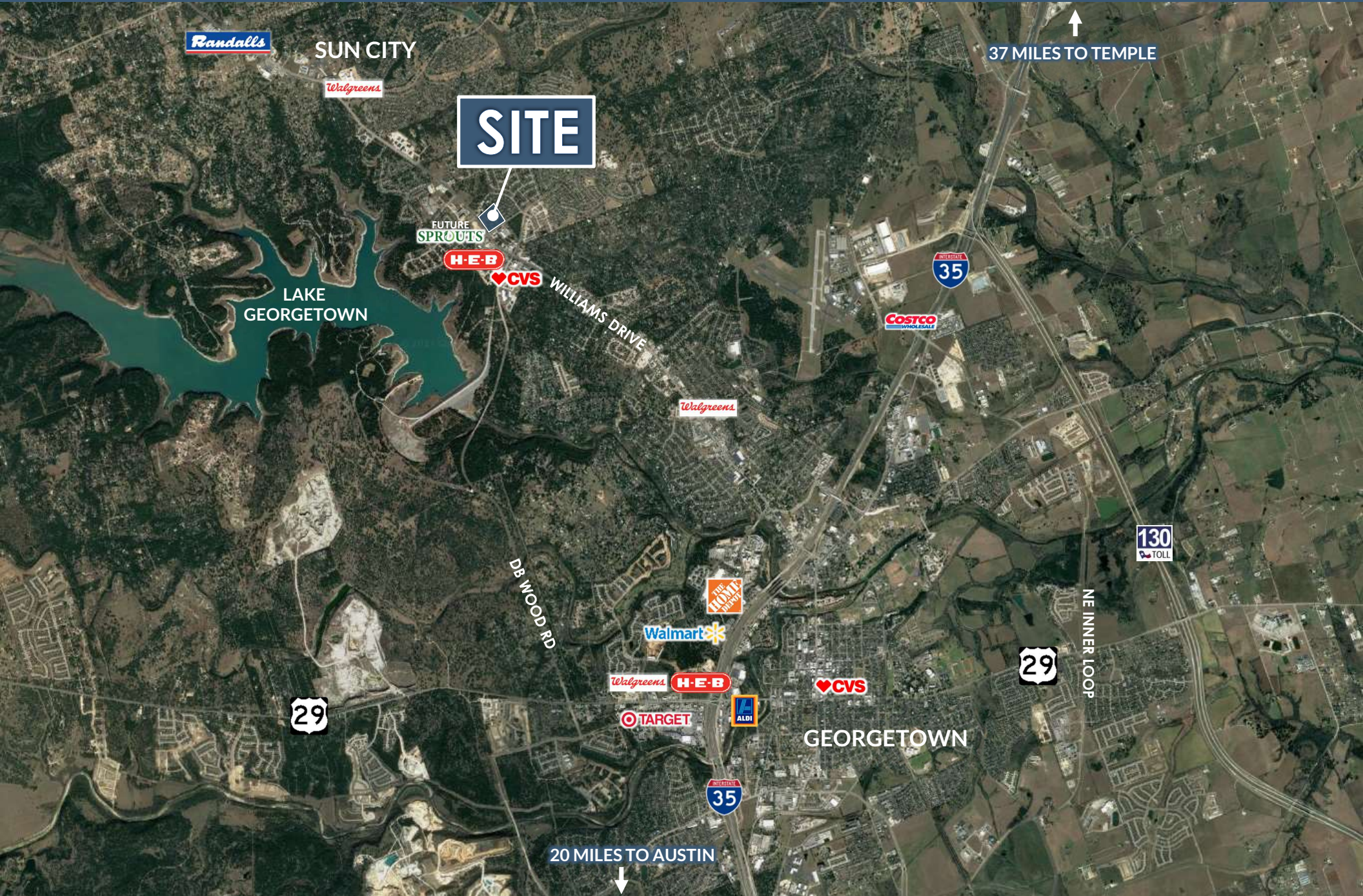
JACK & BROWN
CLEANERS

DB WOODS RD

GEORGETOWN
FIRE DEPARTMENT



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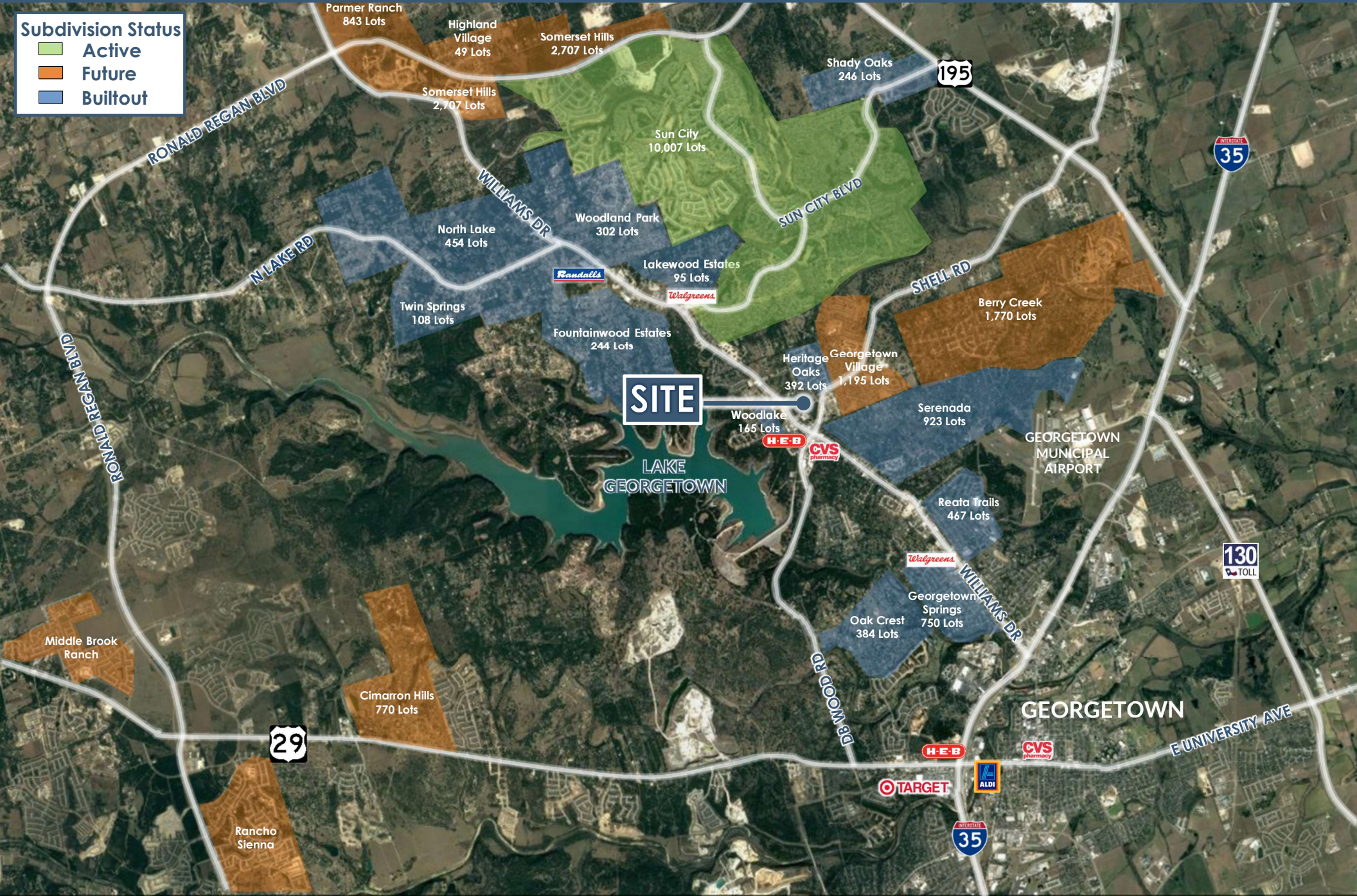


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Subdivision Status

- Active
- Future
- Builtout



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 on 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 listening 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.

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Buyer/Tenant/Seller/Landlord Initial

Date