



DB Woods Freestanding

Georgetown, TX



PRE-LEASE FREESTANDING RETAIL/OFFICE SPACE

- New construction commercial development with the ability to add a freestanding building. One of the last remaining commercial lots available in the area
- High visibility site on W University Ave, with daily traffic count of 33,037
- Georgetown: 7th fastest-growing small city in the US
- Current home volume in Georgetown is 105,705 households



The Community



Wolf Lakes Village—Northwest Corner

- A one hundred and sixty-four-acre (164 ± AC), 5.3 million square foot master-planned, mixed-use property development that will be phased over several years—valued at \$1.7 billion by 2050.
- Master plan includes: retail, restaurants, hotels, cinema, multi-family and town-homes, medical, and corporate campuses.
- A town center concept to feature walkable neighborhoods, a plaza square, pocket-parks, open-air pavilion, amphitheater, playgrounds, walking trails, and lake views.
- Ascension Seaton will build a Medical office at Wolf Lakes Village.
- For more information on this development: <https://www.wolfakesvillage.com/>

Wolf Crossing Retail Center—Southeast Corner

- Bringing the under-served Residents and workforce community of Georgetown the desired services and amenities to convenience.
- Wolf Crossing is near St. David's Hospital, historic downtown square, and Southwestern University.
- Connected by four major arterials: I-35, SH-130, Ronald Reagan Blvd, and SH 29
- A 250,000-square-foot retail center—includes a combination of national, regional, and local businesses.
- For more information <https://jll.app.box.com/s/d1xk8aqqvh32ln4nj5ztny75shezhw35>

The Location



Perfectly situated at the corner of W University Avenue and River Chase Rd, DB Woods is ideally positioned for visibility along one of Georgetown's busiest roads. This is an incredible opportunity to have a freestanding building with great visibility to Highway 29 in one of the last commercial lots remaining.

DB Woods is located adjacent to the 1,120-acre Wolf Ranch, which is planned to include over 4 million square feet of commercial projects. It is a six-minute drive from St. David's Georgetown Hospital, twelve minutes from Baylor Scott & White, and 13 minutes from Seton Hospital of Williamson County.



Building



- 8,000 ± SF BUILDING
- GREAT VISIBILITY
- FREESTANDING BUILDING

Drive Times & Demographics

DISTANCE & DRIVE TIME FROM / TO SITE LOCATION

From	Miles	Time
St. David's Medical Center Georgetown	2.2	6 min
Baylor Scott and White Medical Center Round Rock	7.1	12 min
Seton Hospital Williamson County	7.3	13 min
Round Rock	10.3	12 min
St. David's Medical Center Round Rock	11.4	14 min
Leander	11.4	15 min
Liberty Hill	13.2	16 min
Regional Medical Center Cedar Park	13.9	20 min
St. David's Health Center Leander	14.4	17 min
Hutto	14.9	20 min
Pflugerville	16.6	20 min
Cedar Park	17	20 min
St. David's Medical Center North Austin	18.5	20 min
Austin	28.4	28 min
Temple / Killeen	41.7	40 min

DEMOGRAPHICS

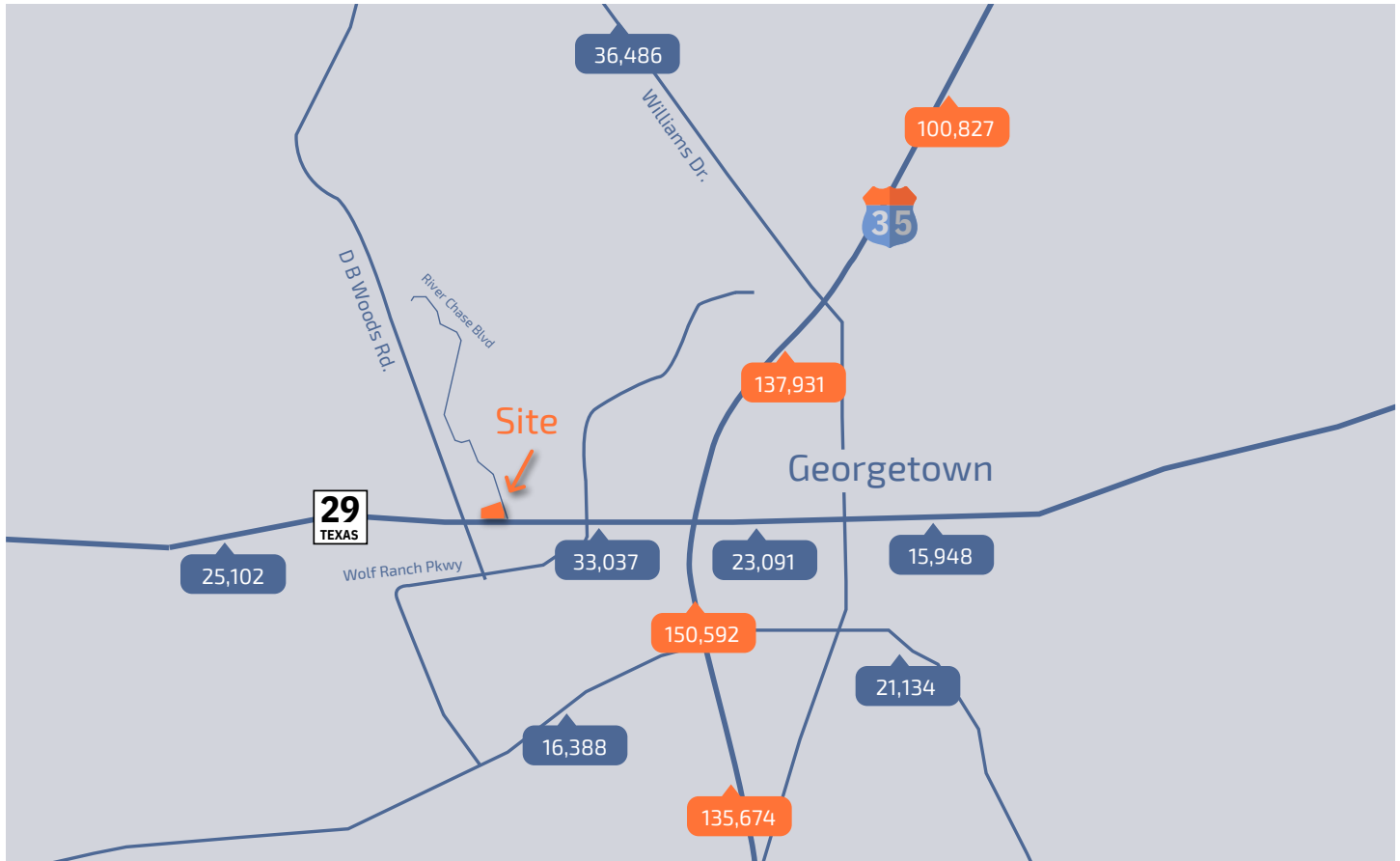
50% POPULATION GROWTH OVER THE LAST 10 YEARS

2020 Demographics (Estimates)	3-MILE	5-MILE	10-MILE
2020 Population	42,294	70,934	299,266
Households	14,597	24,936	105,705
Daytime Population	19,184	28,217	84,178
Average HH Income	\$88,179	\$102,223	\$113,428
Total Businesses	1,783	2,584	7,757
2019-2025 Annual Growth Rate	3.10%	3.56%	3.29%



Traffic Count Estimates

2015 / 2018



Collection Street	Cross Street	Traffic Volume	Year	Distance
W University Ave	E of Wolf Ranch Pkwy	33,037	2018	0.7 mi
Co Rd 265	W of River Chase Blvd	257	2018	0.1 mi
D B Woods Rd	N of W University Ave	11,576	2015	0.4 mi
Legend Oaks Dr	Subdivision entry	325	2015	0.4 mi



Contact Our Team



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