

FOR LEASE

Oak Meadows

5731 Williams Drive | Georgetown, TX



Overview

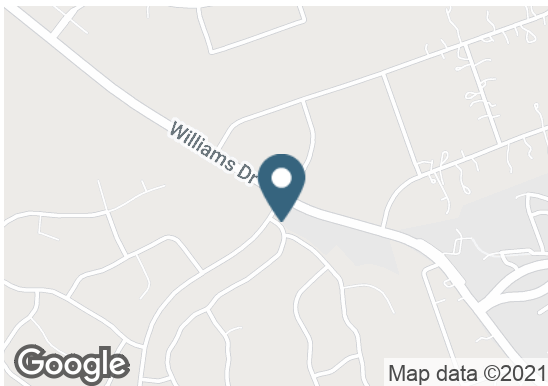
AVAILABLE

End Cap: 2,171 SF

Out Parcel: 3,800 SF

LEASE RARE

Call for Price



Description

- Randall's anchored retail development
- Prime area for retail, restaurant, and service-oriented tenants
- Sixth fastest growing city in the U.S. based on U.S. Census Bureau
- Underserved market with demand for restaurant tenants - 46% growth since 2000
- Population over 50,000 with estimates of 70,685 by 2019
- Neighboring the Sun City community with over 12,000 residents

Nearby Retailers



Great Clips

RENKEN DENTISTRY
smile from within

Demographics

	1 MILE	3 MILES	5 MILES
2021 Population	3,328	25,822	47,195
Total Households	1,237	11,930	20,598
Average Household Income	\$155,228	\$115,716	\$119,781
Daytime Population	2,853	23,807	43,038

Year: 2021 | Source: Esri

Contact

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Traffic Counts

Williams Drive

33,290 VPD

IH-35

137,931 VPD

Year: 2019 | Source: Esri

SRS REAL ESTATE PARTNERS | 901 S Mopac Expressway, Building 2, Suite 500 | Austin, TX 78746 | 512.236.4600

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

Oak Meadows

5731 Williams Drive | Georgetown, TX







A&A
AUTO & RV
SALES & STORAGE
CONSIGNMENTS Est. 1997

HILLSIDE
NURSERY
INC.
INSTALLATION | SALES | SERVICE | GARDEN CENTER

Lin's Cafe
Asian cuisine
林

ARTZY NAILS

Great Clips

RENKEN
DENTISTRY

SITE

Randalls
FUEL

7-ELEVEN

Chevron

15,947 AADT

Lorem Ipsum



Google Earth

Executed Lease

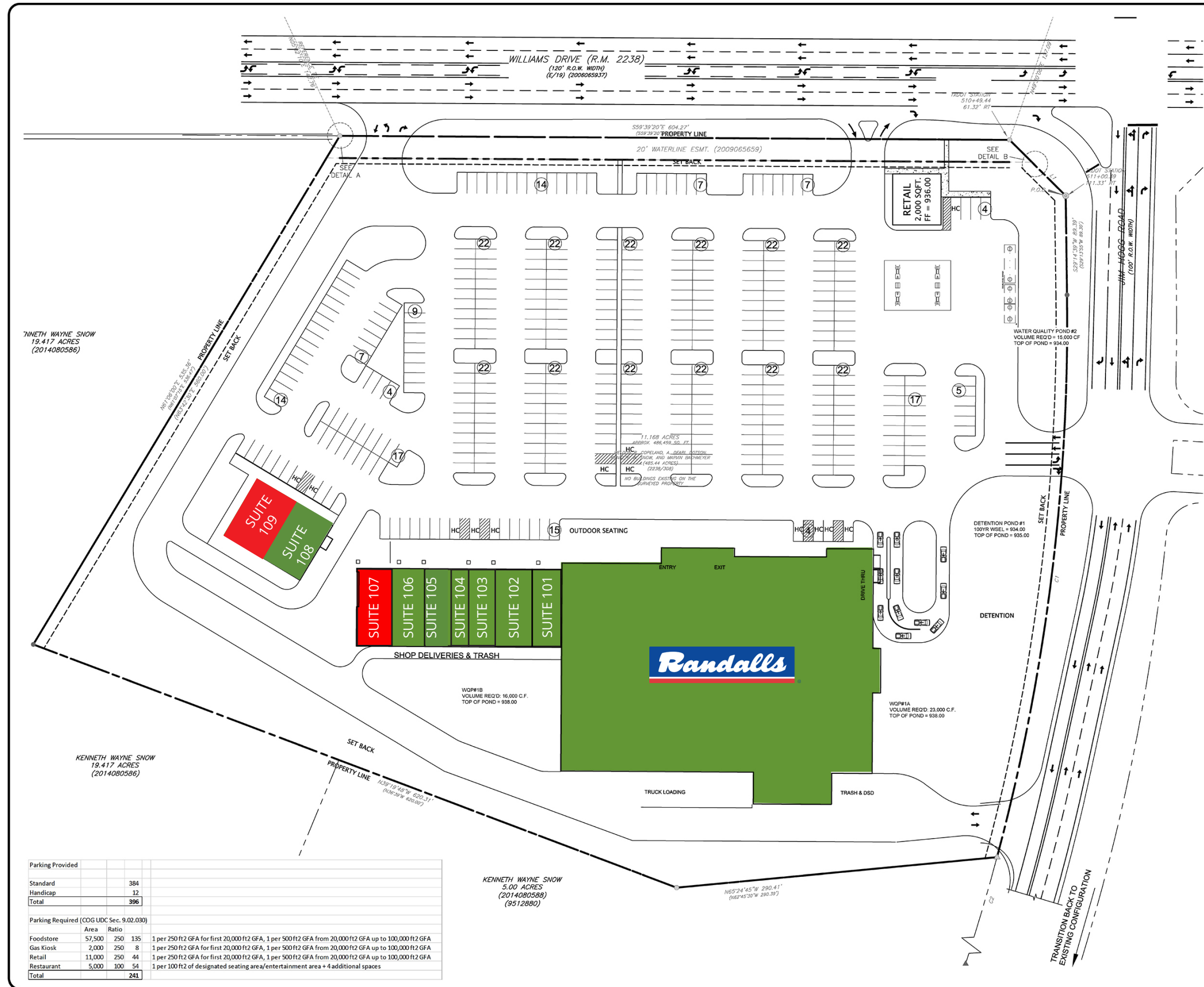
SUITE	TENANT
101	Renken Dentistry
102	Organic Nails & Spa
103	Pho Ever
104	Great Clips
105	All Star Liquor
106	Lin's Asian Cafe
108	Romeo's Pizza

Vacant

SUITE	SF
107	2,171 SF
109	3,800 SF

LOI Working

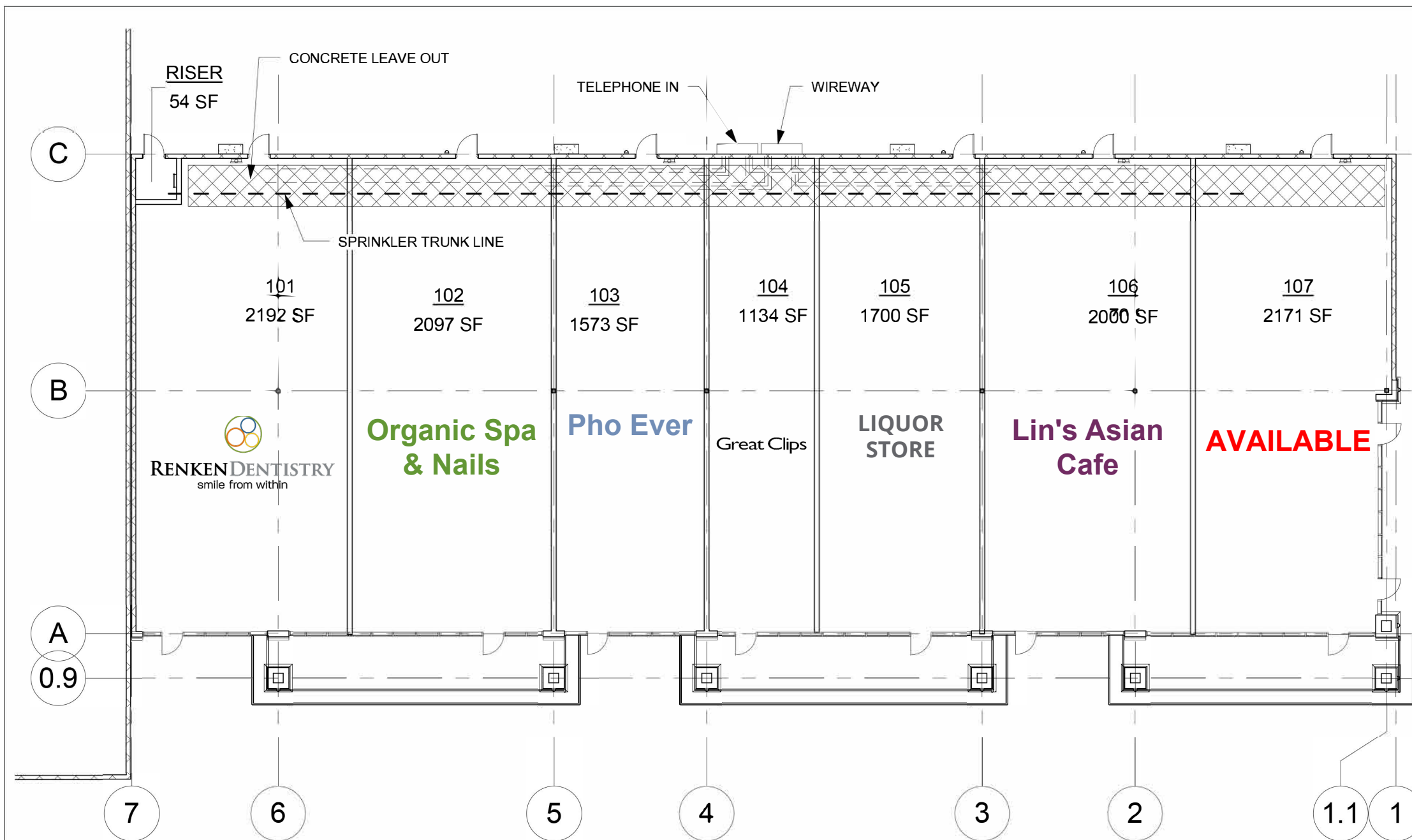
SUITE	SF



Parking Provided	
Standard	384
Handicap	12
Total	396

Parking Required (COG UDC Sec. 9.02.030)	
Area	Ratio
Foodstore	57,500 250 135
Gas Kiosk	2,000 250 8
Retail	11,000 250 44
Restaurant	5,000 100 54
Total	241

SRS Real Estate Partners - Crystal Falls/102-Randalls - Georgetown/102-Randalls - Driveway/102-Randalls - SRS Real Estate Partners
 Date: 07/12/18
 Last Modified: 07/12/18
 Project Name: 102-Randalls



GENERAL NOTES

1. THESE LANDLORD DRAWINGS ARE A REPRESENTATION OF THE LANDLORD'S INTENDED CONSTRUCTION. THE LANDLORD HAS USED ITS BEST EFFORTS TO ASSURE THAT THESE DRAWINGS ARE ACCURATE AND DEPICT ACTUAL CONDITIONS, BUT IT SHOULD NOT BE ASSUMED THAT THESE DRAWINGS REPRESENT "AS-BUILT" CONDITIONS.
2. ALL MECHANICAL, ELECTRICAL, AND PLUMBING SERVICE LINES AND/OR CONNECTIONS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FOR INFORMATIONAL PURPOSES ONLY.
3. THE TENANT'S ARCHITECT, ENGINEERS, AND CONTRACTOR ARE REQUIRED TO FIELD VERIFY THE PREMISES BEFORE STARTING DESIGN AND CONSTRUCTION OF TENANT IMPROVEMENTS.
4. THE TENANT'S ARCHITECT, ENGINEERS, AND CONTRACTOR ARE REQUIRED TO COORDINATE WORK IN THE TENANT SPACE WITH MECHANICAL, ELECTRICAL, AND PLUMBING LINES DEVICES AND COMPONENTS LOCATED IN THE TENANT SPACE AND SERVING OTHER TENANTS AND/OR THE BUILDING WHICH MAY NOT BE SHOWN ON THESE DRAWINGS.



CYPRESS EQUITIES RETAIL CENTERS

8343 DOUGLAS AVE, #300
DALLAS, TX 75225
214.561.8800
WWW.CYPRESSEQUITIES.COM

LANDLORD LEASE OUTLINE DOCUMENT

RETAIL PROPERTY NAME:
OAK MEADOWS

GEORGETOWN, TX

TENANT SPACE:

LOT-LOT 3 OVERALL

NOT TO SCALE DRAWINGS FOR INFORMATION ONLY

REVISION	DATE
	10/26/15

KEYNOTES

THESE KEYNOTES ARE APPLICABLE TO THIS SHEET ONLY. SEE EACH INDIVIDUAL SHEET FOR KEYNOTES APPLICABLE TO THAT SPECIFIC SHEET.

- ① DEMISING WALL
- ② PARTITION WALL
- ③ STOREFRONT
- ④ EXTERIOR WALL
- ⑤ CANOPY
- ⑥ COLUMNS
- ⑦ EXITDOOR
- ⑧ ELECTRICAL
- ⑨ MECHANICAL
- ⑩ PLUMBING
- ⑪ FIRE SPRINKLERS
- ⑫ FIRE ALARM
- ⑬ SIGNAGE
- ⑭

NOTES

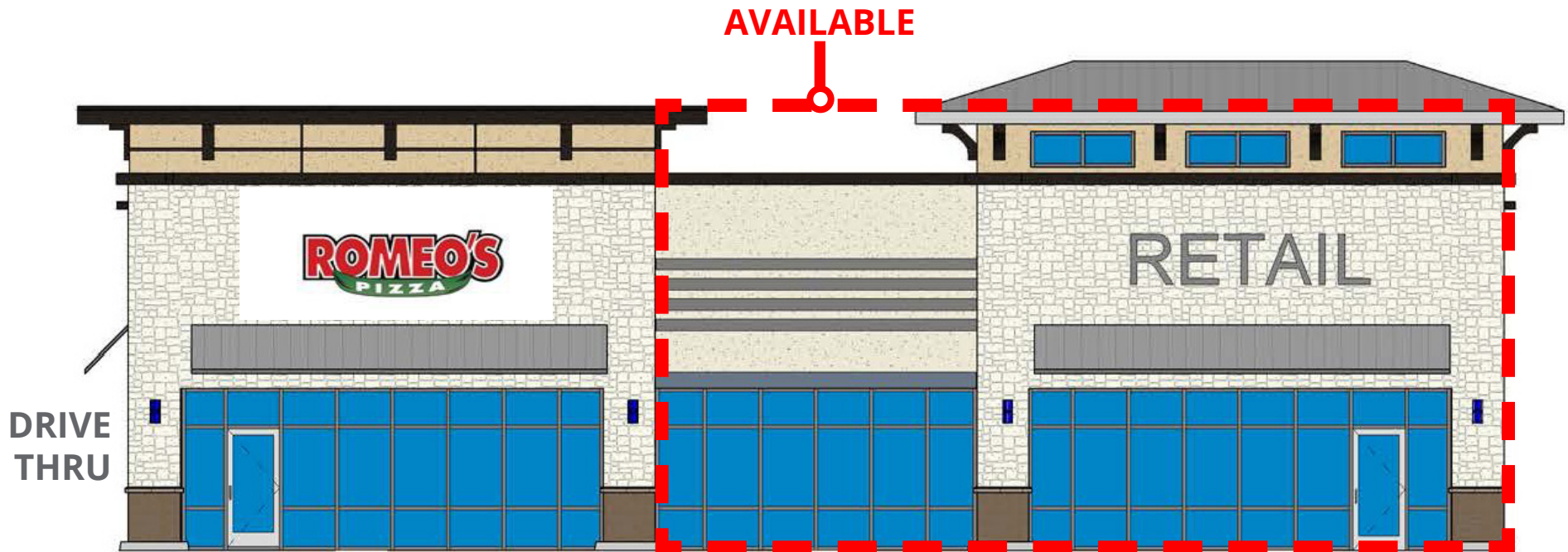
LANDLORD RESPONSIBILITIES, NOTES, INCLUSIONS AND EXCLUSIONS:

LOT 3 RETAIL BUILDING

TENANT:	ADDRESS:	AREA (NET):	SHARE OF COMMON:	LEASE AREA PRORATED:
101	5725 WILLIAMS DRIVE	2192 SF	8 SF	2200 SF
102		2097 SF	7 SF	2104 SF
103		1573 SF	6 SF	1579 SF
104		1134 SF	4 SF	1138 SF
105		1700 SF	6 SF	1706 SF
106		2000 SF	8 SF	2008 SF
107		2171 SF	7 SF	2178 SF
TOTALS:	BUILDING GROSS: 13,051 SF	12867 SF	45 SF	12912 SF

Oak Meadows

5731 Williams Drive Georgetown, TX



	1 mile	3 miles	5 miles
Population			
2000 Population	975	5,814	18,088
2010 Population	2,614	16,345	32,599
2021 Population	3,328	25,822	47,195
2026 Population	4,243	31,681	56,422
2000-2010 Annual Rate	10.36%	10.89%	6.07%
2010-2021 Annual Rate	2.17%	4.15%	3.34%
2021-2026 Annual Rate	4.98%	4.17%	3.64%
2021 Male Population	49.7%	47.0%	47.5%
2021 Female Population	50.3%	53.0%	52.5%
2021 Median Age	51.0	65.2	59.6
Households			
2000 Households	344	2,523	7,084
2010 Households	957	7,745	14,191
2021 Total Households	1,237	11,930	20,598
2026 Total Households	1,594	14,581	24,667
2000-2010 Annual Rate	10.77%	11.87%	7.19%
2010-2021 Annual Rate	2.31%	3.91%	3.37%
2021-2026 Annual Rate	5.20%	4.09%	3.67%
2021 Average Household Size	2.69	2.16	2.29
Housing Units			
2021 Total Housing Units	1,249	12,108	20,864
2021 Owner Occupied Housing Units	1,190	11,428	18,611
2021 Renter Occupied Housing Units	47	502	1,986
2021 Vacant Housing Units	12	178	266
Race and Ethnicity			
2021 White Alone	90.2%	90.9%	88.9%
2021 Black Alone	2.2%	1.6%	2.2%
2021 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2021 Asian Alone	1.4%	2.9%	2.8%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Hispanic Origin (Any Race)	15.7%	11.0%	14.0%
Income			
2021 Median Household Income	\$114,999	\$83,942	\$86,893
2021 Average Household Income	\$155,228	\$115,716	\$119,781
2021 Per Capita Income	\$58,715	\$53,029	\$52,112
2021 Population 25+ by Educational Attainment			
Total	2,482	21,695	37,764
High School Graduate	11.9%	13.5%	14.8%
GED/Alternative Credential	1.5%	1.7%	2.2%
Some College, No Degree	22.9%	21.7%	22.2%
Associate Degree	8.2%	7.4%	7.5%
Bachelor's Degree	31.5%	31.0%	29.6%
Graduate/Professional Degree	21.5%	22.9%	20.5%
Daytime Population			
2021 Total Daytime Population	2,853	23,807	43,038
Workers	724	5,038	11,481
Residents	2,129	18,769	31,557

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.

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Carson Hawley Licensed Supervisor of Sales Agent/Associate	641709 License No.	carson.hawley@srsre.com Email	512.236.4620 Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date