



OFFERING MEMORANDUM

GEORGETOWN OFFICE

4307 S IH-35, Georgetown, TX 78626 (Austin MSA)

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THE OPPORTUNITY

GEORGETOWN OFFICE GEORGETOWN, TX

Secure Net Lease is pleased to present, as exclusive listing broker and marketing advisor, the opportunity to acquire a 2,840 SF commercial building in Georgetown, Texas.

The site sits along IH-35 between Georgetown and Round Rock, two of the fastest-growing cities in the country. This section of IH-35 sees over 150,000 vehicles per day. The corridor is well-established, with direct proximity to the Round Rock Outlets, The Junction Entertainment District, and Georgetown's Wolf Ranch submarket. The surrounding trade area has 51 new home communities planned and an average household income of \$165,266 within 3 miles.

Georgetown alone has grown by 47.5% from 2020 to 2024, and Round Rock consistently ranks among the most affordable fast-growing cities in the country.

Built in 1972, the freestanding one-story building sits on 0.42 acres and features a distinctive stone exterior. The load-bearing walls are limited to the exterior, giving a future owner full flexibility to reconfigure the floor plan. The current layout includes seven private offices, a full kitchen, a reception area, two open spaces, two bathrooms, and 17 parking spaces.

29 TEXAS

UNIVERSITY AVENUE
±27,304 VPD



SOUTHWESTERN UNIVERSITY
(1,440 STUDENTS)



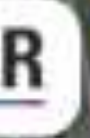
ST. DAVID'S GEORGETOWN HOSPITAL
(118 BEDS)



PURL ELEMENTARY SCHOOL
(655 STUDENTS)

GEORGE WAGNER MIDDLE SCHOOL
(782 STUDENTS)

TIPPIT MIDDLE SCHOOL
(637 STUDENTS)



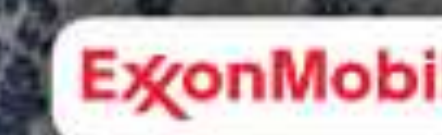
SUBJECT PROPERTY
4307 S. IH-35



PEGATRON

PARALLAX @ GEORGETOWN APARTMENTS
(288 UNITS)

EVERETTE WILLIAMS ELEMENTARY SCHOOL
(792 STUDENTS)



±20,418 VPD



CARVER ELEMENTARY SCHOOL
(637 STUDENTS)



WESTINGHOUSE ROAD
±18,642 VPD

GATEWAY COLLEGE PREPARATORY SCHOOL
(1,626 STUDENTS)



CHapel Hill APARTMENTS
(324 UNITS)



VILLAGES OF GEORGETOWN APARTMENTS
(438 UNITS)

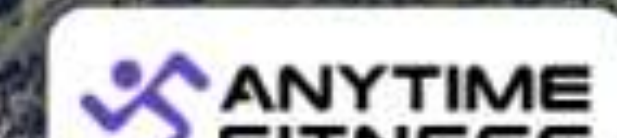


MONARCH HIGHWAY
±158,010 VPD



REVEAL 54 APARTMENTS
(418 UNITS)

TERAVISTA ELEMENTARY SCHOOL
(826 STUDENTS)



BAYLOR SCOTT & WHITE MEDICAL CENTER - ROUND ROCK
(190 BEDS)

CALDWELL HEIGHTS ELEMENTARY SCHOOL
(616 STUDENTS)



TEXAS STATE UNIVERSITY - ROUND ROCK

ASCENSION SETON WILLIAMSON HOSPITAL
(181 BEDS)



EAST VIEW HIGH SCHOOL
(2,216 STUDENTS)

GEORGE WAGNER MIDDLE SCHOOL
(782 STUDENTS)

EVERETTE WILLIAMS ELEMENTARY SCHOOL
(792 STUDENTS)

PARALLAX @ GEORGETOWN APARTMENTS
(288 UNITS)

GATEWAY COLLEGE PREPARATORY SCHOOL
(1,626 STUDENTS)

NORTHSTAR GEORGETOWN
(210 UNITS)



FARM TO MARKET ROAD 1460
(20,418 VPD)

PEGATRON



CV LINENS



Edward Jones
MAKING SENSE OF INVESTING

SE INNER LOOP
(12,242 VPD)



SUBJECT PROPERTY
4307 S. IH-35



THE JUNCTION



MONARCH HIGHWAY
(158,010 VPD)


DOWNTOWN AUSTIN
(~17 MILES AWAY)

ASCENSION SETON
WILLIAMSON HOSPITAL
(181 BEDS)

AUSTIN COMMUNITY
COLLEGE - ROUND
ROCK CAMPUS

CALDWELL HEIGHTS
ELEMENTARY SCHOOL
(616 STUDENTS)

AZOLA AVERY
CENTRE APARTMENTS
(359 UNITS)

MAA WINDMILL
HILL APARTMENTS
(350 UNITS)

OnTrac

DRAKE INDUSTRIES
PRODUCT IDENTIFICATION AND PRINTED ELECTRONICS

CV LINENS

ROUND ROCK PREMIUM OUTLETS
A SIMON CENTER

- NIKE
- DULUTH TRADING
- Levi's
- EXPRESS
- PUMA
- FAMOUS footwear
- JOURNALS GUESS
- CINEMARK
- AÉROPOSTALE
- AMERICAN EAGLE
- lululemon
- BANANA REPUBLIC
- TOMMY HILFINGER
- SHOE CARNIVAL
- Columbia
- claire's
- carter's
- SEPHORA
- HOT TOPIC
- chico's
- GAP FACTORY
- LOFT OUTLET
- adidas
- Lids
- UNDER ARMOUR
- THE CHILDREN'S PLACE

- JCPenney
- PET SMART
- five BEL'W
- IKEA
- ROSS DRESS FOR LESS
- SPEC'S
- CRACK

H-E-B

Bass Pro Shops

CAVENDER'S LABOY

Austin TEXAS
DOWNTOWN AUSTIN
(~17 MILES AWAY)

VW CHEVROLET BUICK

Mercedes-Benz
SUBARU MAZDA
Ford

CHRYSLER
Jeep
RAM

ABC Supply Co. inc.

THE JUNCTION

ExxonMobil

GAF ENERGY

SPECTRUM association management
AgTrust FARM CREDIT

CORE

INTERSTATE TEXAS 35

RON HOOVER
RV & MARINE CENTERS

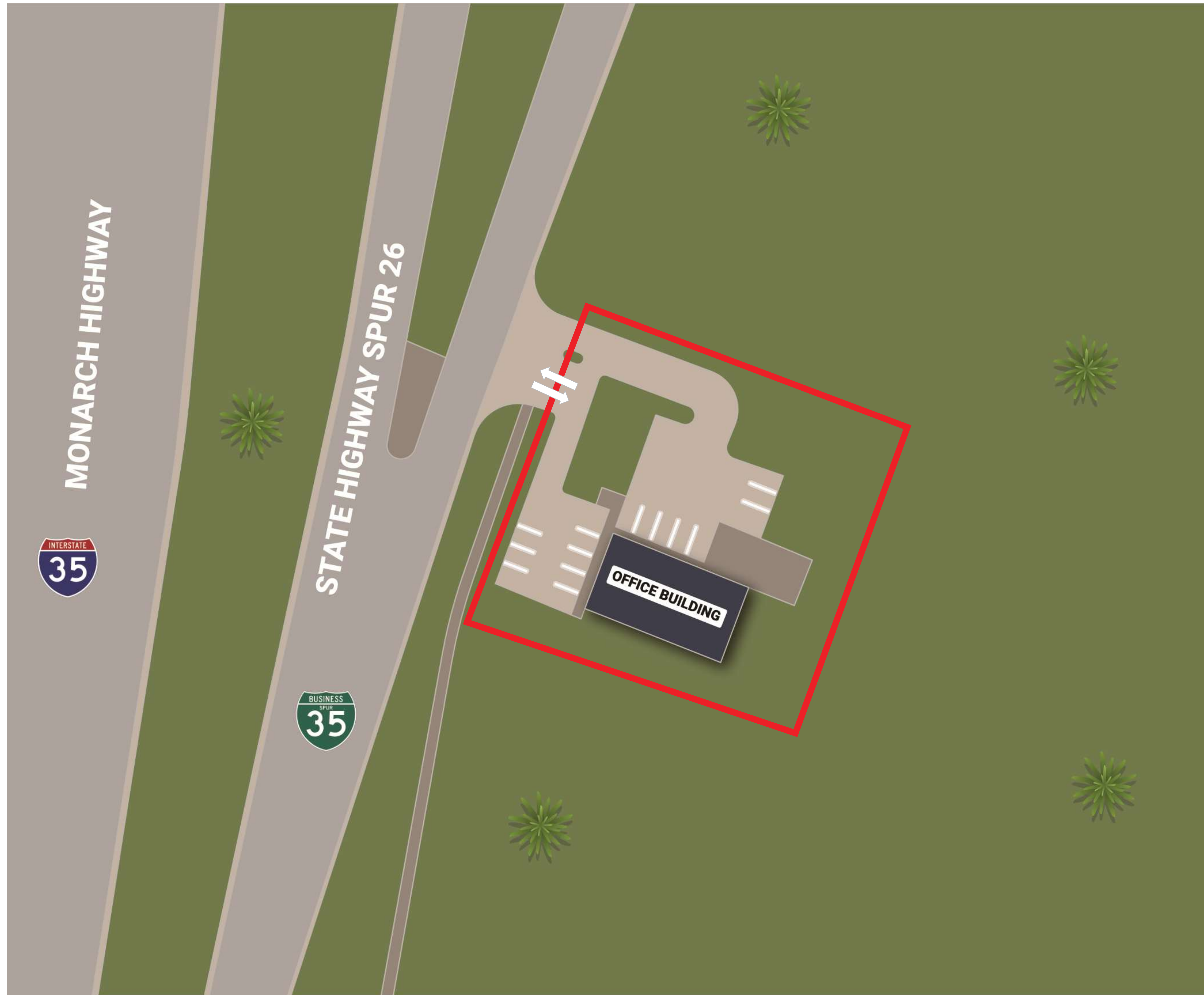
SUBJECT PROPERTY
4307 S. IH-35

MONARCH HIGHWAY
(136,401 VPD)

SITE OVERVIEW

GEORGETOWN OFFICE GEORGETOWN, TX

	Year Built		1972
	Building Area		±2,840 SF
	Land Area		±0.42 AC

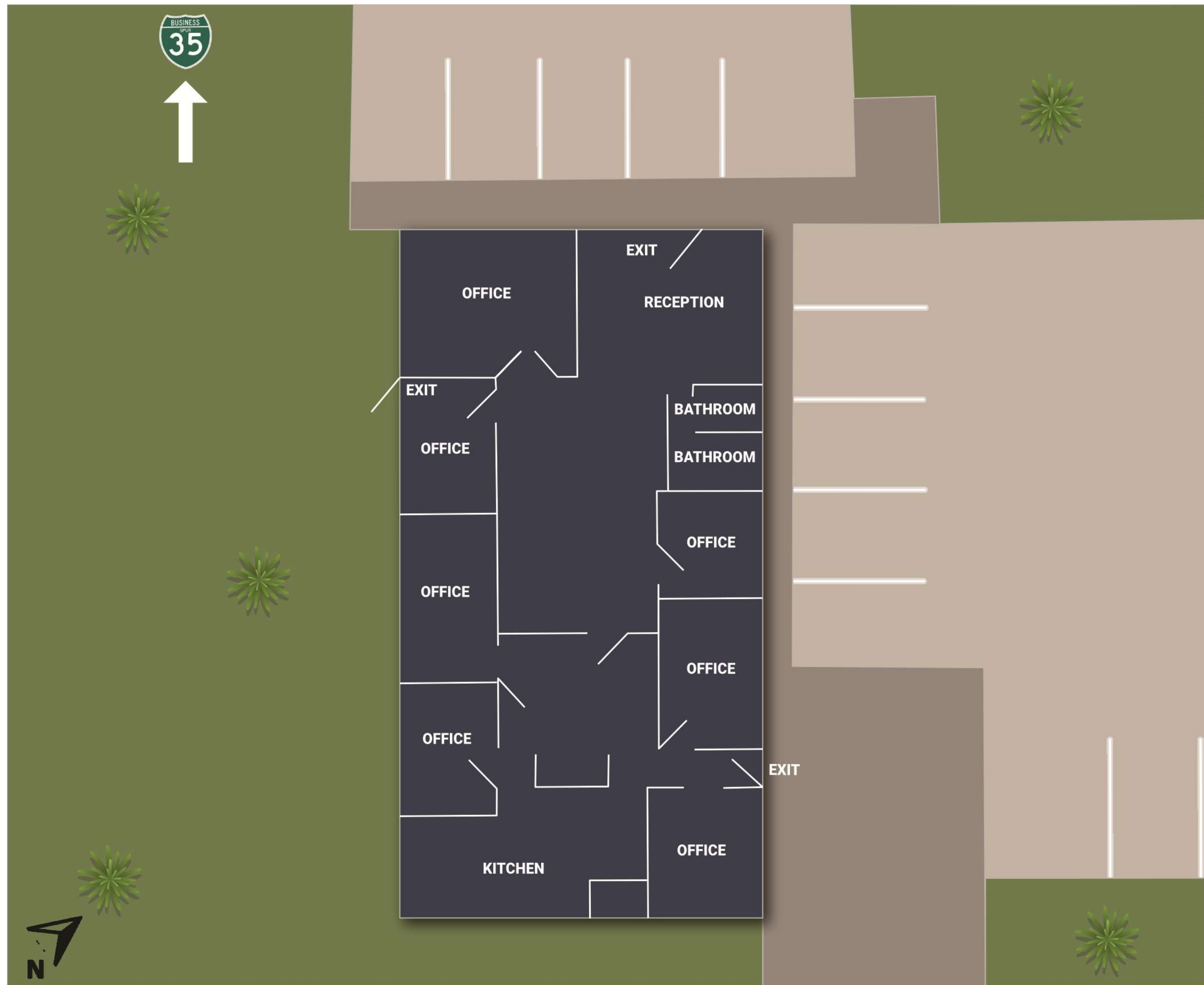


NEIGHBORING RETAILERS



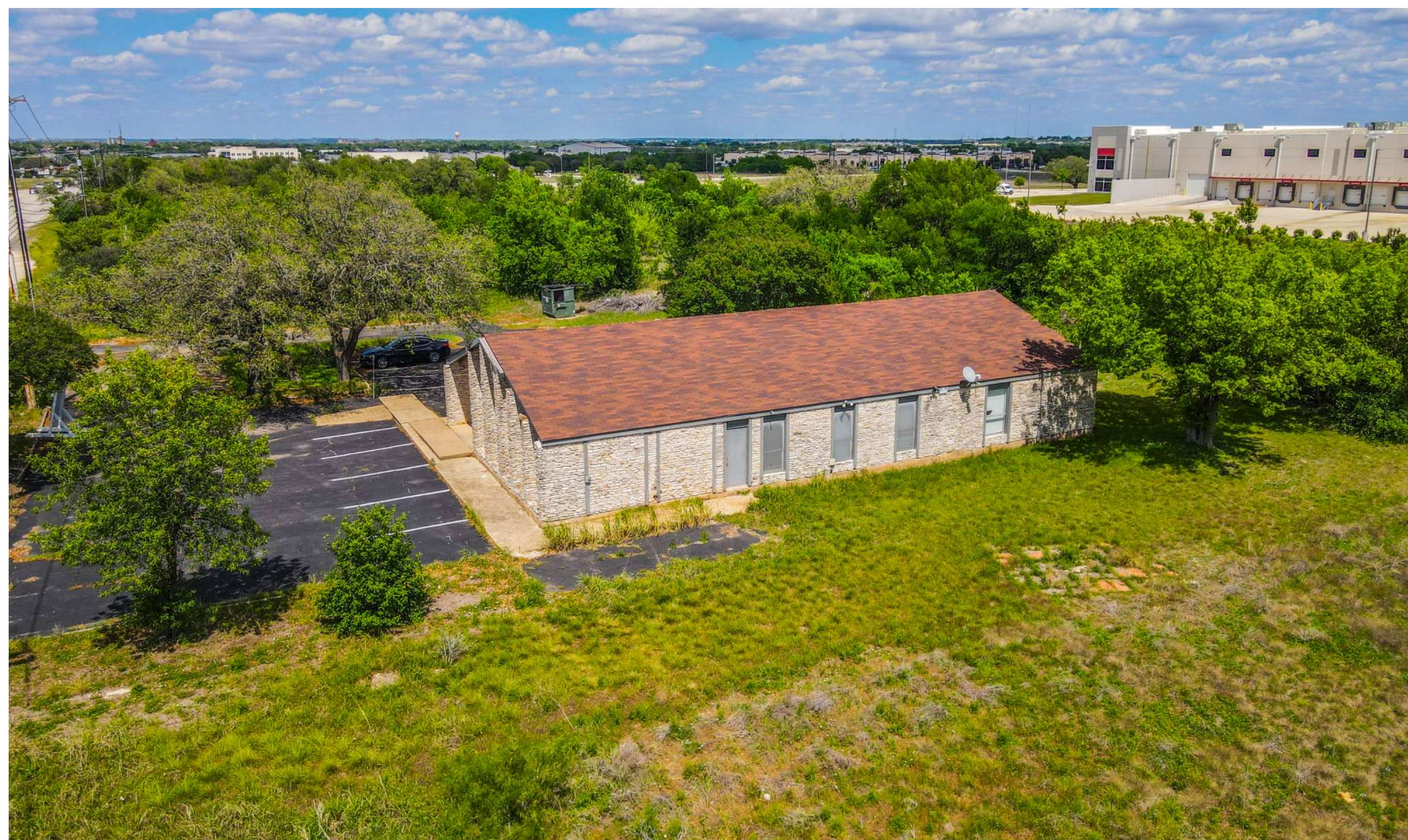
OFFICE FLOOR PLAN

GEORGETOWN OFFICE GEORGETOWN, TX



EXTERIOR PHOTOS

GEORGETOWN OFFICE GEORGETOWN, TX



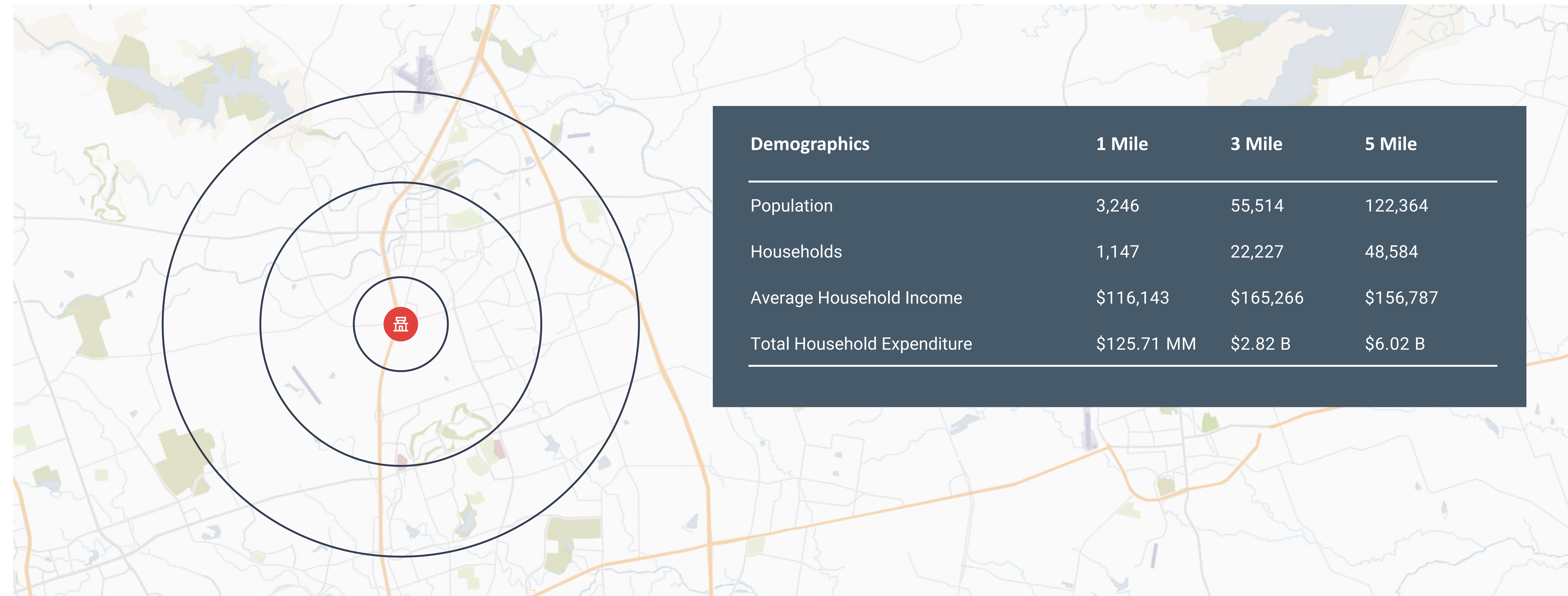
INTERIOR PHOTOS

GEORGETOWN OFFICE GEORGETOWN, TX



LOCATION OVERVIEW

GEORGETOWN OFFICE GEORGETOWN, TX



AUSTIN, TX ECONOMIC DRIVERS (EMPLOYEES)

1. State Government (40,460)
2. The University of Texas at Austin (32,193)
3. H-E-B (22,955)
4. City of Austin (16,195)
5. Ascension Seton (14,842)
6. Federal Government (14,700)
7. Dell Computer Corporation (13,000)
8. Tesla (12,277)
9. St. David's Healthcare Partnership (11,484)
10. Amazon (11,000)

LOCATION OVERVIEW

GEORGETOWN OFFICE GEORGETOWN, TX

Georgetown

Texas

 101,344+
Population

 \$122,939
Median Household Income



Georgetown is ~25 Miles
from Downtown Austin

AUSTIN MSA

Right off I-35 & SH 130,
Allows Easy Access to
Greater Austin

STRATEGIC
LOCATION

Georgetown, Texas is a fast-growing suburban community about 25–30 miles north of Downtown Austin,

offering easy access to the Austin tech and employment centers while delivering a more relaxed, small-town environment and relatively lower costs.

Georgetown, Texas is a rapidly growing, high-quality-of-life community located roughly 25–30 miles north of Austin, offering businesses and residents easy access to the region's major employment centers and amenities while maintaining a more relaxed, small-town environment.

This strategic location along I-35 and SH 130 allows residents and businesses to tap into the greater Austin talent pool, corporate employers, and amenities without central-city congestion and pricing.

The local economy is supported by advanced manufacturing, logistics, healthcare, education, and a large retiree base, driving strong demand for retail, medical, dining, and service uses. A combination of new corporate investment and steady in-migration of higher-income households positions Georgetown as a compelling growth node within Williamson County.

Known for its historic downtown and highly regarded town square, Georgetown offers walkable charm, community events, outdoor recreation, and family-friendly neighborhoods, making it attractive to families, professionals, and retirees. For businesses, this translates into a growing, relatively affluent customer base and a pro-business local government, creating an ideal setting for new retail, service, and commercial investment.

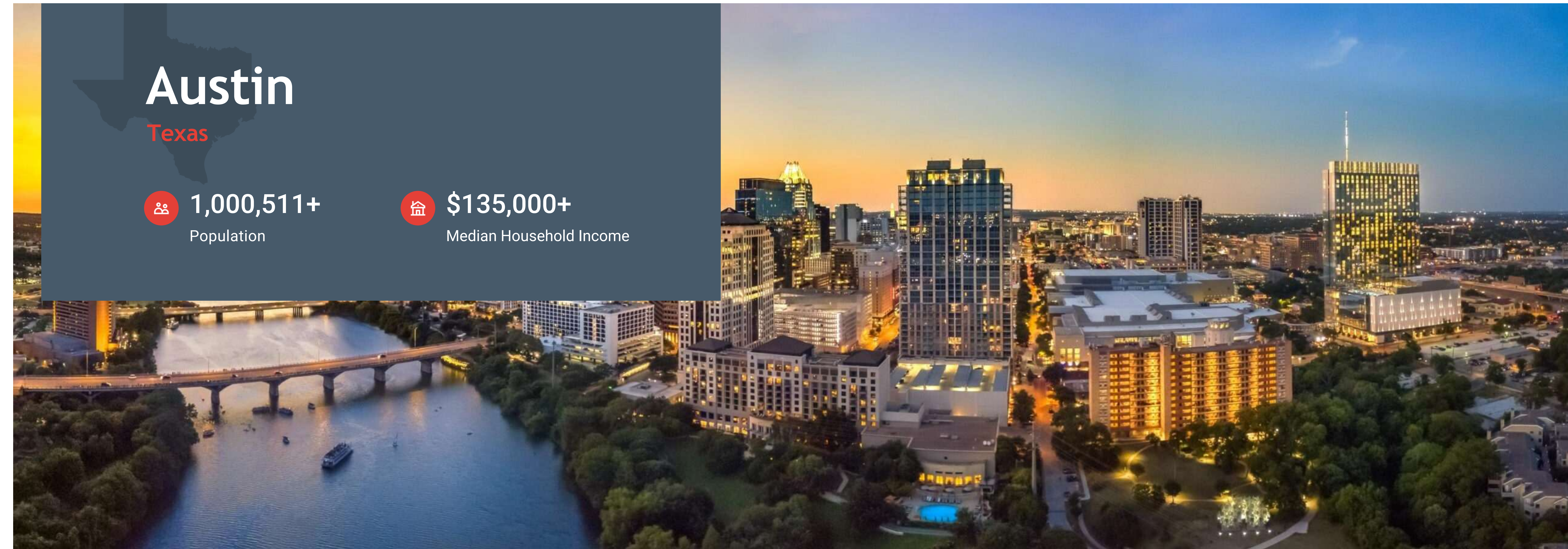
LOCATION OVERVIEW

GEORGETOWN OFFICE GEORGETOWN, TX

Austin
Texas

1,000,511+
Population

\$135,000+
Median Household Income



Grown 15% Since 2020, at
Over 2.62M Residents

AUSTIN METRO

Austin is the 5th Largest
City in Texas

5th

Austin, Texas, is one of the fastest-growing cities in the United States, known for its vibrant culture, strong economy, and high quality of life.

As the state capital, Austin blends government, education, technology, and a thriving arts scene to create a unique and dynamic environment.

Austin, Texas, dubbed "Silicon Hills," has experienced rapid growth due to its thriving tech industry, vibrant cultural scene, and high quality of life.

The city is home to the University of Texas at Austin, a major research institution that contributes to its youthful energy and innovation.

Austin's population continues to rise, with an estimated 1,000,511 residents in 2025, while the broader metro area has grown to around 2.62 million people. This rapid expansion has brought both opportunities and challenges, particularly in terms of housing affordability and infrastructure. The economy in Austin is diverse and strong, driven by technology, government, healthcare, and education. Known as "Silicon Hills," Austin has attracted major tech companies such as Dell, Tesla, Apple, and Google, making it a significant hub for innovation and startups. The city's median household income has grown accordingly, reaching approximately \$104,000 in 2025. Austin is also famous for its vibrant lifestyle and entertainment options. The city is known as the "Live Music Capital of the World," hosting major festivals like South by Southwest (SXSW) and Austin City Limits (ACL). Its food scene is just as lively, featuring everything from top-rated barbecue joints to trendy food trucks. Outdoor enthusiasts appreciate Austin's many parks, trails, and lakes, including the popular Barton Springs Pool and Lady Bird Lake, which offer opportunities for swimming, kayaking, and hiking. Despite the challenges of traffic congestion and rising costs, Austin remains one of the most desirable places to live in the U.S., attracting people with its mix of economic opportunities, cultural vibrancy, and outdoor recreation.

IN THE NEWS

GEORGETOWN OFFICE GEORGETOWN, TX

Inside The Junction Entertainment District: The Insider Guide to Georgetown's Massive New Dining & Entertainment Hub Arriving in 2026

FEBRUARY 2, 2026, ATX THINGS

The Junction Entertainment District is poised to become the most ambitious suburban entertainment hub Central Texas has seen in years. Opening summer 2026 in Georgetown, this purpose-built destination brings nearly 60,000 square feet of food, drink, live music, and recreation—anchored by a fully leased roster of restaurants that signed on before construction even began.

For Austin-area locals, this is the first true entertainment district north of the city designed from scratch, rather than retrofitted into existing buildings, and early coverage from outlets like the Texas Real Estate Research Center underscores just how unusual that scale is for a suburban project. What makes The Junction especially important is its location directly across from GAF Energy's 450,000-square-foot manufacturing facility, which will employ thousands. Developers expect a built-in weekday audience of more than 6,000 nearby workers, with weekend crowds arriving from Georgetown, Round Rock, and North Austin, echoing the kind of sports-driven hangout culture

EXPLORE ARTICLE



Two major developments could bolster growth in Georgetown

KEVIN BASKAR, OCTOBER 31, 2025, KXAN

Two big developments are set to come to the city of Georgetown, which could bolster growth in the city.

Earlier this week, PEGATRON Corporation, a Taiwanese Electronics Manufacturing company, announced it acquired a 168,784-square-foot facility to build its first manufacturing facility in the United States at 610 Blue Springs Blvd., in Georgetown.

Construction on the facility will start later this year.

"Texas is a global leader when it comes to advanced tech and AI," Adriana Cruz, Executive Director of the Texas Economic Development & Tourism Office, within the Office of the Governor, said in a press release. "The location of this project will make a lasting impact on Texas' growing tech infrastructure, while reinforcing the power of the 'Made in Texas' brand."

Texas Municipal League Intergovernmental Risk Pool (TML Risk Pool) also announced it is moving its new headquarters to Georgetown. TML Risk Pool will acquire the former Wesleyan building at 205 E. University Avenue, which would become the Texas Municipal Center.

EXPLORE ARTICLE



Round Rock ranks among top affordable, fast-growing U.S. cities

JUNE 13, 2025, ROUND ROCK TEXAS

Round Rock landed in the top 10 of GOBankingRates' recent 50 Most Affordable Fast-Growing Cities list.

Round Rock was among a group of 12 Texas cities that made the list. Round Rock was 10th overall, with a 3.4 percent population growth over the past five years and a median income of \$97,187. The annual cost-of-living for renters was \$42,390, and \$52,364 for homeowners.

For this study, GOBankingRates used qualifying cities with populations of 100,000; a 1-year and 5-year population growth larger than the national growth rate; and average rental or mortgage costs lower than the national average.

The U.S. Census American Community Survey from 2018, 2022 and 2023 helped source each city's total population, total households and household median income, all of which were used to calculate 1-year and 5-year population changes.

EXPLORE ARTICLE



\$86M boost aims to transform luxury living in this thriving Texas city

CRISTELA JONES, FEBRUARY 18, 2026, MYSA

The project has been nearly a decade in the making.

Another major multimillion-dollar retail and housing development is in the works in Central Texas on a global tech company's former property north of Austin. The District recently received an \$86 million construction loan to continue the first phase of its master-planned, mixed-use project slated for land off of Interstate 35 once owned by Dell in Round Rock.

That loan is part of the total estimated project investment cost which will exceed \$1 billion, according to a spokesperson for The District. Mark IV Capital, a California-based commercial real estate investment and development firm leading the District's development, announced the closing of the loan in early February.

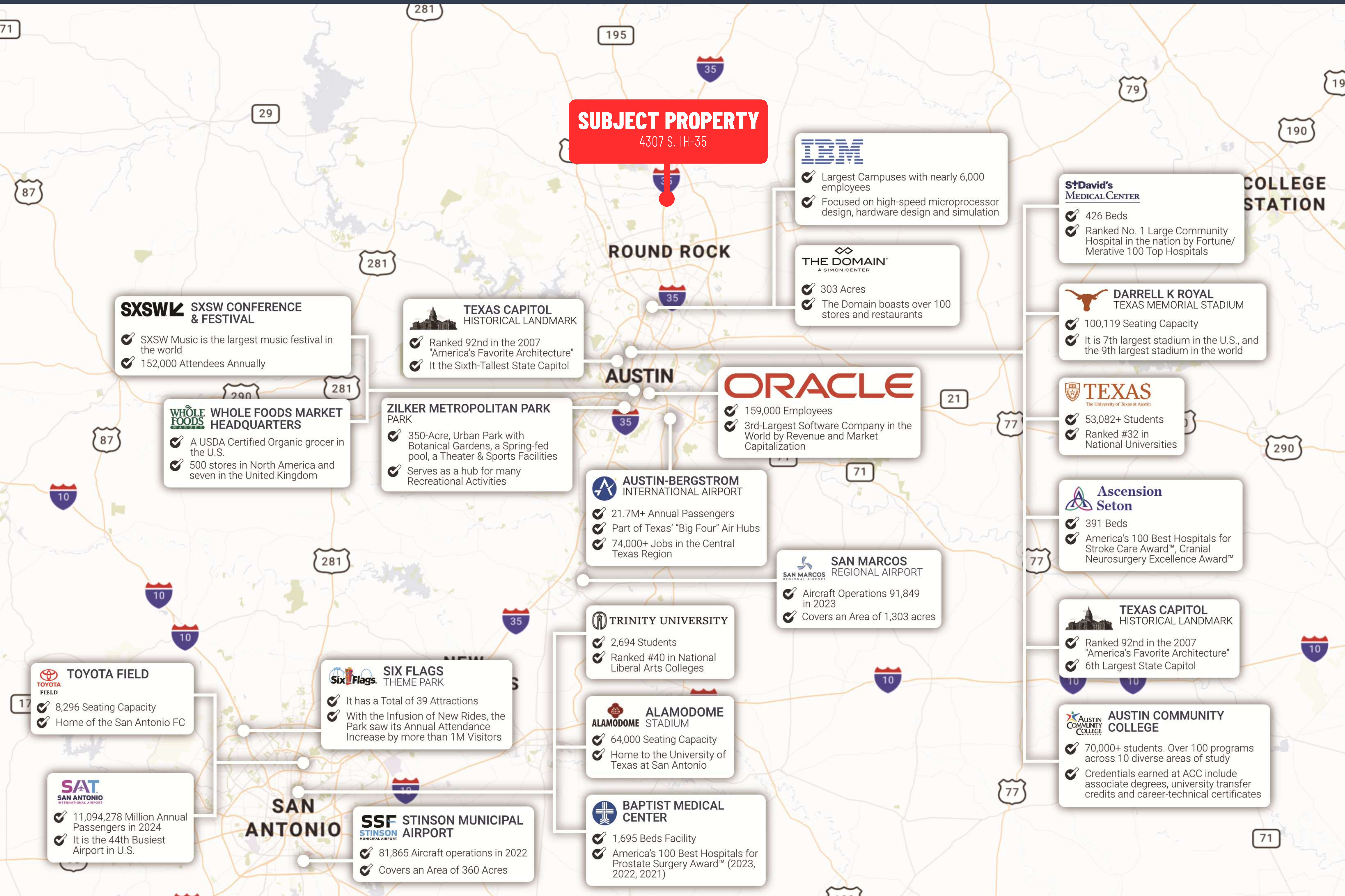
"The closing of this financing reflects the institutional credit profile of The District and the market's confidence in Mark IV's sponsorship, execution capabilities, and long-term development strategy," Evan Slavik, Chair and CEO of Mark IV Capital, said in a release. "The project benefits from irreplaceable land we acquired directly from Dell, strong submarket fundamentals, and adjacency to one of the region's largest and most stable employment anchors. This capitalization allows us to move forward with Phase I of The District while preserving long-term flexibility across a multi-phase development plan."

EXPLORE ARTICLE



METRO AREA

GEORGETOWN OFFICE GEORGETOWN, TX



SUBJECT PROPERTY
4307 S. IH-35

IBM

- ✓ Largest Campuses with nearly 6,000 employees
- ✓ Focused on high-speed microprocessor design, hardware design and simulation

THE DOMAIN
A SIMON CENTER

- ✓ 303 Acres
- ✓ The Domain boasts over 100 stores and restaurants

StDavid's MEDICAL CENTER

- ✓ 426 Beds
- ✓ Ranked No. 1 Large Community Hospital in the nation by Fortune/Merative 100 Top Hospitals

DARRELL K ROYAL TEXAS MEMORIAL STADIUM

- ✓ 100,119 Seating Capacity
- ✓ It is 7th largest stadium in the U.S., and the 9th largest stadium in the world

TEXAS
The University of Texas at Austin

- ✓ 53,082+ Students
- ✓ Ranked #32 in National Universities

Ascension Seton

- ✓ 391 Beds
- ✓ America's 100 Best Hospitals for Stroke Care Award™, Cranial Neurosurgery Excellence Award™

TEXAS CAPITOL HISTORICAL LANDMARK

- ✓ Ranked 92nd in the 2007 "America's Favorite Architecture"
- ✓ 6th Largest State Capitol

AUSTIN COMMUNITY COLLEGE

- ✓ 70,000+ students. Over 100 programs across 10 diverse areas of study
- ✓ Credentials earned at ACC include associate degrees, university transfer credits and career-technical certificates

ROUND ROCK

AUSTIN

SAN ANTONIO

SXSW SXSW CONFERENCE & FESTIVAL

- ✓ SXSW Music is the largest music festival in the world
- ✓ 152,000 Attendees Annually

TEXAS CAPITOL HISTORICAL LANDMARK

- ✓ Ranked 92nd in the 2007 "America's Favorite Architecture"
- ✓ It the Sixth-Tallest State Capitol

WHOLE FOODS MARKET HEADQUARTERS

- ✓ A USDA Certified Organic grocer in the U.S.
- ✓ 500 stores in North America and seven in the United Kingdom

ZILKER METROPOLITAN PARK PARK

- ✓ 350-Acre, Urban Park with Botanical Gardens, a Spring-fed pool, a Theater & Sports Facilities
- ✓ Serves as a hub for many Recreational Activities

ORACLE

- ✓ 159,000 Employees
- ✓ 3rd-Largest Software Company in the World by Revenue and Market Capitalization

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT

- ✓ 21.7M+ Annual Passengers
- ✓ Part of Texas' "Big Four" Air Hubs
- ✓ 74,000+ Jobs in the Central Texas Region

SAN MARCOS REGIONAL AIRPORT

- ✓ Aircraft Operations 91,849 in 2023
- ✓ Covers an Area of 1,303 acres

TRINITY UNIVERSITY

- ✓ 2,694 Students
- ✓ Ranked #40 in National Liberal Arts Colleges

ALAMODOME STADIUM

- ✓ 64,000 Seating Capacity
- ✓ Home to the University of Texas at San Antonio

BAPTIST MEDICAL CENTER

- ✓ 1,695 Beds Facility
- ✓ America's 100 Best Hospitals for Prostate Surgery Award™ (2023, 2022, 2021)

TOYOTA FIELD

- ✓ 8,296 Seating Capacity
- ✓ Home of the San Antonio FC

SIX FLAGS THEME PARK

- ✓ It has a Total of 39 Attractions
- ✓ With the Infusion of New Rides, the Park saw its Annual Attendance Increase by more than 1M Visitors

SAT SAN ANTONIO INTERNATIONAL AIRPORT

- ✓ 11,094,278 Million Annual Passengers in 2024
- ✓ It is the 44th Busiest Airport in U.S.

SSF STINSON MUNICIPAL AIRPORT

- ✓ 81,865 Aircraft operations in 2022
- ✓ Covers an Area of 360 Acres

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
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TEXAS DISCLAIMER

GEORGETOWN OFFICE GEORGETOWN, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.