

# FOR LEASE

# WESTINGHOUSE RETAIL CENTER



## 1125 WESTINGHOUSE ROAD, GEORGETOWN, TX 78626



### CIP

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# FOR LEASE

# SUMMARY

1125 Westinghouse Rd | Georgetown, TX 78626



## PROPERTY DESCRIPTION:

- Area Traffic Generators include:
  - IKEA
  - Round Rock Premium Outlet Mall
  - Bass Pro Shop
- Located at lighted intersection on the hard corner
- Over 500,000 SF of new industrial space within ½ mile.
- 36,000 SF of Medical Office Building with existing tenants (Foot & Ankle Surgery Center, Allergy specialist, Imaging Center, Children's Therapist, Physical Therapist and Family Practice) already in place.

**TOTAL AVAILABLE SPACE:** ±1,000 SF

**MINIMUM DIVISIBLE:** ±1,000 SF

**MAX CONTIGUOUS:** ±1,000 SF

**LEASE RATE:** \$30/SF

**ZONING:** C3

**DELIVERY DATE:** In Shell Q2 2024



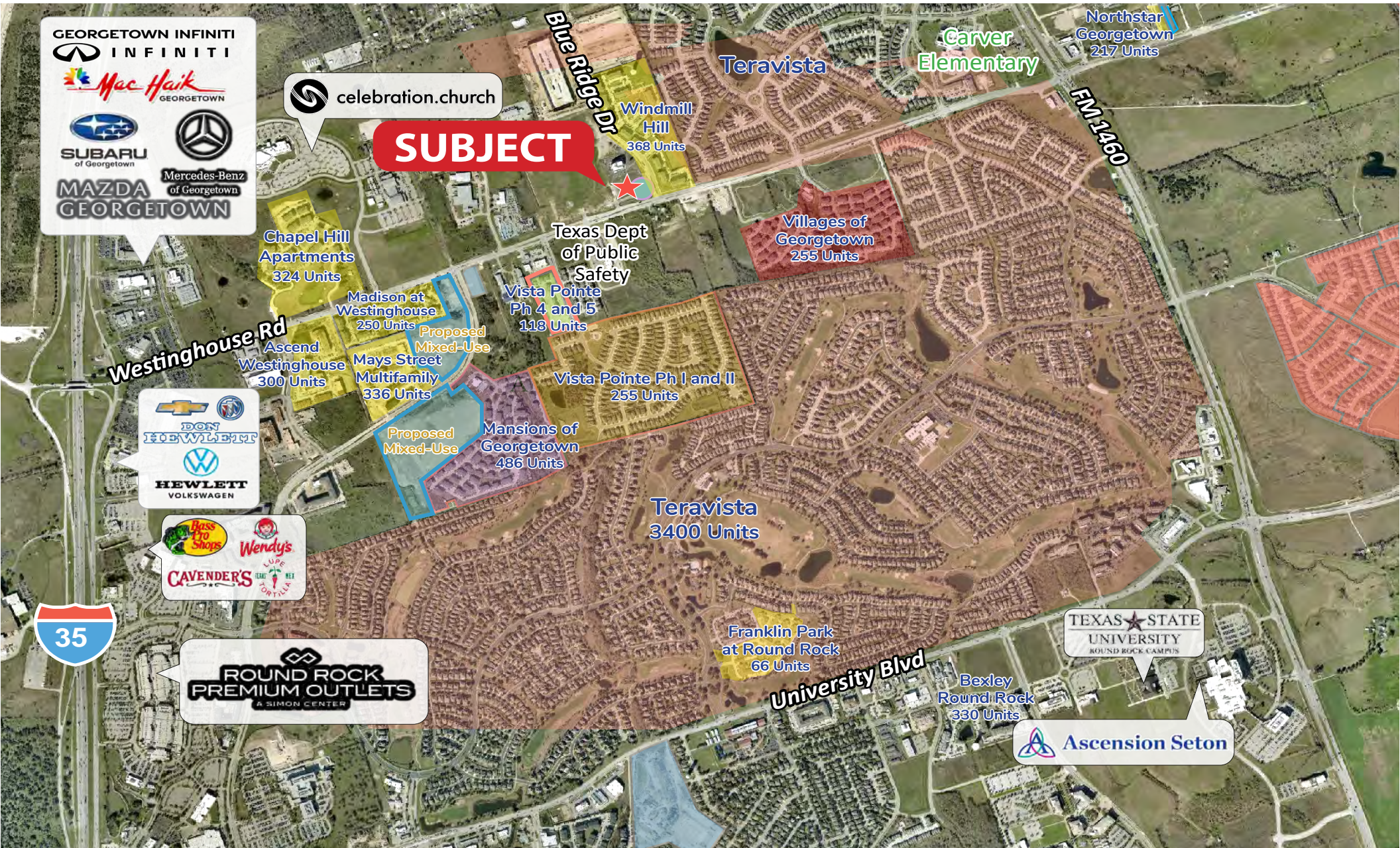
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# AERIAL MAP

1125 Westinghouse Rd | Georgetown, TX 78626



**SUBJECT**

celebration.church

GEORGETOWN INFINITI  
INFINITI

Mac Hawk  
GEORGETOWN

SUBARU  
of Georgetown

Mercedes-Benz  
of Georgetown

MAZDA  
GEORGETOWN

Chapel Hill  
Apartments  
324 Units

Madison at  
Westinghouse  
250 Units

Ascend  
Westinghouse  
300 Units

Mays Street  
Multifamily  
336 Units

Proposed  
Mixed-Use

Mansions of  
Georgetown  
436 Units

Texas Dept  
of Public  
Safety

Vista Pointe  
Ph 4 and 5  
118 Units

Vista Pointe Ph I and II  
255 Units

Villages of  
Georgetown  
255 Units

Teravista  
3400 Units

Franklin Park  
at Round Rock  
66 Units

Bexley  
Round Rock  
330 Units

TEXAS STATE  
UNIVERSITY  
ROUND ROCK CAMPUS

Ascension Seton

35

ROUND ROCK  
PREMIUM OUTLETS  
A SIMON CENTER

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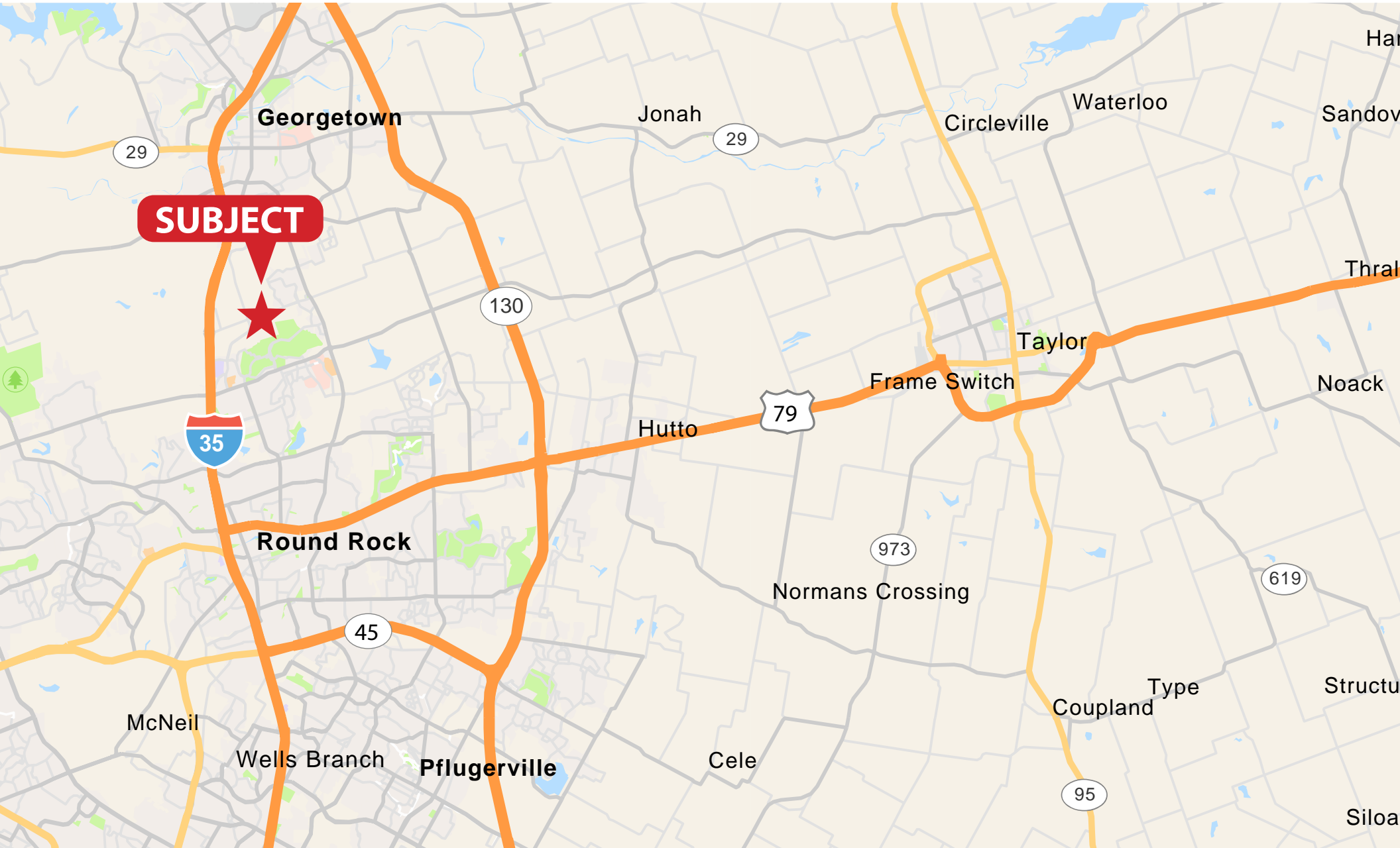
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# REGIONAL MAP

1125 Westinghouse Rd | Georgetown, TX 78626



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# INFOGRAPHIC

1125 Westinghouse Rd | Georgetown, TX 78626

## DEMOGRAPHIC PROFILE

1125 Westinghouse Rd, Georgetown, Texas, 78626

Ring of 5 miles

### EDUCATION



No High School Diploma



19.4%  
High School Graduate



27.8%  
Some College/  
Associate's Degree



47.3%  
Bachelor's/Grad/  
Prof Degree

### INCOME



\$100,634

Median Household Income



\$46,568

Per Capita Income



\$219,660

Median Net Worth

### EMPLOYMENT



White Collar

70.9%



Blue Collar

13.8%



Services

15.3%



Unemployment Rate

### KEY FACTS

144,511

Population

34.0

Median Age

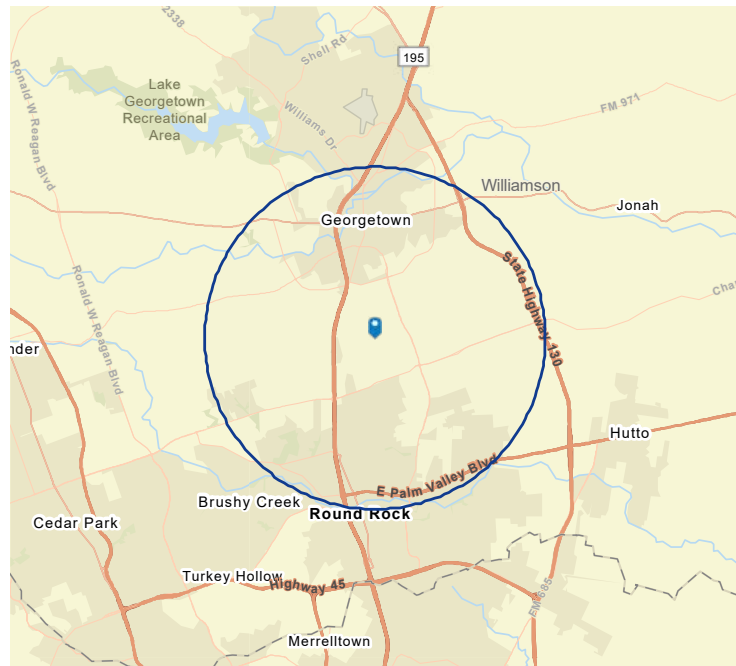
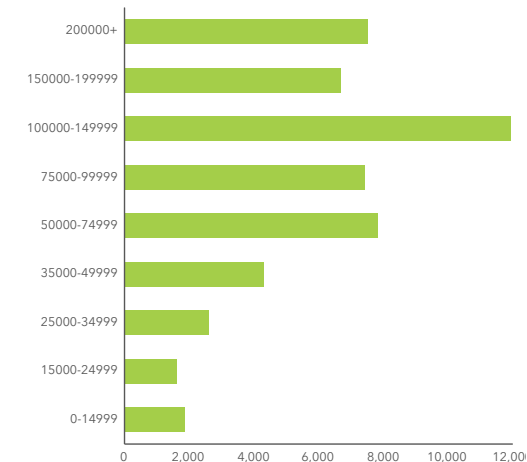
51,839

Households

\$83,276

Median Disposable Income

### HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2023, 2028).

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All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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# 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.

11-2-2015



## 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>Commercial Industrial Properties, LLC</u>	<u>9007597</u>	<u>info@cipaustin.com</u>	<u>(512) 682-1000</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert Springer</u>	<u>627720</u>	<u>bob@cipaustin.com</u>	<u>(512) 682-1001</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Robby Eaves</u>	<u>588199</u>	<u>robby@cipaustin.com</u>	<u>(512) 682-1003</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Kim Nordquelle / Phil Morris</u>	<u>614030 / 631068</u>	<u>info@cipaustin.com</u>	<u>(512) 682-1000</u>
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date